



DELEGATED DECISION REPORT

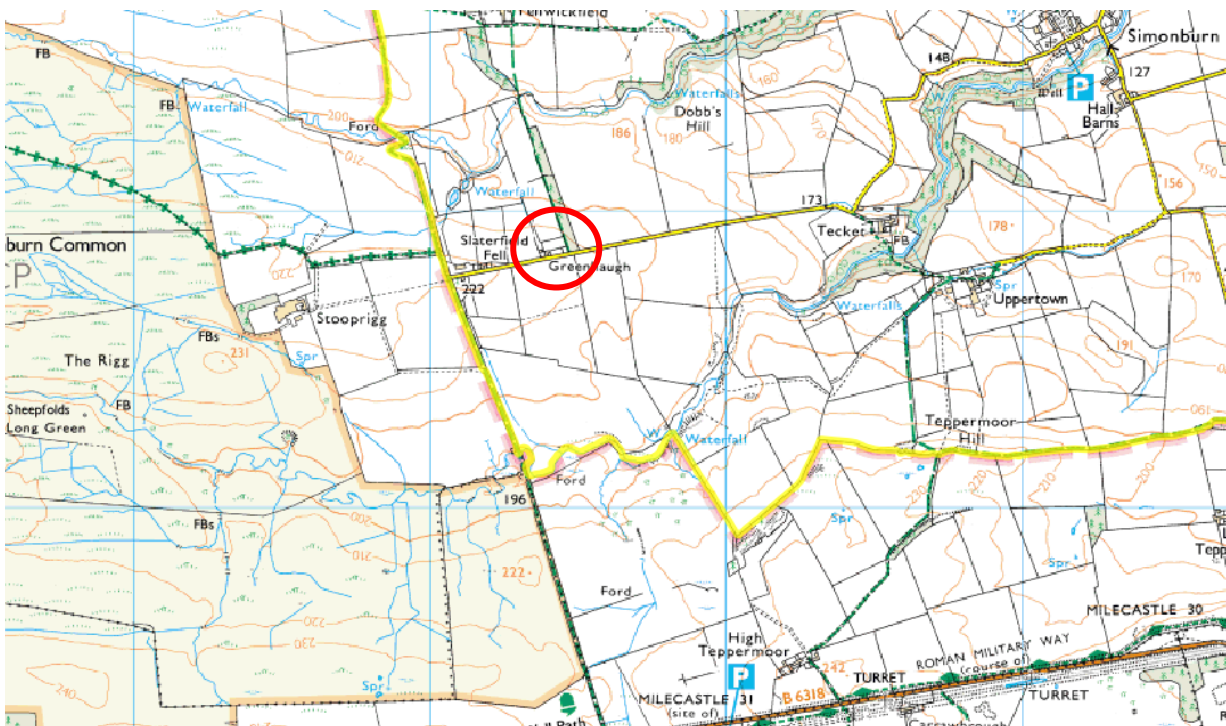
Application Reference Number	17NP0092CO
Description / Site Address	Neighbouring Authority Consultation - Proposal for a change of use from a field to an outdoor equestrian arena at Greenhaugh Farm, Simonburn, Hexham, Northumberland, NE48 3AU
Expiry date of publicity / consultations	N/A
Last date for decision	12 September 2017

Details of Proposal

This application relates to planning application 17/02508/COU which has been submitted to Northumberland County Council for the proposed change of use from a field to an outdoor equestrian arena on land north of Greenhaugh Farm, Simonburn. Northumberland National Park Authority has been consulted on the proposals as the neighbouring Local Planning Authority.

The proposed arena would measure 50m x 30m and would be bounded by 1.35m high post and rail type fencing containing a sand/fibre mix with a chopped rubber surface which the proposed plans indicate to be dark in colour.

The application site is located within the open countryside approximately 1.9km west of the settlement of Simonburn, approximately 370m east of the National Park boundary in this location. The application site is additionally located approximately 1.6km north of the Hadrian's Wall Scheduled Ancient Monument, with the Hadrian's Wall World Heritage Site designation falling beyond the National Park boundary to the west and south of the site.



Location of application site



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 or out of the Park, and any harmful impacts upon the Park's tranquillity, biodiversity and geodiversity.

The application site is located approximately 370m from the National Park boundary, the closest receptor point to which is the Public Right of Way which runs north and south along the boundary to the west of the site, with a further footpath route continuing west towards Stooprigg farm, away from the development site.

Whilst the development may be visible at a distance from within the National Park, due to the overall height (1.35m) of the arena fencing, proposed dark colour of the ground surfacing (chopped rubber), presence of nearby buildings and area of woodland to the east of the site against which this would be viewed, it is not considered that this would be such a prominent feature within the landscape so as to detrimentally impact upon the surrounding landscape character or views of the National Park or its special qualities including cultural heritage. No issues surrounding ecology and biodiversity have been identified in relation to this application.

Should NCC be minded to grant planning permission for the proposed development due to the open countryside location of the application site it would be essential that a condition be included in respect of the future installation of external lighting, in order to protect and conserve the tranquillity of the surrounding area, in accordance with Core Strategy policy 19 and the NPPF.

On the basis on the above, it is not considered that the proposal would detrimentally impact upon the special qualities and character of the National Park and therefore no objections are raised, subject to the condition set out 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 area/in association with the development hereby permitted], 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 17NP0092CO

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		