

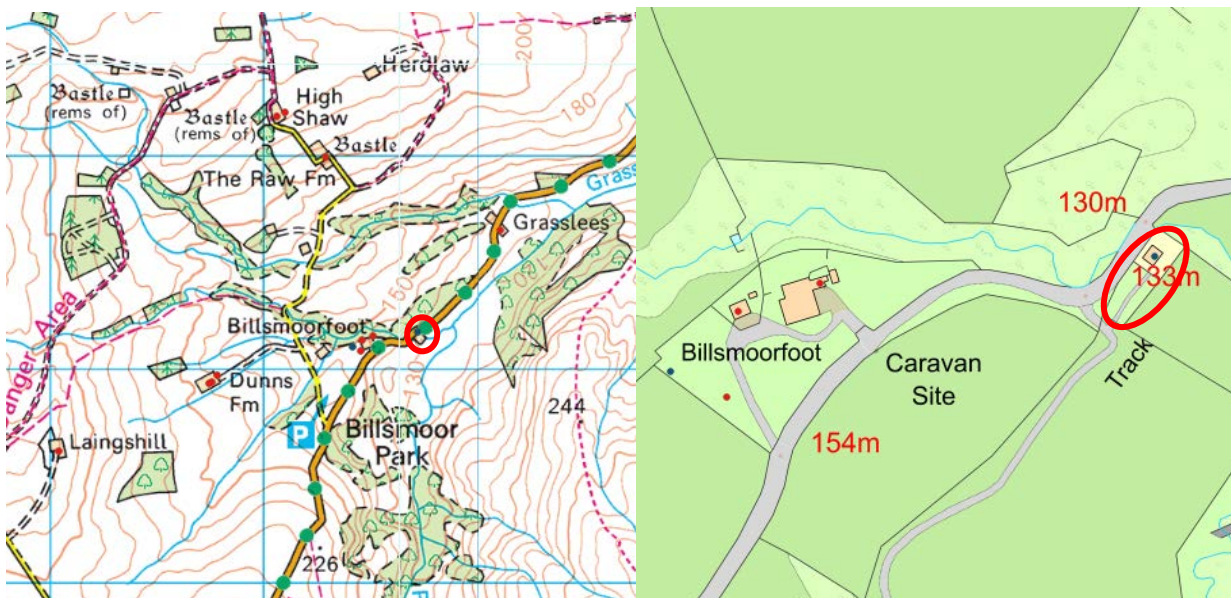


## DELEGATED DECISION REPORT

|   |  |
|---|--|
| <b>Application Reference Number</b>             | 20NP0071   |
| <b>Description / Site Address</b>               | Replacement and relocation of oil tank at Beeswing Lodge<br>Billsmoorfoot Elsdon Northumberland NE19 1AP |
| <b>Expiry date of publicity / consultations</b> | 30 September 2020  |
| <b>Last date for decision</b>                   | 3 November 2020  |

### Details of Proposal

This application is seeking approval for the installation of a domestic oil tank within the curtilage of Beeswing Lodge. Beeswing Lodge is a single storey converted farm building of traditional stone and slate construction. It is located within the open countryside approximately 100m to the east of Billsmoorfoot Caravan Park, to the eastern side of the B6341.



**Figure 1: Site Location**

The application is seeking approval for the installation of a replacement oil tank to serve the property. The oil tank would be located to the south-west of the property, close to the site entrance. The tank would have dimensions of 360mm x 1320mm x 1415 and would be screened by a new 1.8m high larch-lap timber fence with double access gates. The oil tank would replace an existing tank which is located to the rear of the property but needs to be relocated to accommodate the extensions approved under application reference 19NP0004 and subsequent amendments being considered under application reference 20NP0069.



## Planning Policy & Guidance

### National Policies

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

### Local Policies

#### **Northumberland National Park Local 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 DM11 | <i>Landscape, Tranquillity and Dark Night Skies</i> |

### Supplementary Planning Guidance

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

### Relevant Planning History

- 20NP0069** Construction of single storey side and rear extension (amended) *Decision Pending*
- 20NP0055** Installation of solar panels and stove fire flue. *Withdrawn*
- 20NP0027** Non Material amendment to planning application 19NP0004 - construction of single storey side and rear extension in respect of revised change of walling material to the side extension from timber cladding to natural stone *Approved 11<sup>th</sup> May 2020.*
- 19NP0004** Construction of single storey side and rear extension *Planning permission conditionally granted 3<sup>rd</sup> December 2019.*
- 16NP0077** Removal of condition 4 from planning permission 92NP0011 to allow residential use. *Planning permission refused 14<sup>th</sup> September 2016.*
- 92NP0011** Conversion of farm building to holiday cottage. *Planning permission conditionally granted 11<sup>th</sup> December 1992.*

### Consultation/Representations

**Hepple Parish Council: No response**



The application has been advertised by means of a site notice displayed at the site on the 9<sup>th</sup> September 2020. 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

### **The principle of the development**

#### **Sustainable Development**

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy ST1 of the Local Plan places adopts a similar assumption in favour of sustainable development and defines the qualities and criteria which are deemed to represent 'sustainable development'. The degree to which the proposals accord with these qualities is discussed throughout the report.

