



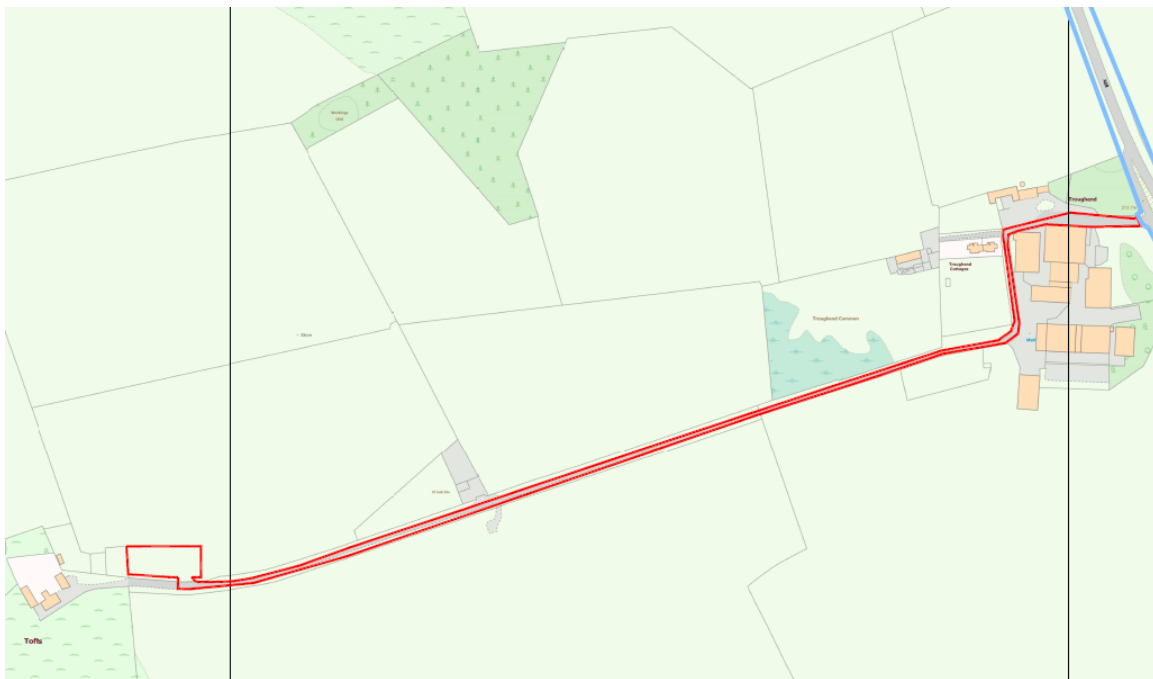
## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	17NP0102
<b>Description / Site Address</b>	Construction of 3 no. glamping pods and BBQ hut, associated parking and access at Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA
<b>Expiry date of publicity / consultations</b>	17 November 2017
<b>Last date for decision</b>	7 December 2017

### Details of Proposal

Planning permission is sought for the construction of 3no. glamping pods and 1no. barbeque hut and associated development including foul drainage infrastructure and parking and access at Troughend Farm, Otterburn.

The application site is located within the open countryside approximately 2.5km south west of Otterburn, positioned east of Troughend (West Tofs) farmhouse. The site at present comprises a parcel of open agricultural land bounded to the southern side by dry stone walling, beyond which runs the existing track which provides access to the farm from the adjacent A68.



