

Reference No. 21NP0045

TOWN AND COUNTRY PLANNING ACT 1990

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

Agent :

Mr Michael Rathbone
Architectural & Surveying
5 Church Hill
Chatton
Alnwick
NE66 5PY

Applicant :

Mr Garath Latcham
Rose And Thistle
Alwinton
Northumberland
NE65 7BQ

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

**Proposed bunkhouse accommodation with associated parking and cycle store at
Land south east of the Rose and Thistle, Alwinton, Northumberland, NE65 7BQ**

as described in application reference **21NP0045** 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 14th June 2021;
- Location Plan, received 14th June 2021;
- Site Plan, Dwg no. 79/17, Sheet SP, Issue 1, received 14th June 2021;
- Floor Plans and Elevations, Dwg no. 79/17, Sheet 1, Issue 1, Rev 2, received 14th June 2021;
- Site Plan and Cycle Store, Dwg no. 79/17, Sheet 2, Issue 1, Rev 3, received 14th June 2021;
- Site Section, Dwg no. 79/17, Sheet 4, Issue 1, Rev 1, received 14th June 2021;

APPLICATION REFERENCE NUMBER: 21NP0045

- Site Views, received 14th June 2021;
- Sustainability, Design and Access Statement, received 14th June 2021;
- Design and Access Statement, received 14th June 2021;
- Sewer Plan, received 14th June 2021;
- Contamination Assessment: Screening Assessment Form, received 14th June 2021;
- Ecological Assessment, Proposed Bunkhouse, Rose and Thistle, Awinton, Budhaig Environmental, January 2018, received 14th June 2021;
- Correspondence from Michael Rathbone confirming proposed use of the building received 8th July 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, DM7, DM9, DM10, DM11, DM12 and DM13 of the Northumberland National Park Local Plan and the National Planning Policy Framework (NPPF).

3. The development hereby permitted shall be carried out in accordance with the recommendations described within Section 7 'Mitigation and Enhancement' of the Budhaig Environmental Ecological Assessment January 2018, received 14th June 2021, including:

- Tree and hedge protection measures;
- The implementation of a 5m buffer to the ditch; and
- Timing of works to avoid nesting season.

but excluding the inclusion of 2no. built in or wall mounted bat and/or bird boxes within the bunkhouse hereby permitted, which is set out at Condition 5.

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 DM11 and Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017.

4. Prior to the commencement of the construction of the bunkhouse hereby permitted, full details of the means by which the bunkhouse will be connected to the mains sewer system shall be submitted for approval by the Local Planning Authority. This shall include full details / plans of the means by which the connection to the main sewer will cross the Hosedon Burn and a Construction Method Statement providing details of the proposed pollution control and prevention measures designed to prevent contamination of the Hosedon Burn, River Coquet and River Coquet & Coquet Valley Woodlands

Site of Special Scientific Interest (SSSI) during construction. The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason: To ensure the development poses no risk of unacceptable harm to protected habitats and species and to ensure the development is in accordance with Local Plan Policies ST2 and DM11 and Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017.

5. The bunkhouse hereby permitted shall incorporate 2no. built in bird boxes and 4no. bat features (bat slates or crevices – one to each elevation). The boxes / features shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development makes provision for the protection and enhancement of habitats and protected species, in accordance Local Plan Policies ST2 and DM11 and Chapter 15 of the NPPF and the Conservation of Habitats and Species Regulations 2017.

6. The development hereby permitted shall be occupied for holiday purposes only and shall not be occupied as a person's 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 is used for short term holiday accommodation only as new residential development in this location would require a principal residence clause in accordance with Local Plan policy ST5.

7. Prior to the commencement of the construction of the bunk house and cycle store hereby permitted, samples and/or details of the following external facing materials shall be submitted to and approved in writing by the Local Planning Authority:

- Natural sandstone for walls;
- Stone for quoins, lintels and sills;
- Natural slate;
- Felt shingles;
- Cedar cladding;
- Powder coated aluminium window and door frames; and

- Aluminium rainwater goods

The development shall be constructed in accordance with the approved details and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to preserve the visual appearance, character and amenity of the area and the special qualities of the National Park, in accordance with Local Plan policies ST1, ST2, DM7 and 3 and the NPPF.

8. Prior to any further works being carried out on site, details of the proposed finished floor levels of the development, together with existing and proposed site levels, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the visual amenity of the area and the special qualities of the National Park, in accordance with Local Plan policies ST1, ST2, DM7 and DM11 and the NPPF.

9. Notwithstanding the plans and information submitted making reference to hard landscaping measures, prior to the implementation of any such landscaping measures including the creation of hardstanding areas as indicated on the Site Plan and Cycle Store (Dwg. No. 79/17 Sheet 2, Rev. 3), received 14th June 2021, details and/or samples of the hard landscaping measures proposed including:

- A plan showing the extent and type of any areas of hard surfacing;
- Any gabions or supporting structures required in connection with the regrading of the site; and
- Any fencing or gates;
- Eastern boundary details.

