



DELEGATED DECISION REPORT

Application Reference Number	19NP0095
Description / Site Address	Construction of greenhouse, polytunnel and hen coop at Redmire Cottage, Lanehead, Tarsset, Hexham, Northumberland NE48 1NX
Expiry date of publicity / consultations	18 October 2019
Last date for decision	22 November 2019

Details of Proposal

This application seeks approval for the erection of three domestic / agricultural buildings to be located in the curtilage / on agricultural land associated with Redmire Cottage. Redmire Cottage is a detached two storey traditional stone and slate cottage located to the north side of the C198 and approximately 300m to the west of Lanehead crossroads.

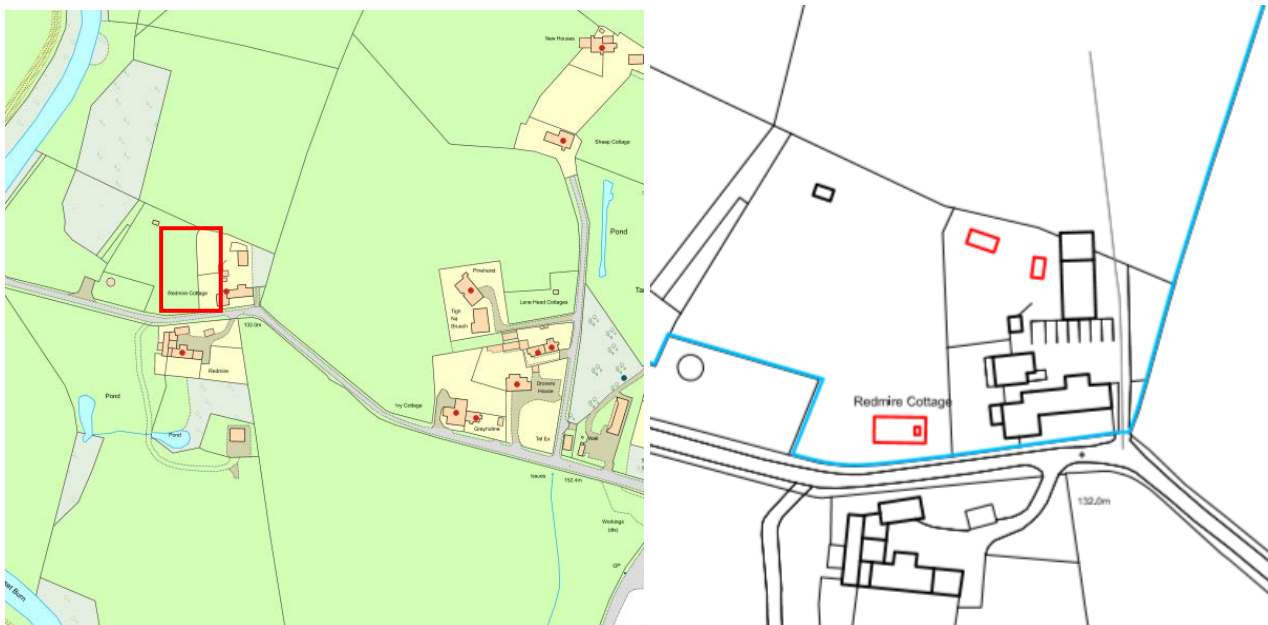


Figure 1: Location Plan

The application seeks approval for the erection of a green house, poly tunnel and chicken coop. The green house and polytunnel are both to be positioned within the rear curtilage of the property. The greenhouse is to have a footprint of 4.3m x 2.5m with a height of 2.5m. The poly tunnel is to have a length of 6.2m, width of 3.1m and height of 2.1m. The chicken coop is to be located to the west of the dwelling within agricultural land. It is to have a length of 1.7m, width of 1.1m and height of 1.9m.

The buildings are to be used both for residential and agricultural (i.e. farmers markets) purposes. As the buildings are for mixed domestic / agricultural use, they do not benefit from permitted



development (PD) rights bestowed under the General Permitted Development Order (GPDO)(2015) and require planning permission.

