



DELEGATED DECISION REPORT

Application Reference Number	19NP0107
Description / Site Address	Construction of wooden storage shed at Land to rear of Rose And Thistle Inn, Alwinton, Morpeth, Northumberland, NE65 7BQ
Expiry date of publicity / consultations	19 December 2019
Last date for decision	22 January 2020

Details of Proposal

Planning permission is sought for the construction of a wooden storage shed within associated land to the rear of the Rose and Thistle Inn, Alwinton.

The site is a large field on the southern boundary of the village looking onto open countryside on the east, west and south of the site. To the north of the site lie the Inn itself and a number of dwellings. The nearest dwelling to the proposal site being Dunsorvin, 36m north of the shed's intended location. To the south in a neighbouring field lies a relatively large storage shed. The field houses a domestic garage and two greenhouses to the North West corner. The field is mostly grassed over with evidence of it being used for domestic gardening and parking purposes. The field is accessed via a shared route from the highway at the north of the site. It serves two dwellings and the field itself with a track running through the site to its southern extremity.

The proposed storage shed would be of a simple construction based on a concrete raft, it would be timber clad with a sheet metal roof. The shed is enclosed with no windows. There is a door to its east elevation and large double doors to the north. The shed would measure 5.2m wide, 8.4m long and 5m high. The applicant states that the shed would be used to house gardening and maintenance equipment for the surrounding land and Inn, including a tractor and quad bike.

There are no proposed services to the building save for a soakaway to cope with run-off from the proposed guttering.