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and samples.

Reason: To ensure that the development is appropriate within the context of the site and the surrounding area and for the development to accord with Local Plan policies ST1, ST2, DM7 and DM11 and the NPPF.

10. Notwithstanding the plans and information submitted making reference to soft landscaping measures, prior to the implementation of any such landscaping measures including the installation of hedges and planting as

indicated on the Site Plan and Cycle Store (Dwg. No. 79/17 Rev.3), received 14th June 2021, details of the proposed landscaping scheme for the site including layout, species and maintenance shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping measures shall be implemented in full accordance with the approved details in the first planting season following the commencement of the development. Any trees, shrubs or plants which die, or are otherwise removed, within a period of five years of the completion of the development shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the site and surrounding area, in accordance with Local Plan policies ST1, ST2, DM7 and DM11 and the NPPF.

11. 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 skies of the area, including the Northumberland International Dark Sky Park, through excessive light pollution, in accordance with Local Plan policy DM11 and the NPPF.

12. Unless otherwise agreed in writing with the Local Planning Authority, during the construction period of the development hereby permitted there shall be no noisy activity (i.e. audible at the site boundary) outside the hours of 0800 hours to 1800 hours Mondays to Fridays and 0900 hours to 1300 hours on Saturdays. Construction works shall not take place on Sundays, Public Holidays or Bank Holidays.

Reason: In the interests of affording adequate protection to the residential amenity of the occupiers of existing neighbouring properties during the construction phase, in accordance with Local Plan policy ST2 and the NPPF.

13. The development hereby permitted shall not be brought into first use until the car parking area as shown on the Site Plan (Dwg. No. 79/17, SP, Issue 1) received 14th June 2021 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 policies ST2 and DM7 and the NPPF.

14. The development hereby permitted shall not be brought into first use until the access has been upgraded to Northumberland County Council Type A specification, as shown on the Site Plan and Cycle Store (Dwg. No. 79/17 Rev. 3), received 14th June 2021, and shall be retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with Local plan policies ST2 and DM7 and the NPPF.

15. The development hereby permitted shall not be brought into first use until the refuse storage location as indicated on the Site Plan and Cycle Store (Dwg. No. 79/17 Rev. 3), received 14th June 2021, has been formed. The refuse storage area shall be retained in perpetuity for the storage of refuse associated with the development. No external refuse or refuse container shall be stored outside the refuse storage area indicated on the approved plans except on the day of collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with Local plan policies ST2 and DM7 and the NPPF.

16. The development shall not be occupied until the cycle parking shown on the Site Plan and Cycle Store (Dwg. No. 79/17 Rev. 3), received 14th June 2021, has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the requirement of Local Plan policy ST2 and the NPPF.

17. The bunkhouse hereby permitted shall not be occupied until a management plan for the running of the bunkhouse has been submitted to and approved in writing by the Local Planning Authority. Details shall include, but not limited to, noise management strategies and how noisy activities shall be managed on site. A copy of the management plan shall be made available for future occupiers on the associated website and to occupiers when arriving on site. The bunkhouse shall operate in accordance with the approved details.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Local Plan policy ST2 and the NPPF.

18. Prior to the occupation of the development hereby permitted, precise details of renewable energy measures for generating energy from decentralised renewable and/or low carbon sources, shall be submitted to, and formally approved in writing by, the Local Planning Authority. The information submitted should establish accurate details of the predicted energy requirements for the development and demonstrate how the proposals will maximise the embedding of renewable and low carbon energy sources within the development. The approved renewable energy measures required for the development shall be implemented in full before the first occupation of the bunkhouse.

Reason: To ensure that appropriate renewable energy and/or low carbon energy measures are included, in line with Northumberland National Park Local Plan policies ST1, ST2 and DM13 and Chapter 14 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 permission 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. This permission does not grant advertisement consent for any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and County Planning (Control of Advertisements) (England) Regulations 2007 (as amended or revoked).

4. Alterations to the existing vehicle crossing point are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact Highways Area Office at Tynedale at northernareahighways@northumberland.gov.uk.

5. The applicant should ensure that no construction materials are stored on the public highway which would cause obstruction and danger to users of the

highway and is advised to contact the Streetworks team on 0345 600 6400 for skips and containers licenses.

6. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
7. The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Applicants / Developers should, therefore, fully appreciate the importance of obtaining competent professional advice. In all cases, the Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance.
8. The applicant is encouraged to install electric vehicle charging points within the bunkhouse hereby approved.

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: **30 July 2021**

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).**