

Laura Garth

From: DC Consultation
Sent: 06 December 2017 15:48
To: Laura Garth; Rebecca Adams
Subject: FW: Planning Application Consultation 17NP0102 Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Robert Mayhew
Sent: 06 December 2017 09:51
To: DC Consultation
Cc: Rebecca Adams
Subject: RE: Planning Application Consultation 17NP0102 Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA

Dear Rebecca,

17NP0102 - Construction of 3 no. glamping pods and BBQ hut, associated parking and access at Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA

Thank you for consulting me with respect to the above proposed development. I would like to make the following observations with respect to the landscape and Dark Sky Park implications for the National Park, of the proposals as set out in the applicant's documentation.

Whilst this development is set within essentially an open landscape, there are existing buildings to be found at The Tofts approximately 100 meters to the west of the proposed development site and there are some mixed woodland and conifer shelter belts scattered amongst the field boundaries.

The principal receptor site would be the A68 that lies roughly 900 meters to the east and to a lesser extent the minor county road from the A68 to Padon 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 that in relation to this site is that "New development should not be visually prominent and should not detract from the landscape quality of the area".

I note and welcome the inclusion of a new field boundary hedge to the north and east of the proposed development site. I would suggest that this should comprise mixed native species of trees and shrubs, allowing certain species to develop as standards rather than be cut with the rest of the hedge. Suitable species would include, Hawthorne, Hazel, Rowan, Holly, Blackthorne etc. I would also like to see approximately 10 or so birch/rowan planted in scattered groups in the grass strip south of the site between the access road to The Tofts and the development site to help screen the site from views to the south.

With respect to external lighting, I note that there is some proposed and the applicant infers that this will be sensitive to the areas 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 thus I would 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 that 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.

If you have any further questions do not hesitate to come back to me.

regards

-----Original Message-----

From: DC Consultation

Sent: 03 November 2017 13:10

To: Robert Mayhew

Subject: Planning Application Consultation 17NP0102 Troughend, A68 Otterburn Crossroads to Elishaw, Otterburn, NE19 1LA

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=17NP0102>

DC Consultation, Development Control Consultation

Tel: (x)

Mob:

IMPORTANT NOTICE - Disclaimer - Officers are expressly required not to make defamatory statements and not to infringe or authorize any infringement of copyright or any other legal right by email communications. Any such communication is contrary to ICT policies and outside the scope of the employment of the individual concerned. Northumberland National Park Authority will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.

Robert Mayhew, Landscape and Forestry Officer

Tel: 01434 611539 (x277)

Mob: 07502 223320

IMPORTANT NOTICE - Disclaimer - Officers are expressly required not to make defamatory statements and not to infringe or authorize any infringement of copyright or any other legal right by email communications. Any such communication is contrary to ICT policies and outside the scope of the employment of the individual concerned. Northumberland National Park Authority will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.

DC Consultation, Development Control Consultation

Tel: (x)

Mob:

IMPORTANT NOTICE - Disclaimer - Officers are expressly required not to make defamatory statements and not to infringe or authorize any infringement of copyright or any other legal right by email communications. Any such communication is contrary to ICT policies and outside the scope of the employment of the individual concerned. Northumberland National Park Authority will not accept any liability in respect of such communication, and the employee responsible will be personally liable for any damages or other liability arising.