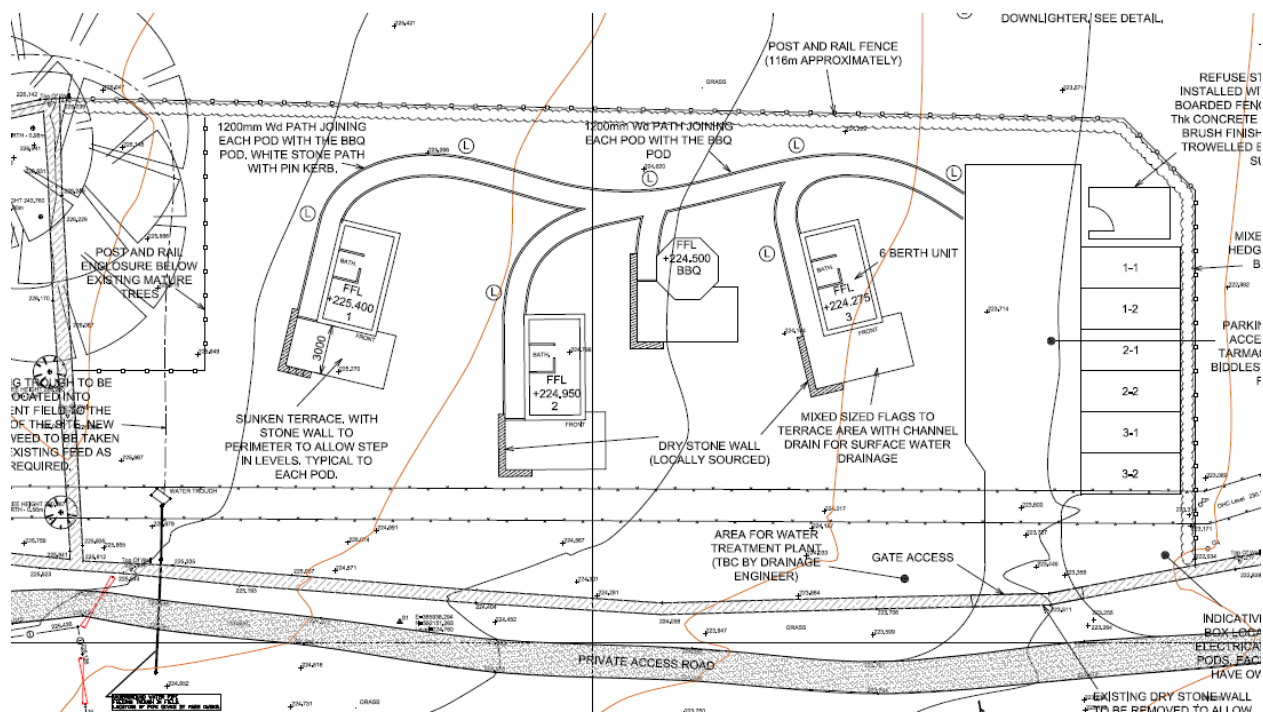
*Location of application site (from location plan)*

The scheme proposes the construction of 1no. 6 berth and 2no. 4 berth curved profile 'microlodges' incorporating footprints of 3.2m x 6.7m to a height of 2.65m, formed from larch with 'Decra' lightweight roofing tiles and oak finish uPVC windows and doors. Each lodge would be served by a small terrace area shielded to the west by dry stone walling and would be connected to the adjacent car parking area and barbeque hut by pathways marked with timber 'totem' solar downlights.



The proposed barbeque hut would be located to the centre of the site, incorporating an octagonal footprint measuring 3.7m x 3.7m to a height of 2.6m, formed from larch with an asphalt shingle roof.

The proposed vehicular access and car parking area would be located to the eastern side of the site and would incorporate 6 no. parking spaces, necessitating the removal of part of the existing dry stone boundary wall, surfaced with tarmac and finished with Biddlestone gravel, adjacent to which would be located a small refuse store. The site would be bordered by 1.16m high post and rail fencing with a mixed species height to the north and eastern boundaries. The scheme also proposes the installation of a package treatment plant to serve the development on land south of the application site.



