

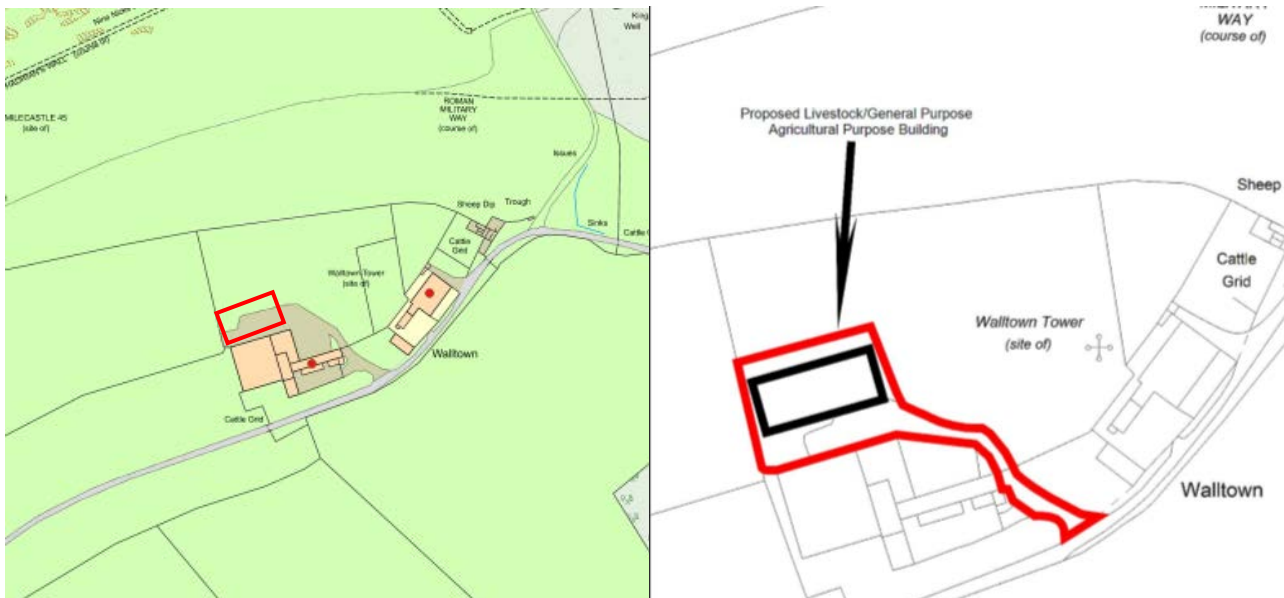
**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0064
<b>Description / Site Address</b>	Construction of an agricultural building at Walltown Farm, Greenhead, Brampton, Northumberland, CA8 7JD
<b>Expiry date of publicity / consultations</b>	4 September 2019
<b>Last date for decision</b>	7 October 2019

**Details of Proposal**

This application seeks approval for the erection of an agricultural building at Walltown Farm, approximately 1km to the east of Walltown Quarry Country Park and over 1km to the north of the Military Road (B6318), within the Hadrian's Wall World Heritage Site.

The agricultural building would be located just to the north of the farmstead and in close proximity to an existing agricultural building of similar design. The building would have a footprint of 32.0m x 12.19m (plus an additional 1.52m overhang at the eaves) with an eaves height of 4.57m and ridge height of 6.57m. It would be constructed from grey pre-cast concrete panels with Yorkshire Board timber cladding above, the southern elevation being left open to provide access. The roof would be constructed from fibre cement sheeting. It is indicated that the building would be used for general purposes, including the housing of livestock.



**Figure 1:** Site Location

As part of planning approval 17NP0097 at Walltown Farm for the conversion of a traditional farm building to tourist accommodation, the landlord of the property is to demolish a 'defunct' modern agricultural building which is currently used by the applicant. The applicant therefore requires a



functional replacement for livestock as well as general agricultural storage. Access to the building would be via the existing field gate which also serves the existing agricultural building.

Planning permission was granted for a similar agricultural building on the site under application reference 18NP0062. However, a new application has been submitted as the building now proposed has a different footprint, orientation and falls partially outside of the red-line boundary of the previous application.

### **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 14	<i>A Sustainable Local Economy</i>
Policy 15	<i>Sustainable Tourism &amp; Recreation Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>

#### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

#### **Relevant Planning History**

**18NP0105** Approval of details reserved by condition nos. 11, 12 and 13 (materials) of planning permission 18NP0066 - Change of use of existing building to visitor accommodation, new single storey extension to link two buildings together and minor changes to approved conversion of adjacent building. *Approved 04/12/2018*



- 18NP0066** Change of Use of existing building to visitor accommodation, new single storey extension to link two buildings together and minor changes to approved conversion of adjacent building. *Planning permission conditionally granted 20/09/2018*
- 18NP0062** Construction of an agricultural building. *Planning permission conditionally granted 06/09/2018.*
- 17NP0097** Demolition of modern buildings. Change of Use of existing building to visitor accommodation including internal and external alterations. *Planning permission conditionally granted 19/10/2017.*
- 98NP0076** Construction of steel portal-framed cattle building. *Planning permission conditionally granted 14/04/1999*

### **Consultation/Representations**

**Greenhead Parish Council: No objection;**

**NCC Highways: No objection:** subject to a condition and informatives;

**Historic England: No objection:** The farm complex at Walltown is an area with a high archaeological sensitivity because of its proximity to the line of Hadrian's Wall. This UNESCO World Heritage Site and scheduled monument is the best preserved and most complex of the frontiers of the Roman Empire, one of the world's great pre-industrial civilisations.

