



DELEGATED DECISION REPORT

Application Reference Number	21NP0057CO
Description / Site Address	Conversion and extension of an agricultural building into a microbrewery and eatery; temporary hot drink takeaway container at Elishaw Farm, Elishaw Moor, Otterburn, Newcastle Upon Tyne, Northumberland, NE19 1JH
Last date for decision	5 August 2021

Details of Proposal

This application relates to a planning application which has been made to Northumberland County Council (21/02639/FUL). Northumberland National Park Authority has been consulted on the proposal as the neighbouring Local Planning Authority.

This application is seeking approval for the conversion and extension of an agricultural building into a microbrewery and eatery and the construction of a temporary hot drink takeaway container.

The application site currently consists of a mixture of both agricultural buildings alongside existing holiday let accommodation. The site is located to the south of the A68 and directly to the west of the A696 at the junction where both roads meet. The National Park boundary runs directly to the north of the site following the lines of both the A68 and A696.

An existing application to convert an existing barn for the purpose of holiday accommodation is currently pending consideration from Northumberland County Council.

The proposed conversion would be located 20m from the National Park boundary at its closest point.



Figure 1: Site Location showing National Park boundary to the north and west of the site.



Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance

Local Policies

Northumberland National Park Local Plan (2017-2037)

Relevant Planning History

N/A

Consultation/Representations

None undertaken as part of this application

Assessment

The principle of development is to be considered by Northumberland County Council as the responsible Planning Authority. In the context of this report, Northumberland National Park Authority is providing a view as a consultee as to whether the proposed development would detrimentally impact upon the Park's landscape character, views into and out of the park, and any impacts upon the Park's tranquility, cultural heritage, biodiversity and geodiversity.

The proposed agricultural conversion would be located to the west of the application site. The buildings would therefore be clearly visible from the National Park boundary located on the opposite side of the 'A68'. As can be seen in Figure 2, there is an existing tree line which acts as a visual buffer between the application site and the National Park boundary.

The National Park Authority's spatial strategy would constitute the location of this development as 'Open Countryside'. A development of this kind, (hot food takeaway, café) would not be considered appropriate within an open countryside location. However, as a neighbouring authority, the main consideration of this assessment is solely to assess any harm to the special qualities of the National Park.



Figure 2: The view of the agricultural building when considered from the west

The Design & Access Statement, submitted alongside the application explains that the proposal has been developed to maintain the form and openings of the existing agricultural buildings. The proposal offers little in the way when considering new buildings. A temporary takeaway hut would be constructed to the west of the site. This would be the closest area of development to the National Park boundary. As the hut would be constructed from a standard shipping container, the authority would consider this inappropriate due to its close proximity to a protected landscape. Higher quality materials such as timber would be considered more appropriate than a standard shipping container as they present a degree of permanence.



Figure 3: Proposed Barn Conversion

The proposed materials of the brewery/building would be dark timber cladding with light timber surrounds. These contemporary materials are dark in nature and would ensure the proposal would not be considered visually prominent when considered from the boundary of the National Park. The northern element of the existing barn is constructed in lightweight materials which are considered poor quality and therefore the alteration of this building would not give rise to any material impacts in terms of design.

In terms of landscaping, a new gravel parking area and tarmac parking area would be constructed to accommodate visitors arriving from the nearby classified roads. A decking area with outside seating would also be constructed as can be seen in Figure 3. A timber louvre feature element would be constructed to provide shelter for those using the outdoor area. The provision of such landscaping would not raise any concerns when considered from the National Park boundary.

Given the development's existing situation within a complex of existing agricultural buildings and the fact that the building would retain the majority of its existing architectural features, it is considered that the proposal would not result in any material impacts to the special qualities of the National Park.

There are no heritage features within the immediate vicinity of the application site which would be adversely affected by the proposals.

No detail of any external lighting which may be installed as part of the barn conversion has been provided. As the building is in close proximity to the Dark Sky Park, a condition requiring any new



external lighting to serve the agricultural barn to be first approved by the LPA is considered reasonable in this instance due to the scale of the building and the various entrance points.

Recommendation & Conditions

Taking into account the above, comments have been made on the proposal's nature, specifically relating to the open countryside location and the inappropriate materials of the proposed storage container for a hot food takeaway. However, it is recommended that **no objections are raised** subject to the following condition requiring any new external lighting to be first approved by the Local Planning Authority.

1. *Prior to the fixing of any external lighting required in association with the proposal, details of the external lighting shall be submitted to and agreed in writing by 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 thereafter, unless removed entirely.

Reason: *In order to ensure that there is no harmful effect upon the tranquility and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 185 of the NPPF.*

Background Papers

Application File 21/02639/FUL

	Signature	Date
Planning Officer	A Ewart	23.07.2021
Head of Planning & Policy	<i>Susannah Buylla</i>	02/08/2021