



## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	20NP0011
<b>Description / Site Address</b>	Approval of Details reserved by conditions no. 4 (landscaping) and no. 6 (fencing) of planning permission 19NP0034 - Installation of package treatment plant at Brown Rigg Caravan and Camping Park, Bellingham, Northumberland, NE48 2JY
<b>Expiry date of publicity / consultations</b>	18 February 2020
<b>Last date for decision</b>	27 March 2020

### Details of Proposal

The application is for the approval of details reserved by condition 4 and condition 6 attached to planning approval 19np0034, which granted conditional planning permission for the Installation of package treatment plant at Brown Rigg Caravan and Camping Park, Bellingham.

#### **Condition 4 (Landscaping Scheme)**

*Prior to the commencement of the installation of the package treatment plant hereby approved, details of a proposed landscaping scheme for the site including layout, species and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The landscaping measures shall be implemented in full accordance with the approved details in the first planting season following the approval of the details. 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 of the site and surrounding area, in accordance with Core Strategy policies 1 and 3 of the NPPF.*

#### **Condition 6 (Fencing)**

*Prior to first use of the package treatment plant hereby permitted details of the location, design and height of the boundary fencing shall be submitted to and agreed in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details.*

*Reason: In the interests of the amenity of the surrounding area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF.*

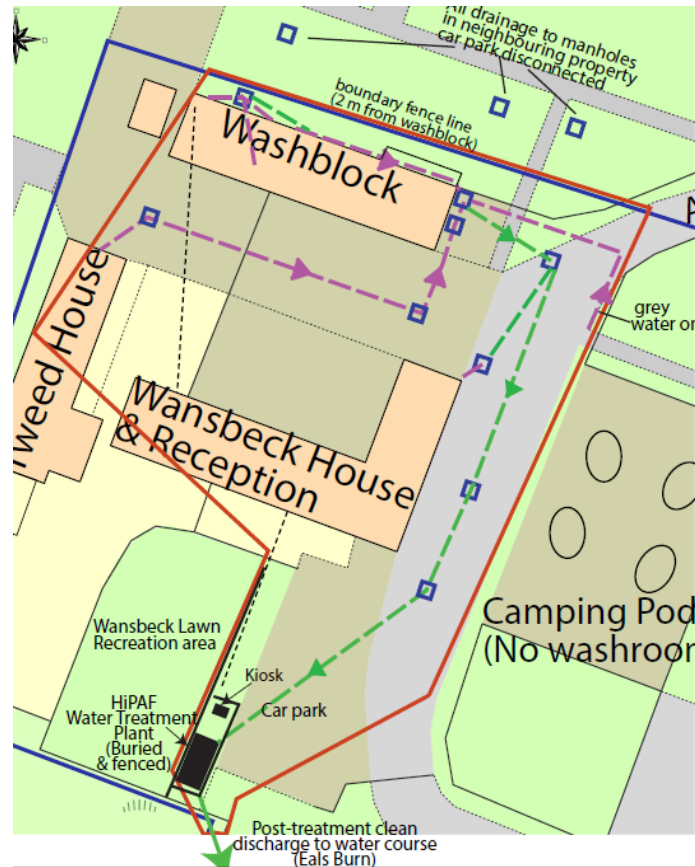


Figure 1 location of proposed treatment plant

## 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 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 20	<i>Landscape Quality and Character</i>



## **Northumberland National Park Local Plan 2017-2037 Publication Draft Plan (NNPLP)**

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy DM10	Habitats, Biodiversity and Geodiversity
Policy DM11	Landscape, Tranquility and Dark Night Skies

The NNPLP has been submitted to the Secretary of State for examination. We are awaiting comments from the Inspector as a result of the Hearing at the end of January 2020. As some policies within the NNPLP are currently untested, it is considered they can currently be afforded little weight. However, it is anticipated that Local Plan Policy DM11 will not be altered and is relevant to the current application, as such can be given more weight. It is however the view of the LPA that consideration of the policies within the NNPLP would not materially alter the assessment of the proposals as undertaken below.

Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan is the Northumberland National Park Core Strategy (2009) and the policies within the Core Strategy are considered to be in accordance with the NPPF and can therefore be given due weight.

