



DELEGATED DECISION REPORT

Application Reference Number	19NP0041
Description / Site Address	Approval of details reserved by condition No. 6 (construction of the track and turning area) of planning permission 18NP0026 - Installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment including equipment cabinets, 1no. generator and 1no. 1200mm satellite dish on a 2.6m high support pole. Installation of 30m stone access track at Barrowburn Farm, Harbottle, Morpeth, Northumberland, NE65 7BP
Expiry date of publicity / consultations	21 May 2019
Last date for decision	24 June 2019

Details of Proposal

This application is for approval of details reserved by condition 6 attached to planning approval 18NP0026, which granted conditional permission for the installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment, including installation of 30m stone access track at Barrowburn Farm, Harbottle. The application site is located within the open countryside approximately 240m north east of Barrowburn farmhouse, which forms part of the MOD Otterburn Army Training Estate.

Condition 6

1. Notwithstanding the information already submitted making reference to the access track and turning area, prior to the commencement of the construction of the track and turning area hereby permitted, a scheme for the seeding of the surface of the track, including the seed mix, methodology and timescales for this work and details of how the track would be maintained thereafter shall be submitted to and approved in writing by the Local Planning Authority. The track shall be constructed and seeded in accordance with the approved scheme and within the approved timescale, and shall be maintained in accordance with the approved scheme thereafter, to the satisfaction of the Local Planning Authority.



Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

The condition above was considered appropriate by the Planning Officer and Landscape and Forestry officer given the mast is to be sited in the Upland Burn Valleys Landscape Character Area of the Coquet Valley. The condition was also considered appropriate to ensure any negative impact on visual amenity was kept to a minimum.

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2018)

National Planning Practice Guidance

Local Policies

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

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 4	<i>Major Development within the National Park</i>
Policy 5	<i>General Location of New 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 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

18NP0026 Installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment, including installation of 30m stone access track at



Barrowburn Farm, Harbottle. *Conditional planning permission granted 26.6.2018.*

19NP0031 Approval of details reserved by condition no 7 (Woodland Management Plan) of planning permission 18NP0026 - Installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment including equipment cabinets, 1no. generator and 1no. 1200mm satellite dish on a 2.6m high support pole. Installation of 30m stone access track at Barrowburn Farm, Harbottle. Condition approved 23/4/2019.

Consultation/Representations

NNPA Landscape & Forestry Officer: The officer is happy with the proposed specification and method statement as outlined in the submission.

MOD: No objections

Assessment

The key material planning considerations relating to the condition are discussed below. The principle of the development has already been established through the conditional approval of application 18NP0026.

Condition 6 (scheme for seeding and maintenance of track and turning area)

Condition 6 requires the submission of a scheme for the seeding of the surface of the track and its maintenance thereafter in the interests of visual amenity and the landscape character of the area.

The NNPA Landscape & Forestry Officer mentions in their consultation response that they are happy with the method statement for the construction of the access track, the subsequent reseeding and maintenance work identified. The Officer considers that the timescales proposed are appropriate for the scheme. It is therefore considered that the work set out in the submission when implemented is sufficient to discharge Condition 6 of application 18NP0026.

It is therefore considered that proposed scheme accords with the requirements of Core Strategy policy 20 and the NPPF.



Recommendation & Conditions

The details submitted in respect of condition 6 18NP0026 are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

Drawing D7529.002 Received 18th June 2018.

Background Papers

Application file 18NP0026

	Signature	Date
Planning Officer	<i>J Smith</i>	19/06/19
Head of Development Management	<i>S. Buylle</i>	19/06/2019