

Reference No. 19NP0058

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Mr Julian Thompson
Office 2 Station House
Station Yard
Bellingham
Hexham
Northumberland
NE48 2DG

Applicant :

Mr David Sinclair
High Stokoe Farm
Falstone
Hexham
Northumberland
NE48 1AG

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

Proposed conversion of existing barn and byre to form 2no. holiday units at High Stokoe Farm, Falstone, Hexham, Northumberland, NE48 1AG.

as described in application reference **19NP0058** 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 11th June 2019;
- Location Plan 19HSF (LO) 01, received 11th June 2019;
- Existing Ground Floor and Roof Plans, 19HSF (EX) 01-04, received 11th June 2019;
- Existing and Proposed Site Plans, 19HSF (EW) 01-02, received 11th June 2019;
- Existing Elevations 19HSF (EX) 21-24, received 11th June 2019;
- Existing and Proposed Typical Section, 19HSF (SE) A-A, received 11th June 2019;

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- Proposed Ground Floor and First Floor Plans, 19HSF (GA) 01-02, received 13th June 2019;
- Proposed Ground Floors and First Floor Roof Plans, 19HSF (GA) 01-02 received 11th June 2019;
- Proposed Elevations, 19HSF(GA) 21-24, received 11th June 2019
- Proposed Roof Plan 19HSF (GA) 04 received 11th June 2019;
- Proposed Roof Plan 19HSF (GA) 04 Bat Mitigation received 13th June 2019;
- Bat Survey High Stokoe Farm Barns, March 2019 Final, E3 Ecology Ltd., received 11th June 2019;
- Graft Wastewater Treatment System One2Clean Product Specification received 11th June 2019;
- Clearline Fusion Roof Integrated Solar PV Product Specification received 11th June 2019;
- Contamination Assessment Screening Assessment Form 11th June 2019;
- Structural Appraisal Report received 11th June 2019;
- Design and Access Statement received 11th June 2019;
- Foul Drainage Assessment Form received 19th June 2019;
- E-mail dated 9th July 2019 providing revised lighting specification

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, 7, 9,10, 14, 15, 17, 19, 20, 21 and 25 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. Notwithstanding the details contained within the Design and Access Statement and Dwg 19HSF (EW) 01-02, the proposed lighting shall be Eterna 1.8W LED Slim Eyelid Bricklight units as detailed in the e-mail of 9th July 2019. Prior to the fixing of any additional or amended lighting other than the Eterna 1.8W LED Slim Eyelid Bricklight units hereby approved, 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 tranquility 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.

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, and because local needs housing is not being provided as part of this development as would otherwise be required for proposals for residential development, in accordance with Core Strategy policy 10.

5. Prior to first occupation, the holiday units shall be connected to the package treatment plant hereby approved and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Core Strategy policy 28 and the NPPF.

6. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed in Section H of 'Bat Survey High Stokoe Farm Barns, March 2019 Final, E3 Ecology Ltd' and Drawing 19HSF (GA) 04 (received 13th June 2019) in particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Timing restrictions;
- Working methods;
- Provision of external and internal crevice roost site;
- Monitoring

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 development shall not be occupied until the car parking area has been implemented in accordance with the approved plans. 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.

Informative Notes :

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - (b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Container licences.
5. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

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 July 2019**



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).