



DELEGATED DECISION REPORT

Application Reference Number	20NP0033
Description / Site Address	Approval of details reserved by Installation of 1no. 16m Heli Pole, 1no. Blenheim Cabinet, 1no. meter cabinet, 1no. generator and associated works at Skirl Naked Bungalow Field, Middleton, Wooler, Northumberland, NE71 6RE. at Skirl Naked Bungalow Field, Middleton, Wooler, NE71 6RE
Last date for decision	11 August 2020

Details of Proposal

This application provides information required by condition 4 of planning approval 20NP0022 under which planning permission was granted for the Installation of 1no. 16m Hel Pole, 1no. Blenheim Cabinet, 1no. meter cabinet, 1no. generator and associated works at Skirl Naked Bungalow Field, Middleton, Wooler, Northumberland, NE71 6RE

Details have been submitted in order to discharge the following condition of the permission:

- Condition 4 (track seeding and maintenance)

No publicity has been undertaken as the application is for discharge of conditions.

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 5	<i>General Location of New Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>



Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 28	<i>Utilities and Infrastructure</i>

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

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM1	<i>Community Facilities and Infrastructure</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>

Supplementary Planning Guidance

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

Relevant Planning History

20NP0022 Installation of 1no. 16m Heli Pole, 1no. Blenheim Cabinet, 1no. meter cabinet, 1no. generator and associated works. *Planning permission conditionally granted 18th May 2020;*

Consultation/Representations

NNPA Landscape and Forestry Officer: No objection

NNPA Ecologist: No objection

Assessment

The principle of the development has already been established as acceptable under application 20NP0022. The subject for assessment here is therefore the acceptability of the proposed track seeding and maintenance scheme, as required by condition 4 of planning approval 20NP0022. The full text of condition 4 read as follows:

Prior to the first operation of the mast hereby approved, a scheme for the seeding of the surface of the upgraded 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, emerging policy DM11 and the NPPF.*

In order to discharge the condition, the applicant has advised that the access track will be seeded using the Emorsgate Old Fashioned Grazing Mixture or similar and that maintenance will be undertaken in accordance with the manufacturer's recommendations. The applicant has confirmed that the track will be re-sown after two years if the mix has failed to successfully establish. The NNPA Landscape and Forestry Officer and Ecologist have been consulted on the proposals. Having considered the information provided, both have confirmed that they consider the proposed management and maintenance measures to be acceptable and have raised no objection.

It is therefore considered that the proposed track seeding and maintenance plan is acceptable. The proposals are in accordance with the requirement of Core Strategy policy 20, emerging policy DM11 and the NPPF and Condition 4 can be discharged.

Recommendation

The details submitted in respect of condition 4 of 20NP0022 are **approved**, subject to implementation of the scheme in accordance with the documents listed below.

- Application Form received 27th May 2020;
- E-mail from applicant received 16/06/2020 09:34 detailing seed mix and proposed management and maintenance measures;

Background Papers

Application Files 20NP0033 & 20NP0022

	Signature	Date
Planning Officer	C Godfrey	9th July 2020
Head of Development Management	<i>Susannah Buylla</i>	9 th July 2020