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 17	<i>Biodiversity and Geodiversity</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 21	<i>Farming</i>

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>

The NNPLP has been submitted to the Secretary of State for examination. As the policies within the NNPLP are currently untested, it is considered they can currently be afforded little weight. 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 Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

- 18NP0049** Construction of single storey garden room and retrospective application for rear/side elevation porch. *Conditional planning permission granted 10.07.2018*
- 18NP0035** Demolition of existing shed and construction of new agricultural and residential store and garage. *Conditional planning permission granted 31.05.2018*
- 18NP0034** Demolition of existing sheds and construction of new studio/workshop building with new parking. *Conditional planning permission granted 31.05.2018*
- 84NP0035** Change of use and conversion of agricultural buildings with extensions to form dwellinghouse and alterations to existing dwelling. *Conditional planning permission granted 04.10.1984*

Consultation/Representations

Tarset & Greystead Parish Council: No objection.

NNPA Ecologist: No objection.

The application has been advertised by means of a site notice and one neighbour notification letter. No representations have been received in response.

Assessment

- The principle of the development;
- Design and amenity;
- Impact upon National Park special qualities;

The principle of the development

The National Planning Policy Framework (NPPF) makes clear that a presumption in favour of sustainable development is at the heart of decision making. Core Strategy policy 1 seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, the effects upon which are discussed in more detail later in this report.

Strategic Policy ST1 of the emerging Northumberland National Park Local Plan (NNPLP) adopts a presumption in favour of sustainable development, setting out the criteria for such development and specifying development that would be deemed unsustainable. While it is considered that the



proposals accord with the requirements of Policy ST1, little weight can be given to this policy at this time.

The application site is located to the western edge of Lanehead, identified by Core Strategy policy 5 as a Local Centre in which new local needs development should be focussed. A similar strategic approach to the location of new development is adopted by policy ST4 of the emerging NNPLP although little weight can be given to this policy at the current time. The proposed scheme does not constitute 'local needs development' as it relates to the provision of three small buildings which are to have a mixed domestic / agricultural use. The greenhouse and poly tunnel would be located within the residential curtilage associated with the dwelling and while having a mixed use, would be domestic in both appearance and scale. The provision of these buildings is therefore considered to be acceptable in principle, as they are to be located on an existing site within an identified settlement. It is therefore considered that this element of the proposal would not conflict with the aims and objectives of policy 5 or the NPPF

The proposed chicken coop would be located within an agricultural field to the west of what is considered by the LPA to be the extent of the residential curtilage associated with the property. The extension of domestic uses into non-domestic land is generally resisted by Northumberland National Park Authority in order to prevent the encroachment of residential premises into the open countryside and any associated harm to local landscape character. The construction of the proposed chicken coop is however considered to be acceptable in this instance as the building is to have a mixed domestic / agricultural use and is therefore considered to be compatible with the agricultural nature of the land on which it is to be sited. Again, there is not considered to be any conflict with the requirements of Core Strategy policy 5 in respect of this aspect of the scheme.

All of the buildings would allow produce to be grown for both domestic consumption and future sale, in association with the smallholding at Redmire Cottage. It is considered that the proposed scheme would therefore accord with Core Strategy policy 14, which supports the expansion of existing employment use and home-based employment activities which do not negatively impact on the special qualities of the National Park and policy 21 which supports the expansion and diversification of farming activities.

Design and Amenity

Core Strategy policy 3 is supportive of proposals which '*demonstrate high quality design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form*'. Although it can currently be afforded little weight, emerging policy ST2 places a similar emphasis on ensuring new development is of high quality design.



Figure 2: View towards location of proposed greenhouse and poly tunnel

In this instance the proposals relate to the erection of three functional, domestic scale buildings, a greenhouse, poly tunnel and chicken coop. Each of the buildings is of traditional, utilitarian design which is considered acceptable given the proposed end use. The greenhouse and poly tunnel are sensitively located to the rear of the property and are reflective of the type of building which would be expected to be seen within the curtilage of a residential property. While the chicken coop would be located in a more open location within an agricultural field, it is considered that the provision of small scale housing for poultry would be acceptable within an agricultural setting. The proposals are therefore considered to accord with the requirements of Core Strategy policy 3 in this regard.