The application site does lie in the likely Roman military zone, however, it is likely to be located just too far south of the Wall itself to directly impact on archaeological remains associated with it. In this case we do not believe it would be justified, as might be the case on some sites close to Hadrian's Wall, to ask the applicant to commission pre-determination archaeological works (as discussed in paragraph 189 of the NPPF).

We do not believe that the visibility of this development would amount to harm to the setting of Hadrian's Wall in NPPF terms. The tests set out in the NPPF for development which would cause harm to the setting of designated heritage assets like Hadrian's Wall (paragraphs 194-196).

Historic England has no objection to the application on heritage grounds.

**NNPA Historic Environment Officer: No objection**

**NNPA Ecologist: No objection**

The application has been advertised by means of a site notice displayed on 13<sup>th</sup> August 2019 and a neighbour notification letter. No representations have been received in response.

### **Assessment**



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

- The principle of the development;
- Design and amenity;
- Impact upon national park special qualities and
- Highway safety considerations
- Other

### **The Principle of the Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

The application site is located within the open countryside whereby Core Strategy 5 policy limits development to the re-use of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. In this instance the proposals relate to the provision of an agricultural shed within an existing farmstead, which, as assessed below, would not result in harm to the special qualities of the National Park. In this regard it is considered that the proposed development would accord with the aims and objectives of Core Strategy policy 5 and the NPPF.

Core Strategy Policy 21 is supportive of proposals which enable farmers and farming to '*become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices*'. Policy 14 states that the National Park Authority will support proposals which enable '*the expansion of existing employment uses particularly tourism, recreation, farming and other types of diversification which do not negatively impact on the special qualities of the National Park but do not them*'.

As the proposals relate to the provision of an agricultural building within an existing farmstead for which there is an identified need, the proposals are considered to be in accord with the requirements of Core Strategy policies 14 and 21 in this respect.

### **Design and Amenity**

Core Strategy policy 3 seeks to ensure that new development is sympathetic to its setting both in terms of choice of materials and its relationship with existing buildings. The building would be constructed from grey pre-cast concrete panels with Yorkshire Board timber cladding and a fibre cement sheet roof. The building would be of similar design to the existing agricultural building located just to the south. It is considered that the design, scale and choice of materials are appropriate to the buildings setting within an existing farmstead. The proposals are therefore considered to accord with the requirements of policy 3 in this regard.



Policy 3 also seeks to ensure that residential amenity is not adversely affected. In this regard, the building would, at its closest point, be approximately 25m from the tourist accommodation approved under application reference 17NP0097. Given the distances involved and as the layout of the site means the proposed building would be partly screened from the tourist accommodation by the existing agricultural building, it is considered that any direct impact on the occupiers of the tourist accommodation – i.e. though overshadowing or loss of light - over and above that associated with the existing arrangements would be minimal and insufficient to warrant refusal of the application. In addition, as the tourist accommodation is located within a working farm where livestock is already housed in close proximity, it is considered that any additional impact from noise or smell over and above the existing arrangements would also be insufficient to warrant refusal.



**Figure 2:** View towards the proposed location of the building from the east

The building would be accessed via the farm track to the south-east which passes in close proximity to the tourist accommodation. However, this track is already used to access the existing agricultural building and field and the applicant has advised that the proposals are not expected to generate any additional vehicle movements. As such, it is considered that the proposals would lead to minimal additional noise or visual disturbance of the occupiers of the tourist accommodation. The proposals are therefore considered to accord with the requirements of policy 3 in this regard.

### **Impact upon National Park special qualities**

#### *Cultural Heritage*

The proposed agricultural building would be located within the Hadrian's Wall World Heritage Site and just to the south of part of the Hadrian's Wall Scheduled Ancient Monument (SAM). As such, Historic England and the NNPA Historic Environment Officer have been consulted on the proposals.

Historic England advised that the applicant had been in touch with regard to the previous application at the pre-application stage but, for the sake of accuracy and contrary to the Design and



Access Statement, advised that they had not been in touch with regard to the current iteration. Historic England noted that the farm complex at Walltown is an area with a high archaeological sensitivity because of its proximity to the line of Hadrian's Wall. This UNESCO World Heritage Site and scheduled monument is the best preserved and most complex of the frontiers of the Roman Empire, one of the world's great pre-industrial civilisations.

However, having considered the details of the application, Historic England consider that although the application site does lie in the likely Roman military zone, between the Wall to the north and the major ditch system known as the Hadrian's Wall Vallum to the south, it is likely to be located just too far south of the Wall itself to directly impact on archaeological remains associated with it. As such, Historic England do consider that it would be justified, as might be the case on some sites close to Hadrian's Wall, to ask the applicant to commission pre-determination archaeological works.