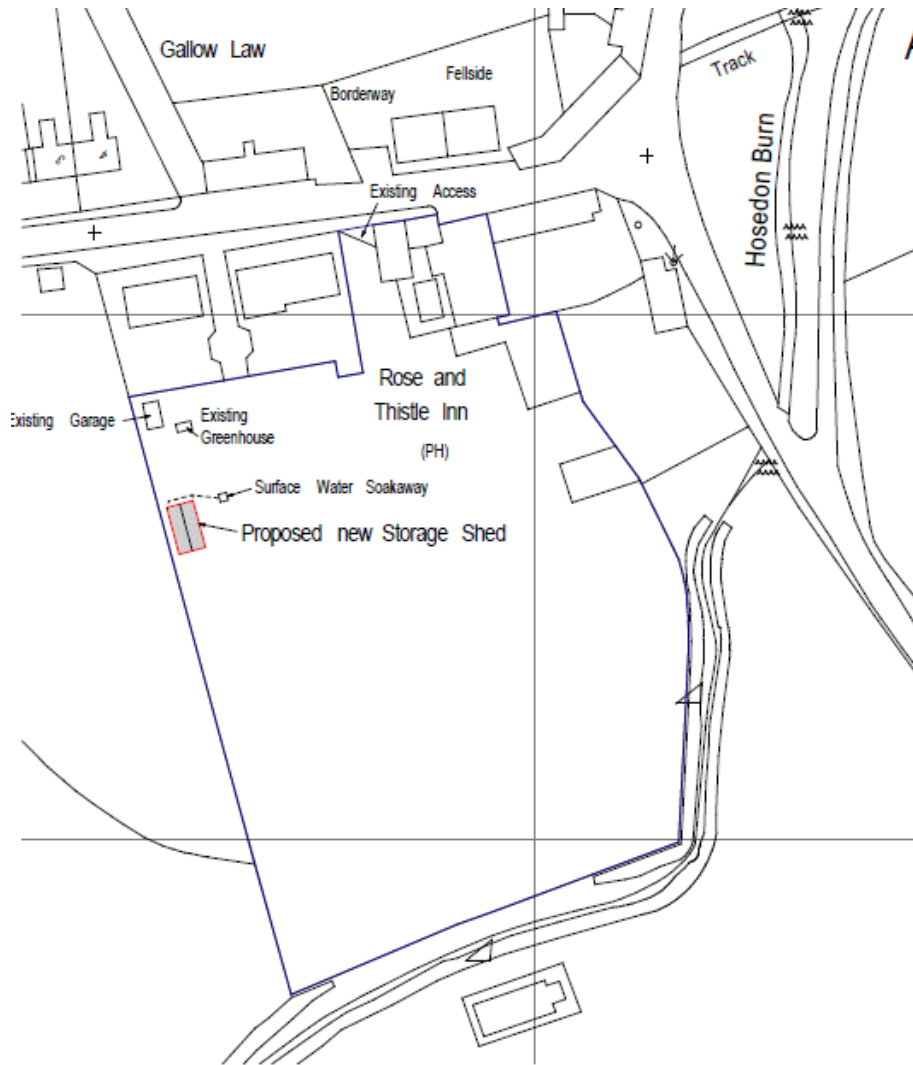


Fig 1 Location plan



Fig 2 elevations



Fig 3 looking north towards Alwinton



Fig 4 looking south within field



Fig 5 looking eastward from village



Fig 6 looking west from within site

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 *Delivering Sustainable Development*



<i>Policy 3</i>	<i>General Development principles</i>
<i>Policy 5</i>	<i>General Location of New Development</i>
<i>Policy 17</i>	<i>Biodiversity and Geodiversity</i>
<i>Policy 18</i>	<i>Cultural Heritage</i>
<i>Policy 19</i>	<i>Tranquillity</i>
<i>Policy 20</i>	<i>Landscape Quality and Character</i>

Northumberland National Park Local Plan 2017-2037 Publication Draft Plan

Policy ST1	Sustainable Development
Policy ST2	General Development Principles
Policy DM2	Householder Development
Policy DM10	Habitats, Biodiversity and Geodiversity
Policy DM11	Landscape, Tranquillity and Dark Night Skies
Policy DM15	Archaeological Heritage

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

Consultation/Representations

Historic Environment Officer – No objections on heritage grounds.

Alwinton Parish Council – No response

The application has been advertised by a site notice displayed on the 2nd December 2019 and notification letters sent to 2 neighbouring properties. No representations have been received in response.



Assessment

Matters to be taken into consideration as part of this application are:

- The Principle of the Development
- Design, visual impact and amenity
- Impact upon National Park Special Qualities
- Highways

The Principle of the Development

The National Planning Policy Frameworks (NPPF) emphasises a presumption in favour of sustainable development to steer decision making. Core Strategy Policy 1 looks to ensure that development proposals will conserve and enhance the special qualities of the National Park. The effects of the proposed scheme on these special qualities are discussed in detail in this report.

The application site is located within Alwinton, a local centre earmarked by Policy 5 of the Core Strategy as an area of focus for new local needs development within the National Park, therefore the shed is considered to be suitably located.

The principle of the development is therefore considered to be in accordance with Core Strategy Policy 5 and the NPPF.

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 unsuitable. It is considered that the proposal is in accordance with Policy ST1 however little weight can currently be given to this policy at this time.

Design Visual Impact and Amenity

The NPPF highlights the importance of good design principle within planning. This is reflected in Core Strategy Policy 3 by supporting sustainable development proposals that conserve and enhance local character. This is set out further within the NNPA Design Guide SPD.

The proposed storage shed is of a straightforward and functional design with materials appropriate for the proposal's setting. It is located next to the only other structures within the field, reducing the proposal impact upon the landscape. It would be a similar height to nearby dwellings with a much smaller footprint, resulting in a proposal of sympathetic scale to its surroundings. Being 36m from the nearest dwelling and having no proposed windows, there are no concerns regarding overlooking, loss of light, privacy or overbearing impact as a



result of the scheme. The proposal is therefore in accordance with Core Strategy Policy 3 and the NPPF in this regard.

Strategic Policy ST2 of the emerging Northumberland National Park Local Plan (NNPLP) sets out General Development principles, permitting development where it maintains and enhances the distinctive character of the National Park. It is considered that the proposal is in accordance with this, however little weight can currently be given to this policy at this time.

Impact upon National Park Special Qualities

Landscape

Policy 20 of the Core Strategy seeks to ensure the proposal will conserve and enhance the beauty and heritage of the National Park whilst being responsive to landscape change.



Fig 7 Location of proposal in context from first public receptor site.

Alwinton lies within an area of flat land and so can be seen from some distance to the south (Fig 7). The proposed shed's location, scale and choice of natural materials would result in an inconspicuous development that blends into the backdrop of Alwinton's built environment.

To ensure the proposal remains inconspicuous within the landscape, a condition regarding the shed's colour treatment is recommended.

