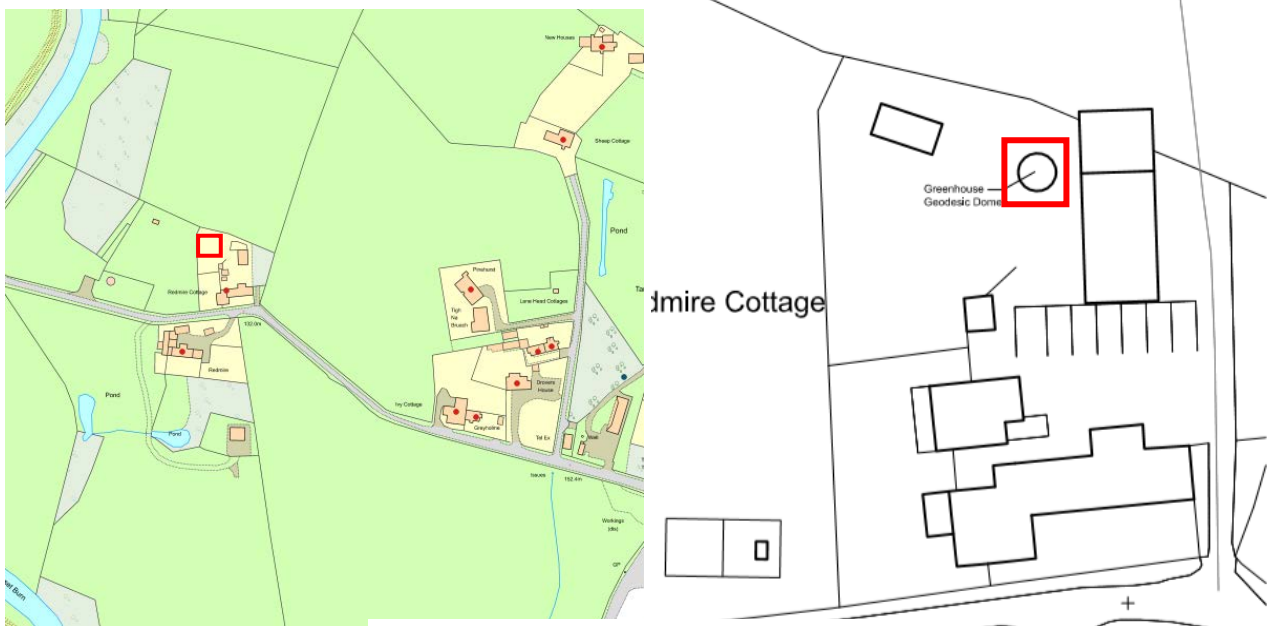


**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	20NP0014
<b>Description / Site Address</b>	Construction of geodesic dome greenhouse at Redmire Cottage, Lanehead, Tarsset, Northumberland, NE48 1NX
<b>Expiry date of publicity / consultations</b>	3 April 2020
<b>Last date for decision</b>	7 May 2020

**Details of Proposal**

This application seeks approval for the erection of a geodesic dome greenhouse in the curtilage of 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 geodesic dome greenhouse, within the rear curtilage of the property. The greenhouse would be of circular design, having a diameter of 3.6m and height of 2.2m. It would consist of a powder coated brown frame sitting on a 0.45m base plate with interlocking triangular glazed panels. Planning permission was granted under application reference 19NP0095 for the erection of a hen coop, polytunnel and greenhouse. This application would see the geodesic dome constructed on the location of the previously approved greenhouse.

The proposed geodesic dome greenhouse is to be used both for residential and agricultural (i.e. farmers markets) purposes. As the building is for mixed domestic / agricultural use, it does not benefit from the permitted development (PD) rights bestowed under the General Permitted Development Order (GPDO) (2015) and therefore requires planning permission.



## **Planning Policy & Guidance**

### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

### **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>

### **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 DM2	<i>Householder Development</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. The Inspector has agreed Main Modifications that he considers will make the plan sound and there is currently an ongoing consultation on these modifications. As some policies within the NNPLP are currently under consultation, it is considered they can currently be afforded little weight. However, it is anticipated that Local Plan Policies DM7, DM8 and DM11 will not be altered and as they are relevant to the current application, can be given more weight. It is however the view of the LPA that consideration of the policies within the NNPLP would not materially alter the assessment of the proposals as undertaken below.

