



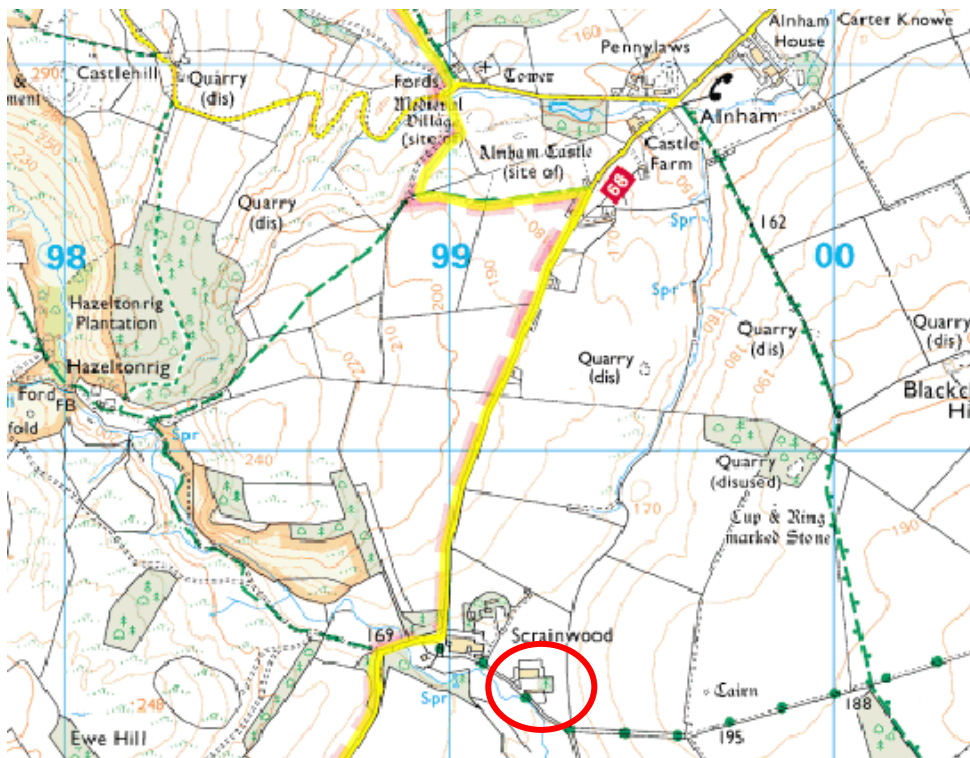
## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0091CO
<b>Description / Site Address</b>	Neighbouring Authority Consultation - Change of use from bothy to farm workers accommodation with associated extensions and alterations at Land East of Scrainwood Cottages, Scrainwood Cottages, Alnham, Northumberland, NE66 4TP
<b>Expiry date of publicity / consultations</b>	N/A
<b>Last date for decision</b>	1 September 2017

### Details of Proposal

This application relates to planning application 17/02623/FUL which has been made to Northumberland County Council for the proposed change of use of a bothy to farm workers' accommodation on land east of Scrainwood Cottages, Alnham. Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

The application site is located to the western side of the settlement known as Scrainwood which comprises the farm and associated properties and buildings, and is positioned approximately 1.5km south of Alnham, approx. 300 metres south east of the National Park boundary in this location.



*Location of application site. Park boundary shown in yellow*

### Planning Policy & Guidance

#### National Policies

National Planning Policy Framework (NPPF) (2012)



National Planning Practice Guidance (2015)

**Local Policies**

**Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

**Relevant Planning History**

N/A

**Consultation/Representations**

None undertaken as part of this application

**Assessment**

The principle of development is to be considered by Northumberland County Council as the responsible Local Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would have a harmful impact upon the Park's landscape character, views into and out of the Park, and any impacts upon the Park's tranquillity, biodiversity and geodiversity.

It is noted that the application seeks planning permission for the creation of a new rural workers' dwelling within the open countryside however is not accompanied by any justification, as required by NPPF Paragraph 55, which demonstrates that the development would meet with the special circumstances that would allow for such development in this location. Within the jurisdiction of NNPA, such an application would also fail to accord with NNPA Core Strategy policy 7, specifically part c), in that a significant extension is proposed to the building as part of its conversion which would detract from its simplistic character and appearance. However as the application site is not located within the jurisdiction of NNPA no consideration can be made of these issues within the context of this response.

The application site is located approximately 300 metres south east of the National Park boundary, the closest receptor point to which is the main road to the west. Whilst visible at a distance in this location it is not considered that the proposed development would have a detrimental impact upon the surrounding landscape character or views of the National Park or its special qualities. Should NCC be minded to grant planning permission, due to the remote location of the application site a condition is however recommended in respect of external lighting, in order to protect and conserve the tranquillity of the surrounding area, in accordance with policy 19 of the NNPA Core Strategy.

On the basis of the above, it is not considered that the proposal would impact detrimentally upon the special qualities and character of the National Park, and therefore no objections are raised, subject to the recommendations made below.

**Recommendation & Conditions**

Taking into account the above, it is recommended that **no objections are raised** subject to the following condition:-



1. Prior to the fixing of any external lighting [within the site/on the building], details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 125 of the NPPF.

**Background Papers**

Application file 17NP0091CO

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management or Chief Executive</b>		