*Proposed site plan*

**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)**

- Policy 1 *Delivering Sustainable Development*
- Policy 2 *Climate Change*
- Policy 3 *General Development Principles*
- Policy 5 *General Location of New Development*
- Policy 9 *Managing Housing Supply*



Policy 10	<i>New Housing Development</i>
Policy 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism &amp; Recreation Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>
Policy 22	<i>Trees, Woodlands and Forests</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

### **Supplementary Planning Guidance**

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)  
NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

**07NP0039** Kitchen and porch extension to existing dwelling, and conversion of existing barn to provide bed & breakfast accommodation. *Conditional planning permission granted 03.09.2007*

### **Consultation/Representations**

**Otterburn Parish Council:** *The application is supported, and actively encouraged, in order to support local farmers and their proposed diversification*

**NCC Public Protection:** *No objections, subject to the inclusion of a condition relating to private water supply on the site*

**NCC Highways:** *No objections. The site is located along a private road. The proposal will not have an adverse effect on the wider highway network.*

**NNPA Ecologist:** *No objections, subject to the mitigation provided in the accompanying ecological appraisal being made a condition of the application, including timing and working methods. The exclusion zone around the existing sycamore tree is good.*

*The application does not specify which species the proposed hedge is to comprise but suggest that these are native species that won't get too big as there are breeding waders in the vicinity: I suggest species such as hawthorn, blackthorn, holly, dog rose and rowan.*

*The sewage treatment plant proposes to discharge into a field drain system. The site is within the Rede catchment in which there has been a lot of work to improve water quality due to the presence of freshwater pearl mussel downstream. As the Environment Agency have not been consulted on this application I suggest that an informative is attached to the decision notice if permission is granted to ensure that all the necessary licences are obtained.*

**NNPA Landscape and Forestry Officer:** *No objections*



*Whilst the application site is set within an open landscape, there are existing buildings approximately 100m west of the site and there are some mixed woodland and conifer shelter belts amongst the field boundaries.*

*The principal receptor site would be the A68 that lies roughly 900m to the east and to a lesser extent the minor country road from the A68 to Pandon Hill. The site lies in the Border Moors and Forest National Character Area and the Rolling Uplands Landscape Character Area. One of the guidelines for development relating to this site is that “new development should not be visually prominent and should not detract from the landscape quality of the area”.*

*The inclusion of a new field boundary hedge is both noted and welcomed; I suggest that this should comprise mixed native species of trees and shrubs, allowing certain species to development as standards rather than be cut with the rest of the hedge. Suitable species would include Hawthorn, Hazel, Rowan, Holly, Blackthorn etc. I would also like to see approximately 10 or so Birch or Rowan trees planting in scattered groups in the grass strip to the south of the site between the access roads to Troughend farmhouse and the development site, to help screen views from the south.*

*With respect to external lighting the applicant infers that the proposed lighting will be sensitive to the area’s Dark Skies requirements. I welcome the recognition that this is a Dark Skies sensitive area; however, no detail of the totem down lighters is provided and I would therefore suggest that a condition is made such that all external lighting must first be approved by the Local Planning Authority before installation. Because of the open landscape, the effect of night time lighting has the potential to impact upon the existing landscape quality more so than the actual glamping pods themselves.*

*Given the use of natural materials, relatively low height of the proposed glamping pods, distance to the principal receptor sites and scale of the landscape I believe that this development would have a minimal impact on the quality of this landscape.*

*I have no objections to this proposed development but would request that conditions be considered to address landscaping and external lighting considerations set out above.*

**The application was advertised by means of a notice displayed at the site on 23.10.2017 in addition to neighbouring notification letters issued on 18.10.2017. No representations have been received.**

### **Assessment**

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and visual impact;
- Impact upon residential amenity;
- Impact upon National Park special qualities;
- Highways and Rights of Way;
- Utilities and infrastructure;
- Renewable energy provision; and



- Any other matters

### **The principle of the development**

The National Planning Policy Framework (NPPF) makes clear that a presumption in favour of sustainable development is at the heart of decision making.

