



DELEGATED DECISION REPORT

Application Reference Number	19NP0001
Description / Site Address	Approval of details reserved by condition no. 21 (external lighting) (to provide 2no. additional lights) of planning permission 15NP0087 - The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse at The Sill, Military Road, Bardon Mill, Hexham, Northumberland, NE47 7AN
Expiry date of publicity / consultations	1 April 2019
Last date for decision	1 May 2019

Details of Proposal

This application provides details reserved by condition 21 of planning permission 15NP0087, for The Sill Landscape Discovery Centre and YHA building. Condition 21 requires the submission of a scheme detailing the external lighting strategy, to include the number, location and technical specification of the external lighting units to be provided on the site, in order to ensure that there is no unacceptable harmful impact upon the dark skies and tranquillity of the area, or upon biodiversity.

Condition 21 of 15NP0087 in full reads as follows:

Prior to the installation of any external lighting on the application, a detailed lighting scheme shall be submitted to and approved by the local planning authority, to include

- *The specific location of all external lighting units*
- *Design of all lighting units design*
- *Details of beam orientation and lux levels across the site*
- *Proposed measures such as motion sensors and timers that will be used on lighting units*

Reason: *The principle of the lighting details submitted in the Lighting Assessment, Lighting Plan and Luminaire Strategy are acceptable, however additional information is required to*



ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of the National Park, or upon the biodiversity of the area, in accordance with Policies 1, 17 and 19 of the Core Strategy and NPPF.

Lighting details have previously been discharged under application references 17NP0053 & 18NP0053. This application proposes two further bollard lights to the northern end of the car park, close to the bus stop. The application has been submitted as since the opening of the Centre it has become evident that there is a need for additional lighting in this area of the site to improve visitor safety.

The application includes a site plan which shows the location of the proposed external lighting. Manufacturer specification details have also been provided. The plans and supporting statement indicate that the additional lighting would be provided in the following areas and incorporate:

- **2 no. Erco Castor Bollard luminaire floor washlights** (900mm height, powder coated aluminium finish, 309 lumen luminous flux, 12W LED bulbs, 4000K neutral white lighting) – these are designed to direct light downwards. The bollards would be located within a planted area to the north of the car park (figure 1), close to the bus stop.

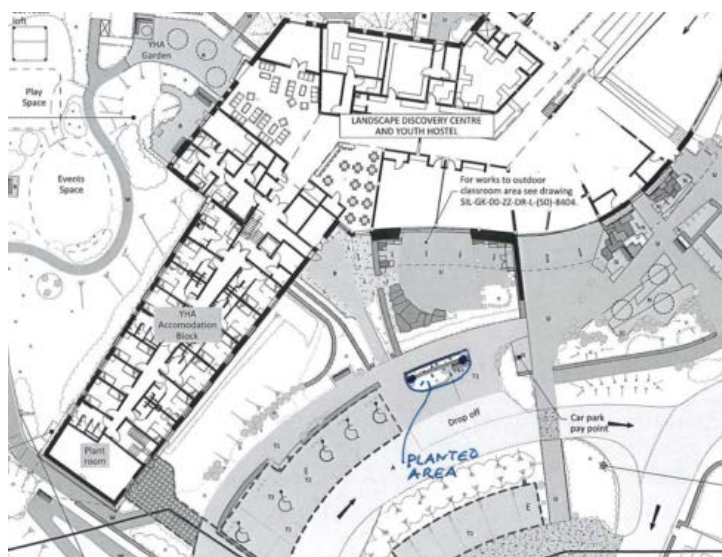


Figure 1: Location of additional lighting

The timing of when the lights are in use will remain as per the existing with lights switched on from dusk to 8pm Monday – Friday (when required) and dusk to 10pm on Saturdays and Sundays (when required).

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)



National Planning Practice Guidance

Local Policies

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

Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 15	<i>Sustainable Tourism & Recreation Development</i>
Policy 16	<i>Advertisements</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