With reference to the setting of the Roman frontier, although clearly visible from the line of Hadrian's Wall, any new agricultural building will be visually quite closely integrated into the existing complex of farm buildings at Walltown. The proposed development lies on low ground below the level of the Wall on the crags to its north. Historic England does not consider the development would interrupt any Roman visual communication lines, which might have occurred if it blocked views between one of the Wall's milecastles and a signal station. As such, Historic England does not believe that the visibility of this development would amount to harm to the setting of Hadrian's Wall and raise no objection to the development as proposed.

The NNPA Historic Environment Officer was also consulted on the proposals and similarly raised no objection. As such, it is considered that the proposals accord with the requirements of Core Strategy policy 18.

### Biodiversity

As the proposal is in close proximity to the Allolea to Walltown Site of Special Scientific Interest (SSSI), the NNPA ecologist has been consulted on the proposals. In considering application 18NP0062, the Ecologist advised that the field where it was proposed to locate the building appeared to be of low ecological value. It was also noted that while the site was close to areas of whin grassland (including the SSSI) and also areas of importance for waxcaps, as the site was down slope from these areas, an ecological survey or mitigation was not considered necessary given the low ecological value of the habitat to be directly impacted. Having considered the revised location of the building proposed under the current application, the Ecologist has reiterated these comments. It is therefore considered that any impact on biodiversity would be minimal and the proposals are therefore considered to accord with the requirements of Core Strategy policy 17.

### Landscape

The proposed building is in a sensitive location within the Hadrian's Wall World Heritage Site and close to the Hadrian's Wall National Trail and the Pennine Way (both are located approximately 150m to the north). The proposal would result in development on the farm extending further north and closer to the trails, albeit only by a distance of approximately 18m.



While the proposals would extend the developed footprint of the farm towards the Trails, the proposed building is well related to the existing farmstead. As such, it is considered that any impact to the visual amenity of users of the Trails would be minimal as there would be well in excess of 100m between the building and the rights of way and the building would be viewed against the backdrop of the existing complex of farm buildings. When approaching the buildings from the access road to the west, the building would again be viewed as part of the farm complex. Additionally, the topography of the site – with the land higher to the west of the proposed building - would provide a degree of natural screening, reducing the visibility of the building on this approach. As the proposed building is considered to be well related to the existing farmstead and appropriate to its agricultural setting, the LPA are satisfied that any visual impacts arising as a result of the proposals can be accommodated without the need for further landscaping.

On the basis of the above, it is considered that any impact on landscape character or visual amenity would be minimal and insufficient to warrant the refusal of the application. The proposals are therefore considered to accord with the requirements of Core Strategy policy 20.

### Tranquility

While the submitted plans do not indicate that there would be any additional lighting required as part of the proposal, as the site is within the Dark Sky Park, it is considered appropriate to attach a condition to restrict the installation of any external lighting required in association with the proposed development without approval first being sought from the Authority. Subject to a suitably worded condition, it is considered that the proposals would accord with the requirements of Core Strategy Policy 19.

### **Highway Issues**

The proposals involve the provision of a new general purpose agricultural building on an area already used for the external storage of farm equipment and materials. The Design and Access Statement states that the proposals will not increase the volume of traffic on the local highway network. NCC Highways have been consulted and confirmed that they have no objection but advised that a condition should be attached requiring details of a car parking area to be submitted and approved by the LPA prior to the occupation of the building. As the proposals relate to a new agricultural building on an area already used for agricultural storage and as it is not anticipated that the building will generate any additional traffic or parking requirements, it is not considered that the imposition of such a condition would be either necessary or reasonable. Highways did not request a similar condition in relation to the previous application (18NP0062) which involved the construction of a slightly larger building. Highways have also requested informatives advising the applicant not to store materials / equipment or deposit mud / debris / rubbish on the highway and these have been attached.

It is not considered that the proposals will have any impact on the local rights of way network. As such, subject to appropriate informatives as detailed above, the proposals are considered to accord with the requirements of Core Strategy policy 3 in this regard.



## **Other**

The applicant has advised that the building will not be connected to the existing foul sewage network. The deep litter method will be employed for livestock bedding with waste collected and spread on the land in accordance with relevant regulations.

## **Recommendation & Conditions**

Grant conditional permission 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:

- Application form, received 8<sup>th</sup> August 2019;
- Site Plan received 8<sup>th</sup> August 2019;
- Location Plan received 8<sup>th</sup> August 2019;
- Proposed Livestock / General Purposed Agricultural Building Elevations and Roof Plan received 8<sup>th</sup> August 2019;
- Design and Access Statement received 12<sup>th</sup> August 2019;

**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, 14, 15, 17, 18, 19, 20 and 21 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. Prior to the fixing of any external lighting associated with the development 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 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. 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.
4. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

### **Background Papers**

Application File 19NP0064  
EIA Screening Report



	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	<u><b>C Godfrey</b></u>	<u><b>23/09/2019</b></u>
<b>Head of Development Management</b>	<u><b>S Buylla</b></u>	<u><b>23/09/2019</b></u>