The application site is located within the open countryside whereby development is limited under Core Strategy policy 5 to that of the re-use of existing buildings, with new buildings only permitted where it can be demonstrated that:

- a) *The development cannot take place within an identified Local Centre, Smaller Village or through the reuse of an existing building; and*
  - i. *It will conserve or enhance the special qualities of the National park; and*
  - ii. *It will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting upon them*

The proposed development would be directly associated with the existing farm enterprise at Troughend. It is therefore considered that there is a reasonable requirement for the proposed development to be located on the identified site, rather than within a designated settlement. The proposed associated development including vehicular parking facilities and foul drainage infrastructure are recognised as reasonable requirements of the scheme which must be located alongside the site, rather than with a settlement or through the reuse of a building.

Due to the specific characteristics of the proposed 'glamping' units it is also considered that these could not be located within an identified settlement, or through the use of an existing building, given their purpose-built design and function which are purposed to provide 'alternative' holiday accommodation that would (as cited within the applicant's supporting statement) both complement the existing types of holiday accommodation available within the locality and allow visitors to experience and benefit from the special qualities of the National Park. It is therefore considered that the proposed development would meet with the first part of Core Strategy policy 5 part a).

Policy 5 a) parts i) and ii) set additional requirements for any new development within the open countryside to ensure that the special qualities of the National Park are conserved or enhanced and provide opportunities for the public to enjoy these special qualities without negatively impacting upon them. It is considered that the provision of visitor accommodation would provide opportunities for the public to experience and enjoy the special qualities of Northumberland National Park. It is not considered that the proposed scheme as a whole would detrimentally impact upon the special qualities of the National Park, as assessed in detail in subsequent sections of this report. In this regard, it is considered that the proposed scheme would meet with Core Strategy policy 5 a) parts i) and ii).

Core Strategy policies 14 and 15 provide support for the creation and expansion of sustainable employment and tourism uses which maximise opportunities for visitors to understand and enjoy the National Park, without negatively impacting upon its special qualities, in addition to NPPF Paragraph 28 which provides support for sustainable rural tourism and leisure redevelopments. Core Strategy policy 21 also provides support for appropriate development proposals which enable



farm diversification. The proposed development, as assessed throughout this report, is considered to accord with the aims and objectives of Core Strategy policies 14, 15 21 and the NPPF, and could therefore be supported in principle.

The application seeks the installation of glamping units for the purpose of visitor accommodation. Core Strategy policies 5, 9 and 10 would not permit full-time residential use in an open countryside location; NPPF Paragraph 55 also advises that Local Planning Authorities should avoid new isolated homes in the open countryside unless there are special circumstances which would act as justification for this, evidence in support of which has not been provided to accompany the application. A condition is therefore required as part of this planning approval in order to ensure that the units are used for holiday accommodation only.

### **Design and visual impact**

NPPF Chapter 7 paragraph 56 states that “*good design is a key aspect of sustainable development and is indivisible from good planning*”, and that development should be responsive to local character and distinctiveness. Core Strategy policy 3 provides support for development proposals that conserve and enhance local character and the Park’s special qualities, further supported by the Northumberland National Park Authority Design Guide Supplementary Planning Document (SPD).

The proposed units do not directly reflect the local vernacular, typically comprising buildings of stone and slate construction, however would be simple in form and design, relatively small in size and would not detract from the visual amenity of the surrounding area. The proposed choice of materials is considered to be acceptable in principle, subject to the inclusion of a condition requiring the submission of samples/details in order to ensure that these are appropriate. The proposed landscaping measures, both hard and soft including car parking areas and pathways, are also considered to be acceptable in terms of impact upon the visual amenity of the site and surrounding area, subject to the inclusion of conditions requiring the submission of samples/details of materials to be used. The scheme as a whole is considered to be acceptable in terms of impact upon the visual amenity of the site and surrounding area, in accordance with Core Strategy policy 3 and the NPPF.

