

Reference No. 20NP0088

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Mr David Dobson
Dobsons Design Limited
The Crossings
Yeavinger
Kirknewton
Wooler
Northumberland
NE71 6HG

Applicant :

Mr and Mrs Martin
West Kirknewton Farm
Kirknewton
Wooler
Northumberland
NE71 6XF

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

Renovation of cottage with the addition or rear extension and new garage/store. Change of use of agricultural grounds immediately surrounding building to form landscaping areas and vehicle turning at Longback Cottage, West Kirknewton Farm, Kirknewton, Wooler, Northumberland, NE71 6XF.

as described in application reference **20NP0088** 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 November 2020;
- Plan as existing, Project 20 / 660, Dwg No. 1, received 19th November 2020;
- Plan as proposed, Project 20 / 660, Dwg No. 2, received 19th November 2020;
- Proposed roof layout, Project 20 / 660, Dwg No. 3, received 19th November 2020;

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- Location Site Plan, Project 20 / 660, Dwg No. 4, received 19th November 2020;
- Proposed Site Plan, Project 20 / 660, Dwg No. 5, received 19th November 2020;
- Proposed Site Plan showing garden area, Project 20 / 660, Dwg No. 5, received 27th November 2020;
- Proposed sections through site, Project 20 / 660, Dwg No. 6, received 19th November 2020;
- Existing site plan showing topographic survey, Project 20 / 660, Dwg No. 7, received 19th November 2020;
- Foul Drainage Assessment, received 19th November 2020;
- WPL Diamond DMS3, Product Specification Sheet, received 19th November 2020;
- Contaminated Land Screening Assessment Form, received 19th November 2020;
- Permacrib, typical section received 19th November 2020;
- Solar Control Glass, Product Information Sheet, received 19th November 2020;
- Dark Sky Information, received 19th November 2020;
- Design Access and Heritage Statement, Longback Cottage, Dobsons Design, received 19th November 2020;
- Ecological Assessment, Proposed renovation at Longback Cottage, BSG Ecology, 30th September 2020; received 19th November 2020;
- E-mail from applicant, 28th November 2020, 16.06, providing additional information in relation to trees.

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, DM6, DM7, DM10, DM11, DM12, DM13 and DM14 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby approved should be carried out in strict accordance with the avoidance and mitigation strategy detailed within Section 4 of the 'Ecological Assessment, Proposed renovation at Longback Cottage, BSG Ecology, 30th September 2020' Report. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- Installation of 5 bat boxes on retained trees;
- Pre-works inspection;
- Pre-exclusion surveys and fixing of excluders;
- Tool box talk;
- Removal of sensitive features by hand;



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).

4. No destructive works, such as the removal of slates or walls, should take place during the bat hibernation period.

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. The development shall be connected to the package treatment plant hereby approved prior to first occupation and shall be retained as such thereafter, unless first agreed in writing by the Local Planning Authority.

Reason: To ensure that reasonable infrastructure measures are put in place to accommodate foul waste generated by the development, in accordance with Local Plan policy ST2 and the NPPF.

6. The development shall not be occupied until the car parking area indicated on the approved plans 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 interests of highway safety, 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. Prior to the commencement of works to the building, a Level 1 Historic Building Survey of the existing building shall be made and submitted for the approval of the Local Planning Authority.

Reason: In order to obtain a historic record of the existing building, in accordance with the requirements of Local Plan policy DM14 and the NPPF.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other Order revoking or re-enacting the Order), no development permitted by Class E or F of Part 1 of the Order shall be carried out on land outwith the red-line boundary shown on 'Proposed Site Plan showing garden area, Project 20 / 660, Dwg No. 5', received 27th November 2020, without the approval of a formal application to the Local Planning Authority.

Reason: To prevent subsequent development from resulting in an overdevelopment of the site, or causing harm in terms of visual amenity or from impacting upon the special qualities of the National Park, in accordance with Local Plan ST1, ST2, DM2, DM11 and the NPPF.

10. Prior to first occupation, 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.

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. Care should be taken to not obstruct access to Kirknewton footpath 42 or any other public right of way, or in any way prevent or deter public use of the paths without the necessary legal diversion or closure order having been made.

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 Core Strategy and Development Policies Document. 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: **8 February 2021**

National Park Officer



Northumberland
National Park

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).