#### **Location of Development – Householder Development**

Strategic policy ST4 seeks to direct new development to a series of settlements named within the policy. As Beeswing Lodge is not located within one of the named settlements, it would be considered to fall within the open countryside. In the open countryside, amongst others, policy ST4 states that development will be permitted where it '*is supported by other relevant Local Plan policies*'.

The most relevant in this instance is DM2 which refers to householder development. This policy recognises that householder development is acceptable throughout the National Park, subject to the proposal taking full account of the '*character of the local area and the special qualities of the National Park*'. Subject to consideration of the impact on local character and special qualities of the National Park as assessed below, the principle of the provision of a replacement oil tank in this location is considered to be acceptable.

### **Design and Amenity**

#### **Design**

Amongst others, strategic policy ST2 requires proposals to be of a '*high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and design details that reflect or complement the local vernacular*'.



Policy DM2 which specifically relates to householder development states that new development within the domestic curtilage of a dwelling will be permitted where, amongst others, *'the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape and 'the development does not unacceptably affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling'*.



**Figure 2:** Approximate location of tank from outside (left) and inside (right) of the site

The proposals relate to the installation of a domestic scale oil tank to serve the property. The tank is designed for functional rather than aesthetic purposes and is of a design which is similar to oil tanks found throughout the National Park. The tank is to be located close to the site entrance and boundary wall, to the south-west of the tourist accommodation. This location has been chosen to be both more convenient for deliveries and also to avoid any impact on the amenity of visitors which may occur if located closer to the accommodation. As it is some distance from the property, the tank is however to be screened by a new 1.82m high larch-lap timber enclosure to ameliorate any impact. In addition, given its low form the existing boundary wall will largely prevent any views of the tank / fence from outside of the site.

On the basis of the above it is considered that the tank can be accommodated with little impact on the character of the existing property or the wider site. It is therefore considered that the proposals accord with the requirements of Local Plan policies ST2 and DM2.

### Amenity

There are no residential properties in the immediate vicinity of the application site; the closest development being Bilsmoor Foot Caravan Site located in excess of 100m to the west. Given the nature of the proposals and the distances involved, it is considered that there would be no adverse impact on the residential amenity of any properties arising from the proposals. The proposals are therefore considered to accord with the requirements of Local Plan policy DM2 in this respect.



## **Impact upon National Park Special Qualities**

### *Landscape*

Policy DM11 states that the natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive landscape change. To achieve this, new development will need to ensure that *'the visual impact of the development in its immediate and wider setting is minimised through high quality design that reflects local landscape character with particular regard to scale, siting, materials and colour'* and *'the cumulative and /or sequential landscape and visual effect of development do not detract from the natural beauty of the National Park..'*

As noted in relation to design (above), the proposals are for a domestic scale oil tank which is to be located within a new wooden enclosure. Given the location of the tank behind a substantial stone boundary wall and the low form of the development, it is considered that there would be no material impact on landscape character outside of its immediate setting. Likewise, as the tank will have little visibility from any public vantage point, it is not considered that the proposals would have any material impact on visual amenity. The proposals are therefore considered to accord with the requirements of Core Strategy policy DM11 and the NPPF.

Given the location and nature of the proposals, it is not considered that there would be any impact on cultural heritage, biodiversity or tranquillity.

### **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 4<sup>th</sup> September 2020;
- Location Plan, Dwg No 01.A3 Project No. 12524 received 4<sup>th</sup> September 2020;
- Proposed Oil Tank, Dwg No. 22.A3, Project No. 12524 received 8<sup>th</sup> September 2020;
- E-mail from Susie White 08/09/2020 12:53 confirming fence details and oil tank product specification;

**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 ST1, ST2, ST4, DM2



and DM11 of the Northumberland National Park Local Plan and the National Planning Policy Framework (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 20NP0071  
EIA Screening Report



|                                       | <b>Signature</b>       | <b>Date</b>                   |
|---------------------------------------|------------------------|-------------------------------|
| <b>Planning Officer</b>               | C Godfrey              | 26 <sup>th</sup> October 2020 |
| <b>Head of Development Management</b> | <i>Susannah Buylla</i> | 26/10/2020                    |