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**

- 19NP0095** Construction of greenhouse, polytunnel and hen coop *Conditional planning permission granted 11.11.2019*
- 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 main issues to be taken into consideration in the assessment of this application are:

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

### **Principle of 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. While it is considered that the proposals accord with the requirements of Policy ST1, as it is subject to modification and further consultation, only limited weight can be given to this policy at the current time.

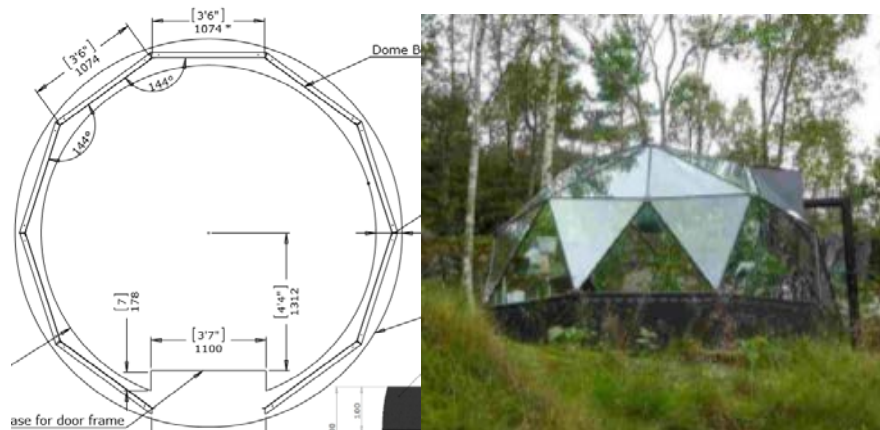
The application site is located to the western edge of Lanehead, identified by Core Strategy policy 5 as a Local Centre in which new local needs development should be focussed. A similar strategic approach to the location of new development is adopted by policy ST4 of the emerging NNPLP although, although as it is subject to modification and further consultation, it can only be afforded limited weight at the current time. The proposed scheme does not constitute 'local needs development' as it relates to the provision of a geodesic dome greenhouse which is to be used for mixed domestic / agricultural purposes. It would be however be located within the residential curtilage associated with the dwelling and while having a mixed use, would be domestic in both appearance and scale. It is therefore considered that the proposal would not conflict with the aims and objectives of Core Strategy policy 5 or the NPPF

The geodesic greenhouse 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. It is similarly considered to accord with the requirements of policy DM7 (Rural economy and diversification) of the emerging NNPLP.

### **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.

In this instance the proposals relate to the erection of a domestic scale geodesic dome greenhouse. While the design is different to that of a traditional, domestic greenhouse, its innovative design and construction are welcomed and considered to be appropriate given the proposed end use. In addition, the greenhouse is sensitively located to the rear of the property and in close proximity to the much larger store approved under application reference 18NP0035, to which it will appear subservient.



**Figure 2:** Plan (left) and example in-situ (right)

The 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 the greenhouse, it is not considered that it would lead to any adverse impact on the living conditions of the residents of Redmire or any other neighbouring properties.

### 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*'. Emerging Policy DM11 has a similar presumption in favour of development which conserves and enhances the natural beauty and heritage of the National Park. As this policy has not been modified as a result of the recent Hearing, it is considered that it can be afforded considerable weight. The proposals relate to the provision of a domestic scale geodesic dome greenhouse. The greenhouse is well related to existing development within the residential curtilage (including the large shed / store approved under 18NP0035) and largely obscured from any public vantage points. As such it is considered that any impact on landscape would be minimal. 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 greenhouse is to be located within the existing residential curtilage of the property with 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 proposal 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 proposed greenhouse 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. 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 12<sup>th</sup> March 2020;
- Location Plan RC/07/LP/01 received 12<sup>th</sup> March 2020;
- Existing Block Plan RC/07/EBP/02 received 12<sup>th</sup> March 2020;
- Proposed Block Plan RC/07/PBP/03 received 12<sup>th</sup> March 2020;
- POD Overview; POD Plan and Elevation; POD Base Plan received 12<sup>th</sup> March 2020;
- E-mail dated 16<sup>th</sup> March 2020 08:50 from Keith Butler confirming greenhouse to be used for mixed use

**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 and 20 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](http://www.gov.uk/government/organisations/the-coal-authority)

**Background Papers**

Application File 20NP0014

EIA Screening Opinion

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	20th April 2020
<b>Head of Development Management</b>	<i>Susannah Buylla</i>	20 <sup>th</sup> April 2020