- 18NP0115 - Non-material amendment to planning permission 18NP0056 - Alterations to existing overflow car park incorporating installation of access track and relaying of the green mesh system and creation of new pedestrian access. Construction of 11no. additional car parking spaces in the main car park and installation of additional drainage throughout the site. Approved 18/12/2018.
- 18NP0056 - Proposed use of existing overflow car park as a permanent car park incorporating installation of access track and relaying of the green mesh system and creation of new pedestrian access. Construction of an additional 11no. car parking spaces in the main car park and installation of additional drainage throughout the site. Planning permission conditionally granted 06/09/2018
- 18NP0053 - Approval of details reserved by condition no. 21 (external lighting) of planning permission 15NP0087- approved 31/07/2018
- 17NP0055 – Non-material amendment to planning permission 15NP0087 (new Landscape Discovery Centre and Youth Hostel) in respect of amendments to solar panels, approved June 2017
- 17NP0054 – Works at the north and west of The Sill development incorporating realignment of northern garden footpath and gate, alteration to events space position, addition of seating, infill railing section, 7 no. condenser units and extra gabion basket screening adjacent to bin store, and construction of section of dry stone retaining wall to the northern boundary of the site, approved with conditions July 2017
- 17NP0053 – Approval of details reserved by condition 21 (external lighting), approved May 2017



- 17NP0016 – Advertisement Consent - Non illuminated external signage, approved, April 2017
- 17NP0013 – Approval of details reserved by condition 29 (grease trap specification) of Planning Permission 15NP0087, approved May 2017
- 17NP0010 – Approval of Details reserved by conditions 23 and 30 (water storage cistern) of Planning Permission 15NP0087, approved March 2017
- 17NP0005 – Approval of details reserved by condition 20 (car parking payment systems and associated infrastructure) of 15NP0087, approved March 2017
- 16NP0066 – Approval of details - Condition 19 of 15NP0087, in respect of balustrade details, approved July 2016
- 16NP0065 - Application for advertisement consent on a temporary basis for 3 no. banners at National Park Centre Once Brewed Bardon Mill Hexham Northumberland NE47 7AN, approved August 2016
- 16NP0055 – Approval of details reserved by conditions 11 and 12 (highways details) of 15NP0087, approved July 2016
- 16NP0012 – Approval of details reserved by conditions 8 (green roof) and 14 (gates) of 15NP0087, approved June 2016
- 15NP0090 – Approval of details reserved by conditions 10 and 13 of planning permission 14NP0038 in respect of storage area and construction, withdrawn by applicant
- 15NP0088 – Non Material Amendment following grant of Planning Permission 15NP0061 (Roofscape), withdrawn by applicant
- 15NP0087 – Variation of conditions 2, 9 and 12 of 15NP0061 (variations to plans, construction & storage areas), approved April 2016
- 15NP0085 – Approval of details reserved by conditions 19, 24 and 25 of 15NP0087, approved May 2016
- 15NP0061 – Variation of condition 28 (energy measures) of 14NP0038, approved September 2015
- 15NP0059 – Discharge of condition 20 (land contamination) of 14NP0038, approved September 2015
- 15NP0054 – Discharge of conditions 10 & 13 (construction/demolition management, parking, storage schemes) of 14NP0038, approved September 2015
- 15NP0043 – Discharge of condition 3 (archaeological scheme of investigation) of 14NP0038, approved September 2015
- 15NP0035 – Discharge of condition 5 (bat measures) & part discharge of condition 21 (materials) of 14NP0038, approved August 2015
- 14NP0038 – The demolition of existing National Park Visitor Centre (D1), Offices (B1), Cafe (A3), Retail (A1) and 79 bed Youth Hostel (Sui Generis) and associated car parking, and redevelopment of site as new Landscape Discovery Centre incorporating Exhibition Space (D1), Cafe (A3), Offices (B1) and Retail (A1) and 86 bed Youth Hostel (Sui Generis) together with 87 No. permanent car parking spaces, 93 No. overflow car parking spaces, associated landscaping, substation and crossing point across the B6318 Military Road, pedestrian ramp within the roadside ditch and formation of pedestrian refuges and route within wooded copse, permission granted conditionally, October 2014



Consultation/Representations

Historic England: No objection: Do not wish to offer any comments although suggest that the views of your specialist conservation and archaeological advisers are sought.

NNPA Landscape & Forestry Officer: No objection

NNPA Historic Environment Officer: No objection.

Assessment

Both the principle of the development itself, and the principle of the use of external lighting associated with the development, has been considered during the determination of planning applications 14NP0038, and a subsequent amendment under 15NP0087, which granted planning permission for the development. The development caters for visitors including those attending events at the Landscape Discovery Centre, YHA customers, as well as NNPA staff and those working from the business hub at the site. The nature of the proposed use necessitates access to the building via the car park and circulation areas, during hours of darkness.

The key issue identified for consideration in this application is whether the detail of the proposed external lighting scheme would have any unacceptable adverse impacts upon the tranquillity, dark skies and intrinsically dark character of this part of the Northumberland National Park and the internationally designated 'gold-tier' Northumberland Dark Sky Park.

