



## **DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0112EL
<b>Description / Site Address</b>	Removal and replacement of 3 no. electricity poles at Lowtown, Greenhead, Brampton, CA8 7JD
<b>Expiry date of publicity / consultations</b>	27 December 2019
<b>Last date for decision</b>	1 January 2020

### **Details of Proposal**

Northumberland National Park Authority has been consulted under the Electricity Act 1989 and the Overhead lines (Exemption) (England and Wales) Regulations 2009 for the removal and replacement of 3 electricity poles at Lowtown, Greenhead.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015

Electricity Act 1989

Overhead Lines (Exemption) (England and Wales) Regulations 2009

#### **Local Policies**

#### **Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 3	<i>General Development Principles</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 20	<i>Landscape Quality and Character</i>

#### **Northumberland National Park Local Plan 2017-2037 Publication Draft Plan**

Policy ST2	<i>General Development Principles</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>



- Policy DM11 *Landscape, Tranquillity and Dark Night Skies*  
Policy DM14 *Historic Landscape Assets and Built Heritage*  
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)

### **Relevant Planning History**

19NP0089 – Variation of condition 2 (landscaping), 5 (windows) of LBC 17NP0051LBC – Approved conditionally 29/10/2019

19NP0088 – Variation of condition 2 (landscaping) and 8 (windows) of planning application 17NP0050 – Approved conditionally 29/10/19

19NP0087 – Approval of details reserved by condition 4 (materials), 9 (Historic Building Recording) and 10 (repointing) of LBC 17NP0051LBC – Approved 29/10/2019

19NP0086 – Approval of details reserved by condition 6 (materials), 12 (repointing), 15 (approval of archaeologist), 16 (excavation depths) and 18 (wastewater treatment plant) of planning permission 17NP0050 – Approved 28/10/2019

17NP0051LBC – LBC Creation of visitor accommodation, including alterations and additions to building – Approved conditionally 29/06/2017

17NP0050 - Creation of visitor accommodation, including alterations and additions to building – Approved conditionally 29/06/2017

16NP0084LBC – LBC Creation of visitor accommodation, including alterations and additions to building – Refused 13/10/2016

16NP0083 - Creation of visitor accommodation, including alterations and additions to building – Refused 13/10/2016



## Consultation/Representations

**Historic England** – Further clarification was sought by Historic England on indicative cabling detailed within the application. This was clarified by the agent as not being a part of the application, that it is being dealt with by the agent of the landowner as a separate issue.

Historic England also confirmed that because the application required the crossing over of a major scheduled accident monument, a method statement was recommended.

It was mentioned in further correspondence from Historic England that one of the proposed poles was located on the edge of the Roman Vallum. The client has confirmed that the pole would be within the Vallum and they intend to apply to Historic England for scheduled monument consent.

Historic England is satisfied that the additional information addressed their concerns and so do not have issue with the application.

**Historic Environment Officer** – No objections on the basis that the poles are on a like for like basis. Care should be taken to avoid recorded archaeological remains during the replacement works and it is recommended that the contractor is made aware of the archaeological sensitivity of the area.

## Assessment

### **Policy Context**

Part 15 Class B of the 2015 GPDO states that:

Development by statutory undertakers for the generation, transmission, distribution or supply of electricity for the purposes of their undertaking consisting of—

- (a) the installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
- (f) any other development carried out in, on, over or under the operational land of the undertaking constitutes permitted development, unless section 37(1) of the Electricity Act 1989 applies.

The Overhead Lines (Exemption)(England and Wales) Regulations 2009 state that Section 37(1) of the Electricity Act shall not apply in relation to development listed in the exemption regulations; as such, **the proposal is considered to be permitted development and the**



**Local Planning Authority can only object to the proposal on grounds of environmental impact.**

The Local Planning Authority has been consulted under the Electricity Act 1989 and the Overhead lines (Exemption) (England and Wales) Regulations 2009 for the removal and replacement of 3 electricity poles at Lowtown, Greenhead.

Lowtown, a Grade II listed Building is located within the open countryside approximately 2.5km north east of the village of Greenhead, approximately 120m south from the nearby unclassified public road. The site occupies an isolated position within the landscape atop the Vallum Scheduled Ancient Monument, within the setting of Hadrian's Wall. The proposed electricity poles would serve Lowtown, replacing the 3 current poles in their current location. The building has stood derelict for a long period of time and suffering from decay. An application to convert the building to holiday accommodation was approved in 2017. The existing electricity poles that serve the property are to be replaced to improve the reliability of the electricity supply in the local area and to bring the current electrical network in line with Health and Safety Regulations.

It is understood from consultation with Historic England that one of the poles would fall on the boundary of the Vallum Scheduled Monument and that the scheme would require the crossing over of the Scheduled Monument. Historic England in their consultation response highlighted the requirement for a method statement for the works, as well as an application for Scheduled Monument Consent. An informative, notifying the applicant of these details has been attached to this report.

As part of their initial consultation response, Historic England requested further information relating to the associated cabling for the scheme. The consulting Officer was satisfied that the details submitted by the applicant addressed their concerns. No objections were received from historic England.

The Park's Historic Environment Officer raised no objections to the application on the basis that the poles are on a like for like basis.

The consulting Officer also requested that the care should be taken to avoid recorded archaeological remains during the replacement works and recommended that the contractor be made aware of the archaeological sensitivity of the area. An informative, notifying the applicant of these details has been attached to this report.



### Recommendation & Conditions

It is recommended that the following representation is made:

Northumberland National Park Authority raises **no objection** to this notification and **does not** wish the Secretary of State to consider the application.

### Background Papers

19NP0112EL

	Signature	Date
Planning Officer	JSmith	4/2/20
Head of Development Management	<u>S Buylla</u>	<u>5/2/20</u>