

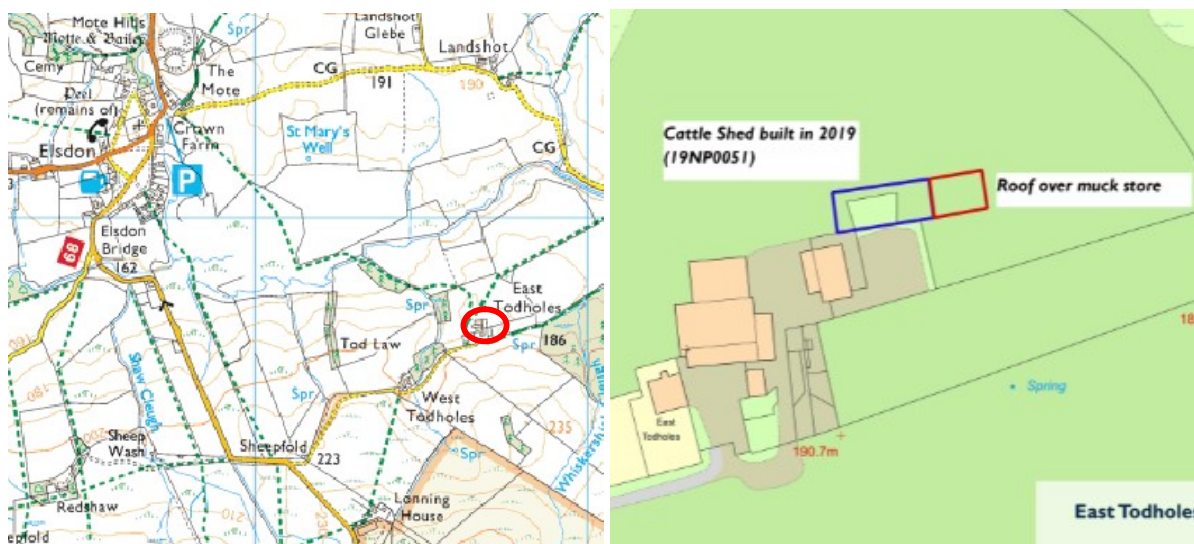


## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	21NP0004
<b>Description / Site Address</b>	Erection of covered muck store at East Todholes, Elsdon, Northumberland, NE19 1BS
<b>Expiry date of publicity / consultations</b>	11 February 2021
<b>Last date for decision</b>	18 March 2021

### Details of Proposal

This application seeks approval for the erection of a roof over an existing open-air muck store at East Todholes. The application site is located approximately 1km to the south-east of Elsdon and is accessed via an unclassified road leading from the C187 to the south-west. The nearest neighbouring property is West Todholes which is located approximately 300m to the south-west. East Todholes comprises a farmhouse together with associated agricultural buildings and a small holiday let.



**Figure 1: Site Location**

The proposed roof would be installed over an existing open-air muck store and would adjoin the eastern end of the agricultural building approved under planning application reference 19NP0051. While described as a covered muck store; and this is its intended function, the proposal is essentially an extension, mirroring the design of the existing building and constructed from a combination of pre-cast concrete panels and Yorkshire boarding with a fibre cement sheet roof also to match the existing. The building would have an approximate footprint of 18.3m x 13.5m and a maximum height of 6.72m, mirroring that of the existing building.

