



DELEGATED DECISION REPORT

Application Reference Number	19NP0066
Description / Site Address	Approval of details reserved by condition 4no. (external lighting) of planning permission 18NP0033 - Construction of 3no. wooden cabins to provide short term overflow accommodation for visitors at Greenhaugh Hall, Greenhaugh, Hexham, Northumberland, NE48 1PP
Last date for decision	3 September 2019

Details of Proposal

This application provides information required by condition 4 of planning approval 18NP0033 under which planning permission was granted for the Construction of 3no wooden cabins to provide short term overflow accommodation for visitors at Greenhaugh Hall Buddhist Retreat, Greenhaugh, Northumberland, NE48 1PP.



Figure 1: Site Location

Condition 4 requires the submission of full details of any external lighting proposed as part of the development, the full text reading as follows:

Prior to the fixing of any external lighting associated with the development, 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 125 of the NPPF.*

The information submitted in support of the application shows the provision of two lights under the entrance canopy of each cabin. The first light is a standard downlight with an output of 200 lumens and colour temperature of 6500k. The light would be on an individual PIR motion sensor. The second light would be an emergency light of standard bulkhead design with an output of 220 lumens. This light would only come on in an emergency linked to the smoke and alarm system.

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 19	<i>Tranquillity</i>

Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

18NP0033 Construction of 3no wooden cabins to provide short term overflow accommodation for visitors. *Planning permission conditionally granted 29/05/2018;*



- 17NP0056** Change of use and conversion of existing coach house to accommodation for use by retreat guests, and temple. *Planning permission conditionally granted 16/08/2017*
- 16NP0079** Installation of a package waste water treatment plant. *Planning permission conditionally granted 14/10/2016*
- 16NP0045** Approval of details reserved by condition 3 of planning permission 14NP0056 Change of use from single dwelling to a Buddhist retreat centre. *Planning permission granted 24/05/2016*
- 15NP0017** Erection of 2 No. poly tunnels within walled garden. *Planning permission conditionally granted 30/04/2015*
- 14NP0101** Installation of 2 No. external flues and engineering works to serve biomass pellet boilers installed within existing storage building *Planning permission conditionally granted 14/01/2015*
- 14NP0056** Change of use from single dwelling to a Buddhist Retreat Centre (including Place of Worship) *Planning permission conditionally granted 01/09/2015*
- 81NP0028** Use of dining room as restaurant *Planning permission conditionally granted 25/09/1981*
- 80NP0033** Change of use from private dwelling to guest house *Planning permission conditionally granted 25/11/1980*

Consultation/Representations

No consultations undertaken.

Assessment

The principle of the development has already been established as acceptable under application 18NP0033. The subject for assessment here is the acceptability of the details of the proposed external lighting to be used, as required by condition 4 of 18NP0033.

The proposed lights would be located under the entrance canopy of each cabin, preventing any upward light spill. The emergency light would be installed so as to only come on in an emergency linked to the fire and smoke alarm systems. The standard light would be PIR motion controlled with an output of 200 lumens and colour temperature of 6500k. The NNPA Visitor Development Officer has been informally consulted on the proposals due to his expertise in matters relating to Dark Skies. Having considered the submitted information, the Officer has confirmed that on the basis of the proposed lumen levels, the location (under a canopy) and nature of the proposed lighting (only



being used in an emergency / motion controlled), he has no objections or concerns as the proposals would have no undue effect on the Dark Sky Park.

On the basis of the above, it is considered that proposed lighting scheme is compliant with recommendations made in the '*Lighting Master Plan for the Northumberland International Dark Sky Park*' and will have no detrimental impact on the International Dark Sky Park. It is therefore recommended that condition 4 of 18NP0033 be discharged.

Recommendation & Conditions

It is recommended that condition 4 of 18NP0033 should be discharged, subject to implementation in accordance with the following documents:-

- Application form received 1st July 2019;
- Photographs of lights in-situ received 1st July 2019;
- Land of Joy, External Lighting Statement received 1st July 2019;
- Side and rear elevations received 1st July 2019;
- Overflow Accommodation Cabins at Land of Joy NE48 1PP, received 1st July 2019.

Background Papers

Application Files 18NP0033 & 19NP0066

	Signature	Date
Planning Officer	<u>C Godfrey</u>	<u>13/08/2019</u>
Head of Development Management	<u>S Buyla</u>	<u>13/08/2019</u>