



DELEGATED DECISION REPORT

Application Reference Number	19NP0071
Description / Site Address	Approval of details reserved by conditions no 4 (construction environmental management plan), 5 (construction method statement), 6 (tree planting scheme) and 7 (track seeding scheme) of planning permission 18NP0006 - Installation of a 25m high lattice mast accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment. Installation of 3m wide 100m long track from existing gated access to site and creation of 50m wide area of planting to three sides of compound at Brownknowne Field, Greenhaugh, Northumberland, NE48 1PS
Expiry date of publicity / consultations	22 August 2019
Last date for decision	30 September extension agreed to 7 November 2019

Details of Proposal

This application is for approval of details reserved by condition 4, 5, 6 and 7 attached to planning approval 18NP0006, which granted conditional permission for the installation of a 25m high lattice mast accommodating 3 antennas and 2 transmission dishes with associated ground equipment, including a 100m track and planting area at Brownknowne Field, Greenhaugh. The application site is located within the open countryside between Greenhaugh and Lanehead, 230m south of High Lake Cottage.

Condition 4

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall, where applicable, provide the information described within the 'Summary' section of the TEP Ecological Assessment March 2018 Brownknowne Field, EAS0110f, received 29th March 2018, including:

- *Pollution and run-off control/prevention measures; and*
- *A Reasonable Avoidance Measures Method Statement (RAMMS) for breeding birds, red squirrel, reptiles and amphibians*



Reason: To ensure the development poses no risk of unacceptable harm to protected species and habitats and to ensure the development is in accordance with Core Strategy Policy 17 and Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017.

Condition 5

Prior to the commencement of the development hereby permitted, a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. Details of temporary traffic management, temporary access, routes and vehicles;*
- ii. Vehicle cleaning facilities;*
- iii. The parking of vehicles of site operatives and visitors;*
- iv. The loading and unloading of plant and materials;*
- v. The storage of plant and materials used in constructing the development;*
- vi. Measures to control the emission of dust and dirt*

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Core Strategy policy 3 and the NPPF.

Condition 6

Notwithstanding the information already submitted making reference to planting, prior to the commencement of the development hereby permitted, details of the proposed tree planting scheme for the site including layout (location and number), species, maintenance (including any protective fencing to be used) and long-term management (including retention period, routine and emergency maintenance and details of any subsequent replanting following the removal of trees), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping measures shall be implemented in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policies 3 and 20 and the NPPF.



Condition 7

Prior to the commencement of the construction of the track and turning area hereby permitted, a scheme for the seeding of the surface of the track, including the seed mix, methodology and timescales for this work and details of how the track would be maintained thereafter shall be submitted to and approved in writing by the Local Planning Authority. The track shall be constructed and seeded in accordance with the approved scheme and within the approved timescale, and shall be maintained in accordance with the approved scheme thereafter, to the satisfaction of the Local Planning Authority.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

The application originally included condition 10 regrading external lighting. As no external lighting is being proposed this condition is not required to be discharged.

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 4	<i>Major Development within the National Park</i>
Policy 5	<i>General Location of New Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 28	<i>Utilities and Infrastructure</i>

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1	Sustainable Development
Policy ST2	General Development Principles



Policy ST3	Major Development
Policy ST4	Spatial Strategy
Policy DM1	Community Facilities and Infrastructure
Policy DM10	Habitats, Biodiversity and Geodiversity
Policy DM11	Landscape, Tranquillity and Dark Night Skies

The NNP Local Plan has been submitted to the Secretary of State for examination. Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan is the Northumberland National Park Core Strategy (2009) and the policies within the Core Strategy are considered to be in accordance with the NPPF and can therefore be given due weight.

Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

18NP0006 Installation of a 25m high lattice mast accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment. Installation of 3m wide 100m long track from existing gated access to site and creation of 50m wide area of planting to three sides of compound at Brownknowe Field, Greenhaugh, Northumberland, NE48 1PS – Approved 14th February 2019.

Consultation/Representations

Ecologist – No objections. The initial consultation response from the consulting officer requested information on Reasonable Avoidance Measures for Badgers and Red Squirrel. This information was submitted and the consulting Officer has confirmed that having received the information, the application is acceptable. The consulting Officer requested that the proposed agricultural seed mix be changed for a more suitable Highland Grassland mix which was agreed by the agent.

Landscape and Forestry Officer – No objections. The initial consultation response from the consulting Officer stated that the species choice and percentage mix are appropriate. It was advocated that group planting is avoided or at least groups should not consist of more than 3 units adjacent to each other. Random species planting rather than group planting would be preferable. An amended tree planting plan was submitted to reflect these changes.



It was noted by the consulting Officer that the maintenance plan is identified for the first five years only. Clarity on what measures would be adopted to ensure that this new woodland is appropriately managed during the lifetime of the telecoms mast were requested.

The agent confirmed that the long term management of the trees will be taken over by the landowner via a clause as part of the lease agreement. This information is considered acceptable by the consulting Officer.

It was mentioned that the grass mix was not ideal but would improve and integrate sufficiently over time.

Northumberland County Council Highways Development Management – No objections. The site should pose minimal risk to highway safety. No issues arise from the proposal.

Assessment

The key material planning considerations relating to the discharge of conditions are discussed below. The principle of the development has already been established through the conditional approval of application 18NP0006.

Condition 4 Construction Environmental Management Plan (CEMP)

Condition 4 requires the submission of a CEMP to be submitted to and approved in writing by the Local Planning Authority which is to include the information described within the 'Summary' section of the TEP Ecological Assessment March 2018 submitted as part of 18NP0006, including;

- Pollution and run-off control/prevention measures; and
- A Reasonable Avoidance Measures Method Statement (RAMMS) for breeding birds, red squirrel, reptiles and amphibians

The purpose of the condition is to ensure the development poses no risk of unacceptable harm to protected species and habitats.