The information submitted in support of the development indicates that the building is required as muck generated from housed cattle is currently stored in the open, in the location of the proposed



development. By providing cover over the muck store, rainwater will be prevented from mixing with the muck, minimising dirty water run-off.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

#### **Northumberland National Park Local Plan**

- Policy ST1 *Sustainable Development*
- Policy ST2 *General Development Principles*
- Policy ST4 *Spatial Strategy*
- Policy DM8 *Agricultural Development*
- Policy DM11 *Landscape, Tranquillity and Dark Night Skies*

#### **Supplementary Planning Guidance**

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

NNPA Landscape Supplementary Planning Document (Landscape SPD)

#### **Relevant Planning History**

- 19NP0051** Proposed erection of agricultural building for livestock. *Planning permission conditionally granted 17<sup>th</sup> July 2019;*
- 17NP0120** Conversion of former agricultural building to form holiday let. *Conditional Planning permission granted 10<sup>th</sup> January 2018;*
- 12NP0096** Agricultural Determination in respect of construction of a steel portal-framed straw storage building. *Determination approved 8<sup>th</sup> November 2012;*
- 98NP0061** Construction of steel-framed sheep shed and extensions to existing cattle shed and cubicle shed. *Conditional planning permission granted 28<sup>th</sup> Jan 1999.*

#### **Consultation/Representations**

**Elsdon Parish Council: No objection**

**NNPA Farming Officer: No objection:** The proposed works form part of series of environmental improvements on the farm which the NNPA have been working with the applicant on.



The application has been advertised by way of a site notice which was displayed at the site on 25<sup>th</sup> January 2021. 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 adopts a similar presumption 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. Of particular relevant to this application are parts d) and f) which relate to landscape and the protection of natural resources respectively.

#### **Principle of Development**

Strategic Local Plan policy ST4 seeks to direct new development to a series of settlements named within the policy. As East Todholes 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*'. In this instance policy DM8 which relates to agricultural development is considered to be the most relevant.

Policy DM8 states that new agricultural buildings or extensions to existing buildings will be allowed where the proposals meet with the requirements of a number of criteria. The criteria include; seeking to ensure that the proposals are necessary for farming; will not have an adverse impact on landscape and the special qualities of the National Park; will not harm local amenity and proposals are well related to existing agricultural development.

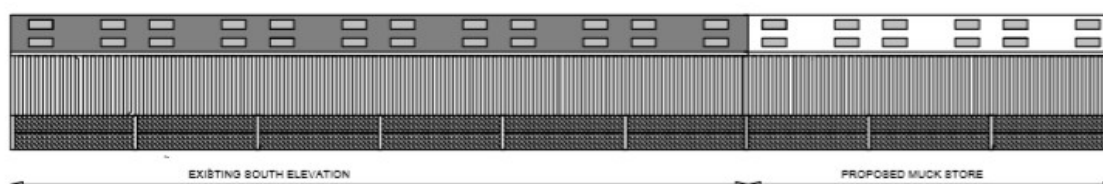
Based on the information provided, the LPA are satisfied that the proposals are necessary for farming and will allow for better environmental management of the unit. The NNPA Farming Officer has been consulted on the proposals and confirmed that the National Park have been working with the applicant on a number of environmental improvements, including the works covered by this application and is therefore supportive of the proposals. Subject to detailed consideration of the remaining criteria as undertaken below, it is considered that the principle of a covered muck store / extension to an existing agricultural building in this location is acceptable.



## Design and Amenity

### Design

Amongst other, strategic policy ST1 is supportive of development which '*Protects or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping and removal of unsightly development*' with strategic policy ST2 requiring 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*'. Part c) of Policy DM8 requires new agricultural buildings to use '*appropriate materials with subdued colours and non-reflective surfaces*'.



**Figure 2:** Proposed Extension

The extension would be constructed from grey pre-cast concrete panels with Yorkshire Board timber cladding and a fibre cement sheet roof, mirroring the design, form and external finish of the building which it is to adjoin. The extension would be typical of agricultural buildings found in the area with its form, scale, design and external appearance considered appropriate to the setting on the edge of an existing farmstead. The proposals are therefore considered to accord with the requirements of Local Plan policies ST1, ST2 and DM8 in this regard.

### Amenity

Amongst others, Policy ST2 states that development will be permitted where '*The proposal will not have an unacceptable adverse impact upon the amenities of occupiers*' with part e) of Policy DM8 seeking to ensure that '*The proposals will not significantly harm local amenity in terms of noise, odours or level of activity either individually or in combination with the existing agricultural activity*'.