### **Supplementary Planning Guidance**

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### **Relevant Planning History**

15NP0106 - Demolition of existing garage/store and construction of replacement with double carriage house, workshop and log store –Approved 5/1/15

17NP0021- Installation of land drain and landscaping works (retrospective) – Approved 4/4/17

19NP0034 – Installation of package treatment plant – Approved 20/6/19

19NP0102 – Demolition of existing entrance porch and construction of a single storey side extension to form two bedrooms and main entrance – approved 13/12/19

### **Consultation/Representations**

**NNPA Ecologist** – no objections



**NNPA Landscape and Forestry Officer – No objections**

**Assessment**

The key material planning considerations relating to the conditions are discussed below. The principle of the development has already been established through the conditional approval of application 19NP0034.

**Condition 4** requires the submission of a landscaping scheme for the site including layout, species and maintenance in order to preserve the amenity of the site and surrounding area.

It is proposed to screen and enclose the approved package treatment plant (PTP) from all sides with a 1.22m high, wooden post and rail fence with mix of hedge species planted at 50cm intervals on its outer perimeter. The approved kiosk would be surrounded with similar planting. Two Red Cedar would be planted to the south of the PTP. Immediately surrounding the PTP would be a border of concrete which would be gravelled. The scheme includes a maintenance schedule which is considered appropriate for the level of planting proposed.

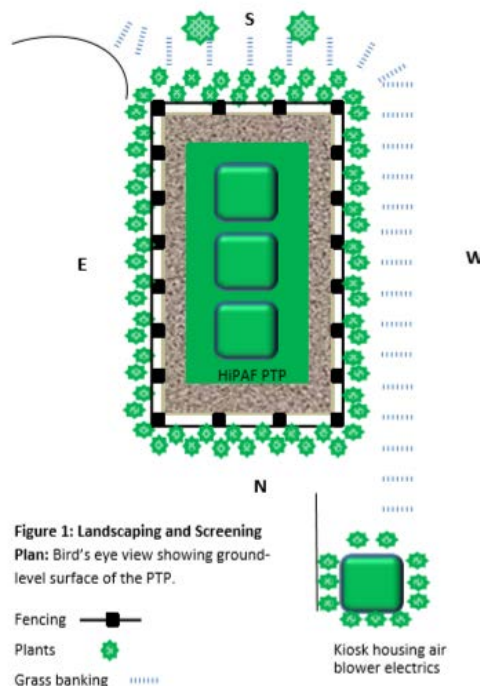


Fig 2 Landscaping details

The Park's Ecologist and Landscape and Forestry Officer were consulted on the application who confirmed that they have no objections to the scheme. Although the Ecologist did



suggest that there are more appropriate species, they were happy with the applicant's choice of planting.

Taking into account the above details it is considered that the scheme accords with the requirements of Core Strategy policy 1 and 3, policy DM11 of the emerging NNPLP and the NPPF.

**Condition 6** requires the submission of details of the location, design and height of the boundary fencing in order to preserve the amenity of the site and surrounding area.

As previously mentioned in the report, it is proposed to screen the approved package treatment plant (PTP) from all sides with a 1.22m high, wooden post and rail fence. The fence would then be screened by planting in intervals of 50cm. It is anticipated therefore that the fence would eventually become screened from view. The fence is considered to be appropriately designed for its purpose and location. As mentioned above, the Park's Landscape and Forestry Officer was consulted on the application who has no objections to the scheme.

Taking into account the above details it is considered that the scheme accords with the requirements of Core Strategy policy 1 and 3, policy DM11 of the emerging NNPLP and the NPPF.

### **Recommendation & Conditions**

The details submitted in respect of condition 4 and 6 of 19NP0034 are **approved**, subject to implementation of the scheme in accordance with the documents and plans below.

- Application form received 31<sup>st</sup> January 2020
- Proposed landscaping and fencing scheme received 31<sup>st</sup> January 2020

### **Background Papers**

19NP0034

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	JSmith	3/3/2020
<b>Head of Development Management</b>	S Buylla	04/03/20