



Reference No. 17NP0102

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING ( DEVELOPMENT MANAGEMENT PROCEDURE )  
( ENGLAND ) ORDER 2015**

**Agent :**

Mr Darren Rogers  
DGR  
51 Westlands  
Bellingham  
Hexham  
NE48 2DW

**Applicant :**

Mr & Mrs P Walton  
Troughend  
A68 Otterburn Crossroads  
Otterburn  
NE19 1LA

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

**Construction of 3 no. glamping pods and BBQ hut, associated parking and access at Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA**

as described in application reference **17NP0102** and in the plans and drawings attached to it, 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 15th September and 12th October 2017
- Site Plan (Drawing No. 003 Rev. B), received 12th October 2017
- Proposed Glamping Pod Plans and Elevations (Drawing No. 002 Rev. C), received 29th September 2017
- Existing and Proposed Layout (Drawing No. 001 Rev. E), received 12th October 2017
- Proposed Drainage Layout and Drainage Construction Details (Drawing No. 01 Issue P2), received 12th October 2017
- Foul Drainage Assessment Form (FDA), received 12th October 2017

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- Design and Access Statement for glamping pod site, received 29th September 2017
- Contamination Assessment: Screening Assessment Form, received 15th September 2017
- Planning Statement, received 15th September 2017
- Planning Statement for Glamping pod site, received 29th September 2017
- *Preliminary Ecological Appraisal – Land at Troughend, Otterburn July 2017*, received 15th 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 15th 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.





**Positive and Proactive Planning Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Core Strategy and Development Policies Document. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **7 December 2017**

**National Park Officer**

**Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.**



## NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice (subject to the additional provisions below).
2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent is submitted at the same time as an appeal against the refusal to grant planning permission.
3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.
4. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.
5. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://acp.planninginspectorate.gov.uk> or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000)
6. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.



7. **Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.**
  
8. **If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**