

NORTHUMBERLAND

Northumberland County Council

MEMO

To: Chris Stanworth, Planning Officer, Northumberland National Park

From: Gillian Plaice, Environmental Health Officer

Date: 24th July 2017

Our Ref: SRU113221

Planning Ref: 17NP006973

Subject: Proposed conversion of storage building into Bunkhouse and holiday let dwelling house

Location: Ilderton Dod, Ilderton, NE66 4JL

I refer to your consultation, dated 17th July 2017 and attachments:-

- Application form for planning permission dated 26/06/17
- Location Plan by IRD Design, no reference or date
- Contamination Assessment: Screening assessment form dated 17/07/17
- Existing Elevations and Photos by IRD Design dated Feb 2017, project number 17/242
- Proposed Elevations by IRD Design dated March 2017, project number 17/242
- Design and Access support statement by IRD Design.

Opinion

In principle this Service is in agreement with this proposal.

Commentary

This application is for the proposed conversion of a storage building into a bunkhouse and holiday let dwelling house. A desk-top assessment has been carried out for this proposal and the following observations are noted:

Contaminated Land

The Council is unaware of any former, potentially contaminative uses which might impact upon the proposed development. A contaminated land screening assessment has also been carried out which does not indicate the presence of any contamination which may likely affect the development.

Radon

The site is within an area where 5-10% of properties may contain radon levels in excess of the 'action level' of 200 Bq/m³, as shown in the BGS/PHE Radon Potential Dataset, 2007. Basic radon protection measures will therefore need to be installed in accordance with current Building Regulations.

Private Water Supplies

According to Council records this property is supplied with water from a private water supply. The applicant must ensure that a wholesome supply of water is available to meet the demands of the proposed use as a bunkhouse and holiday let. The supply will be subject to risk assessment as required by the Private Water Supplies (England) Regulations 2016 (further details are provided within the Informative below).

If members are minded to grant planning permission the following conditions are recommended:-

Recommended Conditions

1. Contamination not Previously Discovered

If during re-development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

2. Private Water Supplies

Prior to development commencing, written verification report shall be provided and agreed with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development. The written verification report shall be based on the average household consumption of 200 litres per person per day. The verification report should include a detailed assessment, prepared by a suitably qualified person (hydrologist), which indicates the suitability of the water supply with regard to quantity and quality of water available and include, if necessary, any methods needed to improve the supply. Thereafter, the development shall be connected to the water supply and any identified approved improvements to the water supply shall carry out prior to the occupation of the premises.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development.

All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable.

Informative(s)

Private water supplies

Public Protection would recommend that the applicant contact a member of our Private Water Supplies Team on 01670 623790 with regard to The Private Water Supplies Regulations 2016, which came into force on 27 June 2016. The Regulations require that all private water supplies used in a commercial undertaking **or** where more than one property is supplied, are subject to inspection (this is known as a risk assessment). The regulations also require the water supply to be subject to routine sampling, the frequency of which will be determined by the classification of the supply. Supplies with a commercial activity [for example B&B, holiday let, Assured Short hold Tenancy (AST) properties] using <10m³ each day would be subject to annual sampling.


A copy of the Private Water Supplies Regulations 2016 can be viewed at:
<http://www.legislation.gov.uk/ukxi/2016/614/contents/made>

The following link contains technical information regarding satisfactory installation and maintenance of private water supplies:
<http://www.privatewatersupplies.gov.uk/privatewater/files/Full%20Doc.pdf>

General

The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.

In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.

	Name	Signature
Prepared by	Gillian Plaice	
Checked by	David Lathan	