### **Impact upon residential amenity**

The application site is located approximately 60m from the closest residential property, Troughend farmhouse, the occupants of which are the applicants. It is considered that the separation distance between the sites would be sufficient in order to ensure that the proposed development would not impact detrimentally upon the residential amenity of the occupiers of the adjacent property, either within current or future ownership. The proposal is considered to accord with Core Strategy policy 3 and the NPPF.

### **Impact upon National Park special qualities**

No implications surrounding cultural heritage have been identified in relation to the proposed development.

*Ecology and biodiversity*



The application has been accompanied by a Preliminary Ecologist Appraisal which provides an assessment of the site alongside mitigation measures to be employed during the development people. The NNPA Ecologist and reviewed the survey and mitigation measures and raises no objections, identifying in particular the proposed exclusion around the sycamore trees to the western side of the site, subject to their being made a condition of the application; this is considered to be reasonable and would therefore be included as a condition.

The scheme proposes the planting of a mixed species hedge to the north and eastern boundaries of the application site, the creation of which is supported in principle by the Ecologist. The application does not however provide details of the species to be planted, with both the Landscape and Forestry Officer and the Ecologist advising that these should be native species (hawthorn, blackthorn, holly, hazel, dog rose and rowan); the Landscape Officer has additionally recommended that a number of species within the hedgerow should be allowed to development as standards, alongside the planting species along the southern side of the site, in order to screen wider views from the south. A condition would therefore be attached requiring the submission of a landscaping plan which provides details of the species to be planting and any trees to be included within the development.

Subject to the inclusion of the above conditions the development is considered to be acceptable in terms of ecology and biodiversity, in accordance with Core Strategy policies 17 and 22 and the NPPF.

#### *Tranquillity*

Core Strategy policy 19 '*Tranquillity*' provides support for development proposals which conserve or enhance the tranquillity of the National Park in terms of noise, traffic and light generated by developments and impacts upon the sense of openness and quiet enjoyment of the Park and landscape.

The application proposes the erection of 7no. solar powered totem downlights throughout the site, and whilst provides details of the proposed location of these units does not include details of their hours of illumination/use of any PIRs or brightness levels. The proposed plans also made reference to the installation of 1no. external downlight to each proposed unit (total 4no. units) however similarly provide no details of design, hours of illumination or brightness levels. In order to ensure that the proposed lighting units are acceptable within the context of this open countryside site located within the Northumberland Dark Sky Park, a condition would be included requiring that full details of any external lighting proposed to be installed in conjunction with the proposed development be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of such a condition the proposed development accords with Core Strategy policy 19, NPPF paragraph 125 and guidance contained within the NNPA Landscape SPD.

#### *Landscape*

Core Strategy policy 20 '*Landscape Quality and Character*' seeks to protect the landscape quality and character of Northumberland National Park through the assessment of all proposals in terms of their impact upon landscape character and sensitivity and accordingly its support for appropriate development types.



The proposed development is located within the 'Rolling Uplands' Landscape Character Area, as defined within the Northumberland National Park Authority Landscape Supplementary Planning Document (SPD). Within this character area, the Landscape SPD's guidelines for development in particular state that "*new development should not be visually prominent and should not detract from the landscape quality of the area*".

The NNPA Landscape and Forestry Officer has reviewed the information submitted to support the application and has raised no objections to the proposed scheme, identifying that due to the presence of surrounding buildings and areas of woodland, the proximity of public receptor sites, the proposed use of natural materials, relatively low height and scale of the units that the proposed development would have a minimal impact upon the surrounding landscape. The Landscape Officer has advised in comments that the proposed hedge to the north and eastern side boundaries should comprise native species (as addressed as an ecological matter, above), in addition to the planting of trees within this hedgerow and to the southern boundary of the site, in order to assist with screening views from the south; a landscaping condition would be attached to this approval in order to facilitate the submission of this information. The proposed development is considered to be acceptable in terms of Core Strategy policy 20, the NPPF and guidance contained within the NNPA Landscape SPD.

