

Reference No. 20NP0083

TOWN AND COUNTRY PLANNING ACT 1990
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

Agent :

Tim Brook
Tim Brook Chartered Architect
Glenthorne
Alnmouth Road
Alnwick
Northumberland
NE66 2PS

Applicant :

Martin Broadhead
Catcleugh Farmhouse
Catcleugh
Northumberland
NE19 1TX

Under the above Act, Northumberland National Park Authority hereby grants planning permission for:

Change of use of tack room to a two-bed holiday unit at Catcleugh Farm, Catcleugh, Northumberland, NE19 1TX

as described in application reference **20NP0083** and in the plans and drawings attached to it, 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 19th October 2020;
- Location Plan, Dwg No. 616: LP1, received 19th October 2020;
- Site Plan: Existing and Proposed, Dwg No. 616: SP1 received 19th October 2020;
- Plans, Elevations, Sections : Existing, Dwg No 616: 101, received 19th October 2020;
- Plans, Elevations, Sections : Proposed, Dwg No 616: 102, received 19th October 2020;
-

APPLICATION REFERENCE NUMBER: 20NP0083

- Design and Access Statement, Tim Brook RIBA, October 2020, received 19th October 2020;
- Bat Survey Report, Catcleugh Farm, Northumberland, Total Ecology, September 2020, received 19th October 2020.
- Land Contamination Screening Assessment Form, received 19th October 2020.

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, DM6, DM7, DM10, DM11 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby approved relates to the provision of short-term accommodation only and shall not be used at any time as permanent residential accommodation. Occupiers of the approved accommodation shall occupy this for holiday purposes only and shall not occupy this as their sole or main place of residence, or as a second home. The operators shall maintain an up-to-date register of the names of all occupiers of the holiday accommodation hereby approved and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

Reason: To ensure that the development hereby permitted is used for holiday accommodation only and to control the occupancy, as the provision of housing in the open countryside would be contrary to the spatial strategy advocated by Local Plan policy ST4 and the NPPF.

4. The development hereby approved should be carried out in strict accordance with the mitigation and enhancement measures detailed within Section 6 of the 'Bat Survey Report, Catcleugh Farm, Northumberland, Total Ecology, September 2020' Report in particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Erection of 2 bat boxes on site prior to work commencing;
- incorporation of 2 bat slates in the roof and a wall mounted box on the altered building;
- Precautionary working methods;

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Local Plan policy DM10, Chapter 11 of the National Planning Policy Framework

(NPPF) and the Conservation of Habitats and Species Regulations (as amended).

5. If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that risks from land contamination to the future users of the land and accommodation are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants in accordance with Local Plan policy ST2 and the NPPF.

6. Before the use hereby permitted commences, a scheme for the provision of a sufficient and wholesome supply of water to the development shall be submitted to and approved in writing by the local planning authority. The scheme shall specify the provisions to be made to ensure that a sufficient supply of water is available (based on an average household consumption of 146 litres per person per day or such other quantity as may be required by any non-domestic water usage) and treatment required to ensure that the water is wholesome. Thereafter, no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development in accordance with Local Plan policy ST2 and the NPPF.

7. Prior to the fixing of any external lighting associated with the development, full details shall be submitted to and agreed in writing by the Local Planning Authority. Details of external lighting 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 thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland International Dark Sky Park through excessive light pollution, in accordance Local Plan policy DM11 and the NPPF.

8. The development shall not be occupied until the car parking area has been implemented in accordance with the approved plans. Thereafter the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interest of highway safety, in accordance with Local Plan policy ST2 and the NPPF.

9. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plan and shall always be kept available for the parking of cycles.

Reason: In the interest of highway safety, residential amenity and sustainable development in accordance with Local Plan policies ST1, ST2 and the NPPF.

10. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety in accordance with Local Plan policy ST2 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 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.

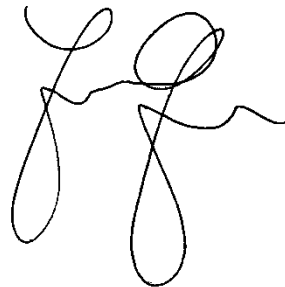
3. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Container licences.

4. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Positive and Proactive Planning Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against the relevant policies in the National Planning Policy Framework and the Northumberland National Park Local Plan. As a result, the Local Planning Authority has been able to grant permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Dated this: **2 December 2020**



National Park Officer

Please note that this is not approval of plans under the Building Regulations. Also, this Planning Permission does not convey any approvals required under any other legislation, or override property rights held by other parties. Your attention is drawn to the notes attached. Failure to discharge planning conditions may result in the development not being authorised and subject to legal challenge.

NOTES

- 1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice (subject to the additional provisions below).**
- 2. If this is a decision to refuse planning permission for a householder application or for a minor commercial application or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. This process does not apply to any decision in circumstances where an appeal against the refusal to grant listed building consent is submitted at the same time as an appeal against the refusal to grant planning permission.**
- 3. If this is a decision to refuse advertisement consent or to grant it subject to conditions, if you want to appeal against your Local Planning Authority's decision then you must do so within 8 weeks of the date of this notice.**
- 4. If this decision relates to the same or substantially the same land and development as is or subsequently becomes the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice, or within 6 months (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice whichever period expires sooner.**
- 5. Notice of Appeal may be submitted to the Planning Inspectorate electronically via <https://acp.planninginspectorate.gov.uk> or on the Planning Appeal Form which may be obtained from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000)**
- 6. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not, however, required to entertain such an appeal if it appears to them that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.**



7. **Please note that only the applicant has the right to appeal. Third parties have no right to appeal against a planning decision.**

8. **If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he or she may serve on the Council within the boundaries of which the land is situated, a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 and Sections 32-37 of the Planning (Listed Buildings and Conservation Areas) Act 1990).**