The proposed lighting scheme's effects on landscape, amenity, cultural heritage and biodiversity are also considered in this report.

Tranquillity & Dark Skies

During consideration of the initial application by the LPA, it was acknowledged that external lighting would be required across a number of locations around the site, to allow for safe circulation and movement of people and vehicles. Indicative lighting plans were submitted with the original application, indicating that external lighting would be likely to be required along footpath areas (particularly to the west of the site), within the car park areas, to the front of the building, and in association with the outdoor events spaces, as well giving an indication of the type of lighting that may be chosen.

A detailed lighting scheme was subsequently discharged under application reference 17NP0053 with additional lighting and a reduction in luminosity approved under 18NP0053. As noted, both the current and previous (18NP0053) applications have been submitted as since the opening of the Centre, it has become evident that there is a need for further additional lighting to allow safe movement of people and vehicles around the site. However, as the proposals are in a sensitive location, inappropriate lighting could have an undesirable effect on the Dark Sky Park status of the National Park. As such, the NNPA Landscape and Forestry Officer has been consulted. The Officer



advised that he is aware of the safety issues relating to this part of the site and verbally confirmed that he has no objection to the number, location and nature of the proposed lighting units.

Landscape character

The lighting would only be illuminated at night, when the character and features of the landscape would not be easily observable. The proposed scheme's effects on the predominantly dark night-time environment have been considered in the section on tranquillity. The landscape character of this part of the National Park would not be harmed by these lighting proposals. The application is therefore considered to accord with the requirement of Core Strategy Policy 20 and the Landscape SPD.

Amenity

It is not considered that the development would harm the more immediate visual appearance of the site and surroundings. The lighting is located and designed in a manner to ensure that the amenity of the occupiers of neighbouring properties would not be affected.

The proposals are therefore considered to accord with the requirement of Core Strategy Policy 3 and the NPPF in this regard.

Cultural Heritage

The Committee report for application 14NP0038 acknowledges that a significant amount of information has been provided in relation to investigations into the potential impacts on archaeological features within the development site, using a number of assessment methodologies, concluding that surveys have not uncovered anything of archaeological significance that may be affected by the development. The installation of the units will involve minimal excavation into the ground. As such, and on the basis of the detailed consideration of archaeology on the site to date and the significant groundworks which have already been undertaken, it is not considered that archaeology would be affected by the development. None of the proposed lighting units would be installed within the area of the Scheduled Ancient Monument towards the north of the site.

The setting of the World Heritage Site and other heritage assets were considered when determining the original application, which was accompanied by the indicative/aspirational information on lighting. It is not considered that the lighting proposals would materially affect the setting of any heritage assets. Historic England and the NNPA Historic Environment Officer have been consulted on the proposals and raised no concerns.

Biodiversity

The NNPA Ecologist's comments on application 14NP0038 requested that external lighting provided should be down lighting, with lighting turned off when not in use, to reduce lighting output.



The ecologist drew particular attention to the fact that lighting provision for the lower part of the site should not be excessive as prior to development this area was not lit at all. This application does not propose any new lighting to the south of the site.

It is not considered that the lighting proposals would impact upon bats, or other protected species, and that the lighting proposals would not conflict the provisions of Core Strategy Policy 17 or the NPPF in respect of biodiversity.

Summary

The proposed external lighting scheme is considered to be acceptable, in terms of the design, location, luminosity and number of the individual units, and the cumulative effects of the lighting scheme when viewed as a whole.

As set out in the assessment of the proposal above, the proposed lighting scheme is considered to be acceptable in terms of its effects on tranquillity and dark skies, and in terms of all of the other material planning considerations referred to in the report. It is recommended that this approval of details application is approved, requiring implementation of the lighting scheme in accordance with the revised details submitted.

Recommendation

That the details reserved by condition 21 of 15NP0087 are approved, subject to implementation of the scheme in accordance with the details listed below:

- Request for amendment to Planning Approval 18NP0053, External Lighting (Revised Statement 5-3-19) received 6th March 2019;
- Revised Lighting Plan received 18th January 2019;
- Manufacturer specification received 18th January 2019;

Background Papers

Application Files: 19NP0001, 18NP0053, 17NP0053, 15NP0087, 14NP0038

	Signature	Date
Planning Officer	Colin Godfrey	1/4/2019
Head of Development Management	S Buylla	4/4/2019