Subject to condition, it is not considered that there would be a detrimental impact to the landscape character of the area. It is therefore considered that the proposal accords with Core Strategy Policy 20 and the NPPF in this regard.

Policy DM11 of the emerging NNPLP echoes CS policy 20 and seeks to support development which gives great weight to the conservation and enhancement of



landscapes. It is considered that the proposal accords with this emerging policy however little weight can currently be given to this policy.

Cultural Heritage

Core Strategy Policy 18 seeks to support proposals which conserve and enhance the quality and integrity of cultural assets with the park.

The village of Alwinton lies with the Historic Village Atlas, an area of Archaeological sensitivity and importance. The proposed shed would be constructed on a concrete pad, thus protecting any undiscovered archaeology beneath, a technique which is welcomed by the Historic Environment Officer who has no objections to the proposal, including the proposed soakaway.

Taking into consideration all of the above, it is considered the proposal is in accordance with Policy 18 and the NPPF in this regard

Policy DM15 of the emerging NNPLP offers similar support for proposals which conserve and enhance the archaeological heritage of the National Park. Little weight can however currently be given to this Policy.

Tranquillity

Policy 19 of the Core Strategy supports proposal that conserve or enhance the tranquillity of the National Park.

Given the nature of the building, it is not envisaged that it would give rise to an unacceptable level of noise or a detrimental increase in traffic over and above the current level.

To ensure the anticipated level of amenity, noise and traffic is maintained, a condition to ensure the shed is used for storage purposes associated with the operation of the Inn and the maintenance of its associated land only is recommended.

The application site is located within the Northumberland International Dark Sky Park and as such, consideration must be given to any proposed lighting. While the application does not indicate any external lightening is to be installed as part of the proposal, as the proposal is within the Dark Sky Park, such a condition restricting the installation of external lighting to the site is considered appropriate in this instance.

Subject to appropriate conditions, the proposal is considered to be in accordance with Core Strategy Policy 19 and the NPPF in this regard.



Policy DM11 of the emerging NNPLP echoes CS Policy 19 and seeks to support development which gives great weight to the conservation and enhancement of tranquillity and dark skies. It is considered that the proposal accords with this emerging policy however little weight can currently be given to this policy.

Special Qualities cont.

Due to the nature and location of the proposal, there are no ecological considerations to be made as part of this application.

Highways

Due to the nature of the storage shed, it is anticipated that level of traffic to and from the site will be limited; it is not considered the increase in traffic would be significant enough to have a detrimental effect on highway safety or public rights of way. It is therefore considered to be in accordance with Part c of Policy 3.

Strategic Policy ST2 of the emerging Northumberland National Park Local Plan (NNPLP) sets out General Development principles, permitting development that does not compromise local highway safety or public rights of way. It is considered that the proposal is in accordance with this, however little weight can currently be given to this policy at this time.

Recommendation & Conditions

Grant conditional permission subject to the following conditions permission for the following reasons:

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, documents:
 - Application form received 15th November 2019
 - Design and Access Statement received 15th November 2019
 - Location Plan received 15th November 2019
 - Site Plan Dwg No. 37/19 rev 0 received 15th November 2019



- Proposals plan Dwg No. 37/19 rev 1 received 27th November 2019

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately control the development and to conform with Policies 1, 3, 5, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF).

3. The shed hereby approved shall not be used other than for storage in relation to the operation of the Rose and Thistle Inn and the maintenance of its associated land without the prior grant of planning permission from the Local Planning Authority. There shall be no outside storage associated with the building.

Reason: In the interests of affording adequate protection to the residential amenity of the occupiers of existing neighbouring properties and to maintain a suitable level of noise and traffic in accordance with Core Strategy Policy 3.

4. 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 tranquillity 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.

5. Should the shed hereby permitted be reroofed, treated, painted or stained, the colour shall be restricted to dark brown or natural shades of dark green, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the special qualities of the National Park, in accordance with Core Strategy policies 1, 3 and 20 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 development, irrespective of the degree of variation, will constitute unauthorized development and may be liable to enforcement action.
 - (b) You or your agent or any other person responsible for implementing this permission should inform the Northumberland National Park Authority's Development Management team immediately of any 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.

Background Papers

19NP0107

	Signature	Date
Planning Officer	JSMITH	13/01/20
Head of Development Management	<u>S Buylla</u>	<u>13/01/2020</u>