The application has been submitted to provide cover to an existing open air muck store which is already located on the footprint of the proposed extension. The proposals will allow for better management of waste, and a decrease in run-off, which it is considered will have a positive impact on local amenity. Given the nature of the proposals, it is not considered that the development will result in any intensification of use of the site which could negatively impact local amenity, rather it will allow for better management of the existing operations. This is in the context where the proposed development is in excess of 300m from the nearest property outside of the ownership of



the applicant. On this basis it is considered that the proposals would accord with the requirements of Local Plan policies ST2 and DM8 in relation to amenity.

### **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 to 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..'* Policy DM8 similarly requires new agricultural development to not have *'an adverse impact on the landscape'*.

The proposed extension would be located to the eastern end of an existing agricultural building and would be well related to the farm steading as a whole. The design of the building would sit comfortably within its agricultural setting and would not have an unacceptable impact on landscape character, the building being located on an area currently used as an external muck store and adjoining the existing agricultural building.



**Figure 2:** Aerial image showing location of existing building and proposed eastward extension

Public rights of way are located both to the north and south of the proposed development. It is not however considered that the proposals would have any significant impact on the visual amenity of the users of these footpaths as the building would be viewed as part of the overall farm complex,



and rather than introducing a new element, would be an extension to an existing building. It is considered that impacts on the visual amenity of more distant users of the farm track to the east would also be minimal, as again, the building would be viewed in the context of the existing complex of agricultural buildings.

On the basis of the above, it is considered that any impact on landscape character or visual amenity would be minimal and insufficient to warrant the refusal of the application. The proposals are therefore considered to accord with the requirements of Local Plan policy DM11 and the NPPF in this respect.

### Tranquillity

Local Plan policy DM11 requires amongst others that *'The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark night skies maintained'* and *'All development proposals should avoid external lighting where possible. Where external lighting is necessary its design should avoid all unacceptable adverse impacts, or as a last resort mitigate them to...avoid adverse impacts on tranquillity, dark skies..'*

The Planning Statement submitted in support of the application states that as the development is within the Northumberland International Dark Sky Park, all proposed external lighting will be LED and PIR motion and daylight sensor controlled to reduce light pollution, operation time and power consumption. While these features are welcomed, in the absence of specific details on the number or type of lighting to be used, it is considered appropriate to attach a condition requiring full details of any external lighting required in association with the proposed development to be first submitted for approval by the LPA.

While the proposals may result in additional vehicle movements to and from the site during construction, it is not considered that this would be at a level by which there would be a detrimental impact upon the tranquillity of the surrounding area in terms of additional noise or traffic. It is not considered that there would be any material change to vehicle movements to, from or within the site, once the building is constructed.

On the basis of the above, subject to the imposition of a suitably worded condition requiring any external lighting associated with the building to be first submitted for the approval of the LPA, it is considered that the proposals would accord with the requirements of Local Plan policy DM11 and the NPPF in relation to tranquillity.

Given the nature and location of the development, it is not considered that there would be any material impact on the biodiversity or cultural heritage of the National Park arising from the proposals.



### **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 18<sup>th</sup> January 2021;
- Location Plan, received 20<sup>th</sup> January 2021;
- Proposed Site Plan, received 18<sup>th</sup> January 2021;
- Proposed Covered Muck Store, Elevations received 21<sup>st</sup> January 2021;
- Planning Statement, received 18<sup>th</sup> January 2021;

**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, DM8 and DM11 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. Notwithstanding the details provided, prior to the fixing of any external lighting associated with the development hereby approved, 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 Local Plan policy DM11 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.

**Background Papers**

Application File 20NP0004  
EIA Screening Report

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>	C Godfrey	8 <sup>th</sup> March 2021
<b>Head of Planning and Policy</b>	<i>Susannah Buylla</i>	8 <sup>th</sup> March 2021