### **Highways and Rights of Way**

The application site is located adjacent to a private track which provides access to the farm from the A68, separated by a dry stone wall. The application proposes the removal of part of the existing wall and creation of a new access, turning area and 6no. vehicular parking spaces. Northumberland County Council (NCC) Highways have been consulted on the application and have raised no objections, identifying that the scheme will not have an adverse effect on the wider highway network and provides adequate parking, reversing and turning space.

Whilst no conditions or informatives have been recommended by NCC Highways it is considered prudent to include conditions as part of this planning approval in order to secure the implementation and retention of the proposed car parking area, in order to ensure that the development is served by sufficient vehicular parking. Subject to the inclusion of such a condition, the scheme is considered to be acceptable in terms of highway safety, in accordance with Core Strategy policy 3 and the NPPF.

### **Utilities and Infrastructure**

#### *Infrastructure/services*

The connection of the proposed development to the existing overhead electricity supply is acceptable in principle, in accordance with Core Strategy policy 28.

NCC Public Protection have been consulted on the application in accordance with their risk appetite criteria as, based on the information submitted to support the application, it is understood that the development is not served by mains water supply. Public Protection have provided a response on the application raising no objections in principle, subject to the inclusion of a condition requiring the submission of a written verification report to confirm that there will be a sufficient supply to wholesome water to serve the development. This condition is considered to be reasonable and would therefore be included as part of this planning approval.





### *Foul drainage*

The Environment Agency is the statutory consultee advising the LPA in respect of foul drainage, however a proposal of this scale falls outside of the proposals that the Environment Agency wishes to be consulted on. The matter of foul drainage is therefore to be considered by the LPA.

Planning Practice Guidance (NPPG) states that a connection to a public sewer is the most preferable foul drainage option, followed by a Package Treatment Plant in cases where connection to a public sewage treatment plant is not feasible in terms of cost and/or practicability. The Foul Drainage Assessment form identifies the absence of mains sewer connection within the surrounding area, which is corroborated by information held by the Authority; it is therefore accepted that a connection to the public sewer would be unfeasible in this case. The proposed installation of a Package Treatment Plant, the second preferable option identified by Planning Practice Guidance, is therefore considered to be acceptable in principle in accordance with Core Strategy policy 28, NPPG and the NPPF. In accordance with comments received from NNPA's Ecologist an informative would however be attached to this approval advising the applicant to contact the Environment Agency in order to ensure that any requisite discharge licences or an Environment Permit is obtained (where required), in light of the proposed field drainage system being located within the Rede catchment and the calculated expected flow of the development.

### **Renewable energy provision**

Core Strategy policy 25 requires all new developments, including conversions, to minimise the amount of energy used during construction, achieve high energy efficiency, and utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. The *Design and Access Statement* submitted identifies the proposed incorporation of solar powered downlights and high insulation value of the pods, in addition to renewable technologies that have been considered (wind and solar) and the reasons for their being discounted as unsuitable for this site. It is considered that the requirements of policy 25 have been met in this regard.

### **Other matters**

The proposed plans submitted to support the application include the installation of a low level sign opposite the vehicular entrance to the site. The grant of planning permission proposed by this report does not include consent for any signs or advertisements, for which separate advertisement consent would be required. An informative would be attached to this approval to advise the applicant of this.

### **Recommendation & Conditions**

It is recommended that condition planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.



Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form (as amended), received 15<sup>th</sup> September and 12<sup>th</sup> October 2017
- Site Plan (Drawing No. 003 Rev. B), received 12<sup>th</sup> October 2017
- Proposed Glamping Pod Plans and Elevations (Drawing No. 002 Rev. C), received 29<sup>th</sup> September 2017
- Existing and Proposed Layout (Drawing No. 001 Rev. E), received 12<sup>th</sup> October 2017
- Proposed Drainage Layout and Drainage Construction Details (Drawing No. 01 Issue P2), received 12<sup>th</sup> October 2017
- Foul Drainage Assessment Form (FDA), received 12<sup>th</sup> October 2017
- Design and Access Statement for glamping pod site, received 29<sup>th</sup> September 2017
- Contamination Assessment: Screening Assessment Form, received 15<sup>th</sup> September 2017
- Planning Statement, received 15<sup>th</sup> September 2017
- Planning Statement for Glamping pod site, received 29<sup>th</sup> September 2017
- *Preliminary Ecological Appraisal – Land at Troughend, Otterburn July 2017*, received 15<sup>th</sup> September 2017
- *Tile Drainage Scheme – Duns Houses, Otterburn*, received 12<sup>th</sup> October 2017

