

Reference No. 19NP0113

TOWN AND COUNTRY PLANNING ACT 1990

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

**Agent :**

Earle Hall  
Ridley House  
Ridley Avenue  
Blyth  
NE24 3BB

**Applicant :**

Mr J Swinney  
Field House, Stannersburn Village  
Stannersburn  
Hexham  
NE48 1DD

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

**Conversion of existing stone barn and timber barn to 1 no. two bedroom holiday let at Field House, Stannersburn, Hexham, Northumberland, NE48 1DD.**

as described in application reference **19NP0113** 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:

- Planning Application Form received 13th Dec 2019
- Lighting specification received 24th Jan 2020
- Proposed elevations received 13th Dec 2019
- Land ownership plan received 4th Feb 2020
- Existing and site plan received 13th Dec 2019
- Proposed sections received 13th Dec 2019
- Proposed floor plan received 13th Dec 2019
- Ruth Hadden Field House Ecology and Bat Report – Summer 2019 received 13th Dec 2019
- Roof plan and mitigation strategy received 13th Dec 2019
- Design and Access Statement received 13th Dec 2019
- Heritage Statement received 13th Dec 2019

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- Location plan received 13th Dec 2019
- Arc Environmental Phase 1 desktop study received 31st Jan 2020

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, 3, 5, 10, 14, 15, 17, 19, 20 and 25 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. Prior to the installation of the roofing and construction of extension to the holiday accommodation building hereby approved, samples and details of the following external facing materials shall be submitted to and approved in writing by the local planning authority:

- Natural slate roofing tile
- Timber cladding

The development shall be constructed in accordance with the approved details.

Reason: In order to preserve the visual appearance and amenity of the area, and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the National Planning Policy Framework (NPPF).

4. The development hereby approved 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 ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy. Furthermore local needs housing is not being provided as part of this development in accordance with Core Strategy policy 10.

5. Prior to the fixing of any external lighting associated with the development not already detailed within the hereby approved Lighting Specification received 24th Jan 2020, 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 180 of the NPPF.

6. The development hereby approved should be carried out in strict accordance with the 'Mitigation and compensation' section detailed in Section 2 A of the 'Ruth Hadden Field House Ecology and Bat Report – Summer 2019' and 'Roof plans and mitigation strategy – Drawing number 4615-5-2'. The development shall be carried out in accordance with the approved details.

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, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

7. The barn owl entrance located within the north eastern end of the barn shall remain clear of obstruction including but not limited to overhead cables, to allow for safe flight ingress and egress of barn owls from the aforementioned entrance.

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, the National Planning Policy Framework (NPPF) and the Conservation of Habitats and Species Regulations (as amended).

8. The development hereby permitted shall not be occupied until the holiday accommodation has been connected to the mains sewer in accordance with the submitted details.

Reason: To ensure that adequate measures to deal with foul drainage are in place before the development is occupied without the development creating a negative impact in terms of amenity or localised pollution, in accordance with Core Strategy policies 1 and 3 and the NPPF.

9. Prior to the commencement of the construction of the car parking and turning area hereby approved, the detached timber barn shall be demolished in accordance with the submitted details.

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

10. The development shall not be occupied until the car parking area indicated on the approved plans has been surfaced and marked out in parking bays. 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 policy 3 and the NPPF.

11. The development shall not be occupied until details of the vehicular access, which should be a Type A access, have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

### **Informative Notes:**

1. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the streetworks team on 0345 6006400 for Skips and Container licences.
2. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
3. Alterations to vehicle crossing point (improvement required - to be in accordance with NCC type A access) (S184) You should note that alterations to the existing vehicle crossing point are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)

### **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: **23 March 2020**



**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).