



DELEGATED DECISION REPORT

Application Reference Number	19NP0067CO
Description / Site Address	Conversion of existing farm buildings into one dwelling, four holiday cottages and stables at Land at North East of Yearle, Wooler, Northumberland
Expiry date of publicity / consultations	N/A
Last date for decision	2 August 2019

Details of Proposal



Figure 1: site shown in context with Park boundary

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

The proposal seeks approval for the conversion of the existing farm buildings into one dwelling, four holiday cottages, stables and observatory. The application site known as Yearle Steadings is a farmstead within the northern part of Yearle, a small village approximately 2 miles south of Wooler.

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)

Relevant Planning History

No relevant planning history for this site.

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 tranquillity, biodiversity, geodiversity, and cultural heritage.

The site lies to the northern part of the village, 8m north of the Park's boundary. The boundary is formed by a road running through the middle of the village, east-west. The road is lined with mature trees and beyond this into the park lie steep hills making the farm difficult to view from anywhere within the park other than from within the village itself. Immediately adjacent to the site, within the park, are located a number of dwellings which form the southern part of the village. To the east are woodlands and further dwellings.



Figure 2: existing layout



Figure 3: proposed layout

The scheme proposes the conversion of the existing farm buildings into a dwelling, four holiday cottages, stables and an observatory. The proposal would see the retention of the original pre-1860 farm buildings with the more modern barn and dog shelter altered to be more in keeping with the main farm buildings. A barn located within the central courtyard, added to the farm post-1860 would be removed. Excluding the proposed demolition of the centrally located barn, the footprint of the farm would remain unchanged.

Given the general footprint of the proposal would remain unchanged, the nature of the proposal within an established settlement and abundant natural screening, it is not considered that the proposal would have a detrimental impact upon views into-out of the National Park or on its landscape, biodiversity or cultural heritage.

No detail has been provided of any external lighting which may be required as part of the scheme. As the scheme includes the provision of a new dwelling, holiday cottages and stables in close proximity to the boundary of the Dark Sky Park, a condition is recommended restricting the installation of external lighting to that which has been approved by the Local Planning Authority. This is required to ensure that it is appropriate and to protect and conserve the tranquillity of the surrounding area, in accordance with policy 19 of the NNPA Core Strategy and the NPPF.

Recommendation & Conditions



Taking into account the above, it is recommended that **no objections are raised**; however the following condition is recommended:

1. Prior to the fixing of any external lighting within the site / on the buildings hereby approved, 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 180 of the NPPF.

	Signature	Date
Planning Officer	<u>J Smith</u>	<u>23/07/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>23/07/2019</u>