The poly tunnel and greenhouse would be located to the rear of the applicants property at a distance in excess of 50m from the nearest neighbouring residential property, Redmire. Given the scale, nature and location of these elements of the scheme, it is not considered that they would lead to any adverse impact on the living conditions of the residents of Redmire or any other neighbouring properties.

While the proposed chicken coop would be located closer to Redmire than the greenhouse and poly tunnel (within approximately 15m), the coop would be located to the opposite side of the road from Redmire with significant dense planting at the boundary of each of the two properties. It is therefore considered that the proposals would give rise to no impacts relating to loss of daylight or sunlight. Given the size of the coop (only having a footprint of 1.7.m x 1.1m and height of 1.9m) it could only reasonably be expected to accommodate a small number of chickens. As any noise generated would be of a nature expected within a countryside setting and on the basis that the field could already be used for keeping livestock / poultry, it is considered that any additional noise / smell generated from the housing of chickens would be of insufficient magnitude to warrant refusal of the application. The proposals are therefore considered to accord with the requirements of Core Strategy policy 3 in this respect. Although it can be afforded little weight at this time, the proposals are also considered to accord with the requirements of emerging policy ST2 in this respect.



Figure 3: Boundary planting to Redmire Cottage (left) and Redmire (right)

Impact upon National Park Special Qualities

Landscape

Core Strategy policy 20 states that '*The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change*'. Although it can currently be afforded little weight, emerging policy DM11 has a similar presumption in favour of development which conserves and enhances the natural beauty and heritage of the National Park. The proposals relate to the provision of a domestic scale greenhouse, poly tunnel and chicken coop. The greenhouse and poly tunnel are both well related to existing development within the residential curtilage and largely obscured from any public vantage points. While the chicken coop would be within an agricultural field, its small size and the presence of existing dense boundary planting means that any impact on landscape character and visual amenity (primarily from the road to the south) would be minimal and limited to the immediate surrounds. As such it is considered that any impact on landscape would not be of sufficient magnitude to warrant refusal of the application. The proposals are therefore considered to accord with the requirements Core Strategy policy 20 and the NPPF.

Biodiversity

Core Strategy policy 17 states that the National Park Authority will '*protect, enhance and restore biodiversity and geological conservation interests across the National Park*'. Emerging policy DM10 offers similar support for proposals which maintain and enhance the biodiversity of the National Park, although little weight can currently be given to this policy. In this instance the proposed structures would be located within residential curtilage / agricultural land with each having a relatively small footprint and no requirement for any supporting infrastructure. The NNPA Ecologist has been consulted on the proposals and raised no objection as it is not considered that the proposal will have any detrimental impact on the local biodiversity resource. The proposals are therefore considered to accord with the requirements of Core Strategy policy 17 and the NPPF.



Tranquility

Given the nature of the proposals it is not anticipated that any external lighting would be required and no detail has been provided as part of the application to suggest external lighting will be installed. However, as the scheme is located within the International Dark Sky Park, it is considered prudent to attach a condition requiring any lighting which may be required in association with the scheme to be first approved in writing by the LPA. Subject to the imposition of a suitably worded condition, it is considered that the proposals would accord with the requirements of Core Strategy policy 19. Although it can currently be afforded little weight, it is also considered that the proposals are in accord with emerging policy DM11.

Given the nature, scale and location of the proposals, it is not considered that there would be any impact on the cultural heritage of the National Park.

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 23rd September 2019;
- Location Plan RC/07/01 received 23rd September 2019;
- Existing Block Plan RC/07/EBP/02 received 23rd September 2019;
- Proposed Block Plan RC/07/PBP/03 received 23rd September 2019;
- E-mail dated 25th September 2019 16:25 from Keith Butler

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, 17, 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, 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.

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



Background Papers

Application File 19NP0095
EIA Screening Opinion

	Signature	Date
Planning Officer	<u>Colin Godfrey</u>	<u>12/11/2019</u>
Head of Development Management	<u>S Buylla</u>	<u>12/11/2019</u>