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with policies 1, 2, 3, 5, 9, 10, 14, 15, 17, 18, 19, 20, 21, 22, 25 and 28 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The development hereby permitted shall be carried out in strict accordance with the working practices and mitigation requirements set out in the *Preliminary Ecological Appraisal – Land at Troughend, Otterburn July 2017*, received 15<sup>th</sup> September 2017. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing works to avoid the bird nesting season unless a checking survey is undertaken by a suitably experienced ornithologist;
- Tree protection measures;
- Measures to allow the escape of trapped mammals from excavations; and
- The adherence to the reptile method statement contained at Appendix 2

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy Policy 17 and Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010



4. The development hereby permitted relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: To prevent a permanent and unrestricted residential use in an inappropriate open countryside location where this would not otherwise be in accordance with Core Strategy policies 5, 9 and 10.

5. The development hereby approved shall not be occupied until the car parking area indicated on the approved plans has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Core Strategy policies 1 and 3 and the NPPF

6. Notwithstanding the plans already submitted making reference to external lighting, prior to the fixing of any external lighting required in association with the development, details of the external lighting shall be submitted to and agreed in writing with 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 during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

7. Prior to commencement of the development hereby permitted, samples and/or details of the following materials shall be submitted to and approved in writing by the Local Planning Authority:

- Decra Lighting Roof Tiles;
- Asphalt Shingles;
- Terrace flag stones;
- Dry stone walling;



- Stones and pin kerbs for path;
- Biddlestone gravel

Reason: In the interests of the visual and residential amenity and landscape character of the surrounding area, in accordance with Core Strategy policies 3 and 20 and the National Planning Policy Framework (NPPF).

8. Should the larch cladding to the units hereby permitted be treated, painted or stained, details of the colour shall first be submitted and approved in writing by the Local Planning Authority prior to the commencement of any works.

Reason: In the interests of the visual and residential amenity and landscape character of the surrounding area, in accordance with Core Strategy policies 3 and 20 and the National Planning Policy Framework (NPPF).

9. Prior to the commencement of development details of the proposed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the list of species to be comprised within the mixed species perimeter hedge to the north and eastern boundaries of the site, which it is suggested includes hawthorn, blackthorn, holly, hazel, dog rose and/or rowan, alongside details of their layout and maintenance.

Reason: In the interests of the visual amenity and landscape character of the surrounding area, in accordance with Core Strategy policies 3, 18 and 20 and the National Planning Policy Framework (NPPF).

10. The approved soft landscaping shall be carried out in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity and landscape character of the surrounding area, in accordance with Core Strategy policies 3, 18 and 20 and the National Planning Policy Framework (NPPF).

### **Informative Notes**

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
- (a) Any variation from the approved plans following commencement of development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
  - (b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any variation from the approved plans and ask to be advised as to the best



method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.

2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. This permission does not grant advertisement consent for any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the town and County Planning (Control of Advertisements) (England) Regulations 2007 (as amended or revoked).
4. The applicant is advised to contact the Environment Agency (EA) as an Environmental Permit may be required. Please note that the granting of planning permission or building regulations approval does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before the Agency is in a position to decide whether to grant a permit or not.

### **Background Papers**

Application file 17NP102  
EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<i>R. Adams</i>	6/12/2017
<b>Head of Development Management or Chief Executive</b>	<i>S. Buylla</i>	6/12/2017