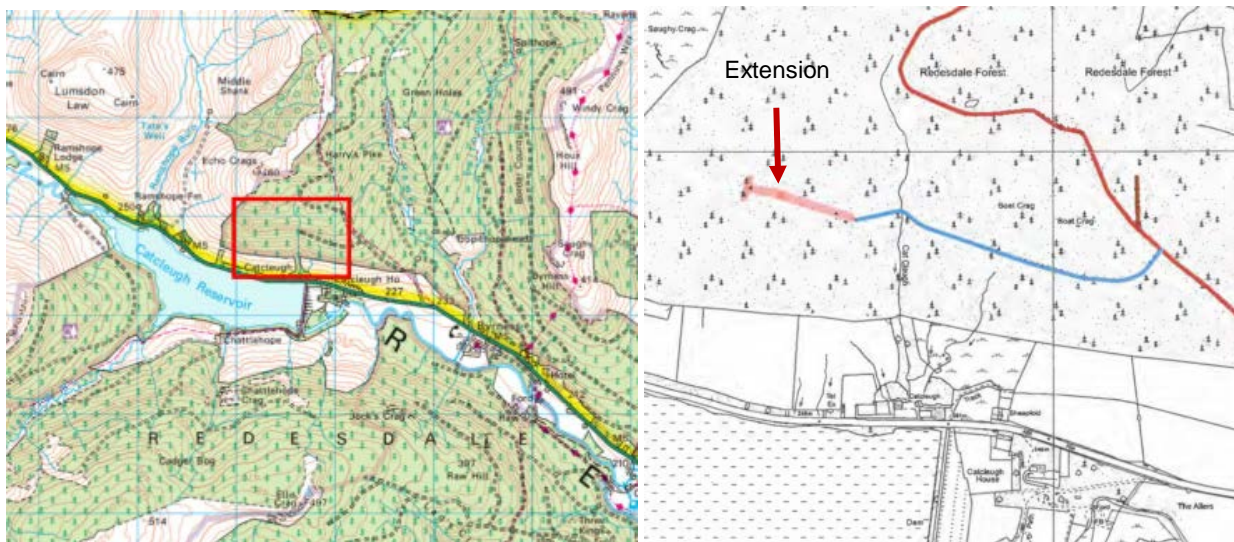


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0045
<b>Description / Site Address</b>	Application for prior notification - Construction of extension to existing forestry road by 300 metres at Land north of A69, Catcleugh, Otterburn, Northumberland, NE19 1TX
<b>Expiry date of publicity / consultations</b>	28 May 2019
<b>Last date for decision</b>	11 June 2019

**Details of Proposal**

This application has been submitted in order to determine whether prior approval is required from the Local Planning Authority for the proposed construction of a 300m extension to an existing forestry road within Redesdale Forest at Catcleugh, to the north of the A69. The proposed works are located within an existing forestry compartment, approximately 400m to the north of Catcleugh. This request is made to the Local Planning Authority under Part 6 Class E 'Forestry Developments' of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).



**Figure 1: Site Location**

The proposed extension to the forestry road would total 300m in length and would incorporate a turning point at the westerly end. The road would have a width of 3.5m. It would be constructed from a 600mm sandstone subbase topped with 100mm of grey whinstone. The application form indicates that the road would be built to forestry standards and used purely for forestry purposes.



## **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 20	<i>Landscape Quality and Character</i>
Policy 22	<i>Trees, Woodlands and Forests</i>

### **Relevant Planning History**

No relevant planning history

### **Consultation/Representations**

**NNPA Landscape and Forestry Officer: No response**

### **Assessment**

The issues to be taken into consideration in the assessment of this application are:

- The principle of the development; and
- The siting and means of construction of the private way

#### **The principle of the development**

The formation, alteration or maintenance of private ways for the purposes of forestry can be undertaken under permitted development rights set out within Part 6 of the 2015 GPDO, provided that the works are reasonably necessary for the purposes of forestry, and meet with further criteria set out within legislation. Where these criteria are met, the Local Planning Authority can only assess whether prior approval is required to assess the siting and means of construction of the private way.

The proposed road would be undertaken on land used for the purposes of forestry and would be reasonably necessary for those purposes, and would not fall within 25 metres of the metalled portion of a trunk road or classified road. Based on the information made available to the Local



Planning Authority it is therefore considered that the requirements set out within Part 6 of the 2015 GPDO have been met. The principle of the development is therefore deemed to be acceptable.

### **The siting and means of construction of the private way**

The proposed development comprises a 300m extension to an existing forest road. The extension is located within an existing forest compartment and would involve the formation of a 3.5m wide road on a sandstone subbase with a 100mm whinstone topping layer. Given the location of the road within an existing forestry compartment it is considered that any impact on local landscape character outside of the immediate setting would be minimal. It is therefore considered that proposed tracks would not have a significant impact upon the landscape or views of this part of the National Park, in accordance with Core Strategy policy 20.

It is also considered that the proposed means of construction is acceptable given the proposed forestry end use. The proposals fall within the buffer zone for consultation with the Eskdalemuir Seismic Recording Station. However, given the nature of the proposals it is not considered that consultation would be required or that the location within the buffer zone would necessitate the provision of any further detail from the applicant.

On the basis of the above, it is considered that both the principle of the development and the siting, design and location of the private way would be acceptable and the submission of further details is not required.

### **Recommendation & Conditions**

In light of the assessment detailed above, it is considered that **prior approval is NOT required.**

### **Background Papers**

Application File 19NP0045  
EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<b><u>C Godfrey</u></b>	<b><u>10/06/2019</u></b>
<b>Head of Development Management</b>	<b><u>S Buylla</u></b>	<b><u>10/06/2019</u></b>