The NNPA Ecologist initially requested further information from the agent to include RAMMS details on red squirrel and badger and on receipt of this information, concluded that the information relating to pollution and RAMMS was acceptable for the purposes of discharging the condition.

Taking into account the above details it is considered that the scheme accords with the requirements of Core Strategy Policy 17 and Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017. It is therefore recommended that condition 4 be discharged.



Condition 5 Construction Method Statement

Condition 5 requires the submission of a Construction Method Statement (CMS) to be submitted to and approved in writing by the Local Planning Authority which, shall, where applicable provide for;

- i. Details of temporary traffic management, temporary access, routes and vehicles;
- ii. Vehicle cleaning facilities;
- iii. The parking of vehicles of site operatives and visitors;
- iv. The loading and unloading of plant and materials;
- v. The storage of plant and materials used in constructing the development;
- vi. Measures to control the emission of dust and dirt

The purpose of the condition is to prevent nuisance in the interests of residential amenity and highway safety. This was requested by Northumberland County Council as Highways Authority.

The CMS proposes an on-site area for materials and plant storage with a stock proof fence that encloses the site. A temporary haul road with associated signage runs into the site from the nearest highway to the site boundary. The CMS proposes to include a turning area for vehicles so that they can exit the site in a forward gear.

Northumberland County Council Highways Authority were consulted on the application who confirmed that no issues arise from the proposal and that the site should pose minimal risk to highway safety.

Although some aspects of the condition are not included e.g. vehicle cleaning facilities, the Highway Authority are satisfied with the method statement provided.

The CMS provides sufficient measures to ensure the process of construction of the scheme will not result in harm to the safety of the highway or significantly harm the residential amenity of nearby properties.

Taking the above into account the CMS is considered to accord with Core Strategy Policy 3 and the NPPF. It is therefore recommended that condition 5 be discharged.

Condition 6 Tree Planting Scheme

Condition 6 requires details of the proposed tree planting scheme for the site including layout, species, maintenance and long-term management be submitted to and approved in writing by the Local Planning Authority.



The purpose of the condition is to ensure appropriate levels of visual amenity and landscape character.

The Landscape and Forestry Officer was consulted on the condition who confirmed that the species choice and percentage mix is appropriate and that the proposed layout of trees in eight clumps of varying sizes is acceptable. That the mulching and tree protection measures were also acceptable.

The planting plan suggested that woodland species would be planted in single species groups of no more than 10 whips per group. The consulting officer requested that group planting was avoided or that groups should not consist of more than 3 units adjacent to each other, with random species planting rather than group planting. These requested changes were agreed by the agent and an amended plan submitted.

No objections were raised by the consulting officer with regards to the 5 year maintenance plans for the site which would be handled by the Home Office. Long term maintenance of the site would be handed over to the landowner by way of a clause with the lease agreement. The consulting officer raised no objections to this arrangement.

The Tree Planting Scheme is such that the apparatus would be suitably screened from view, resulting in a scheme that would not unduly harm the surrounding landscape or the visual amenity of the area.

Taking the above into account the Tree Planting Scheme is considered to accord with Core Strategy Policy 3 and 20 and the NPPF. It is therefore recommended that condition 6 be discharged.

Condition 7 Seeding of Track

Condition 7 requires that a scheme for the seeding of the surface of the track, including the seed mix, methodology and timescales for this work and details of how the track would be maintained thereafter shall be submitted to and approved in writing by the Local Planning Authority.

The purpose of the condition is to ensure appropriate levels of visual amenity and landscape character.

The Landscape and Forestry Officer was consulted on the track construction plan who confirmed that they had no significant objections to the proposal. It was mentioned that whilst not ideal, it was considered that the mix would eventually integrate with the surrounding vegetation.



The Ecologist did however suggest that the proposed seed mix was replaced with a more suitable Highland mix which was agreed by the agent.

The track seeding details are such that the scheme would not unduly harm the surrounding landscape or the visual amenity of the area.

Taking the above into account the track seeding details are considered to accord with Core Strategy Policy 20. It is therefore recommended that condition 7 be discharged.

Recommendation & Conditions

The details submitted in respect of condition 4,5,6 and 7 of 18NP0006 are **approved**, subject to implementation of the scheme in accordance with the plans and documents listed below.

- Track Detail Plan Dwg No. D7322.006 received 25th July 2019 including subsequent email superseding seed mix from Germinal Amenity “A25 (Agricultural Reinstatement)” to Scotia Seeds “Highland Grassland Mix” received 17th September 2019 3:13pm
- Detailed Planting Plan Dwg No. D7322.005E received 10th October 2019
- Construction Environmental Management Plan EAS Mast Programme Batch Plan Batch 1 And 2 issue date 30th October 2018 received 25th July 2019
- Construction Methodology Statement received 25th July 2019
- Traffic and Direction Plan Dwg No. 002 Rev. A received 5th August 2019
- Site Logistics Layout Dwg No. 001 Rev. A received 5th August 2019
- General Species Protection Plan TEP November 2018 received 28th August 2019
- Desk Based Ecology Assessment TEP December 2017 received 28th August 2019
- Ecological Assessment March 2018 received 28th August 2019
- Site Waste Management Plan received 28th August 2019
- Construction Phase Health and Safety Plan received 28th August 2019
- Letter detailing TEP September 2019 updated red squirrel and badger survey findings, Letter ref. 6421.01.145.003. dated 17th October 2019, received via email 17th October 5:03pm

Background Papers

19NP0071
18NP0006



	Signature	Date
Planning Officer	<u>J Smith</u>	<u>04/11/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>04/11/2019</u>