

DMC2021-005

APPLICATION FOR PLANNING PERMISSION

Application No:

21NP0045

Proposed Development:

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

Applicant Name:

Mr G Latcham

Reason for DMC Decision:

An objection has been received from Alwinton Parish Council contrary to the recommendation that Members approve the application.

Recommendation:

That Members are minded to delegate authority to the Head of Planning and Policy to approve the application subject to no objection from NCC Highways being received and subject to the conditions and informatives set out in the report.

1. Introduction

1.1 This application is seeking approval for the construction of a bunkhouse with associated vehicular parking and cycle storage.

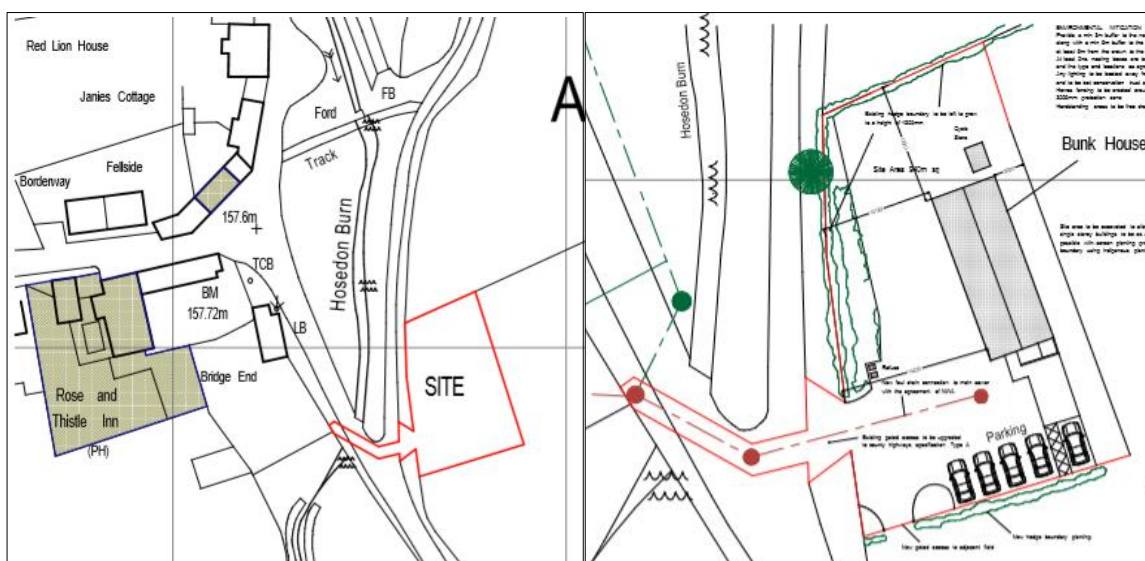


Figure 1: Site Location (left) and layout (right)

- 1.2 The site is located to the eastern side of Alwinton (fig 1), immediately to the east of the unclassified road which serves the Creel to the north before terminating. The site has an area of approximately 0.1 hectares and forms the western part of a larger agricultural field which is currently used for grazing.
- 1.3 The bunkhouse would be located towards the rear of the site, close to the eastern boundary. The building would be orientated to run length wise in an approximate north-south direction. A cycle store would be located close to the northern gable of the property with parking for five cars located in a linear formation along the southern boundary. Access would be via an existing field gate leading from the adjacent unclassified road.
- 1.4 The bunkhouse would have an external footprint of approximately 16.5m x 6.5m with an approximate height to eaves of 2.6m and height to ridge of 4.5m. An access ramp would be located to the southern gable. In order to reduce its visual impact, the building would be slightly 'dug-in' which would also help to provide a level footing for the development.

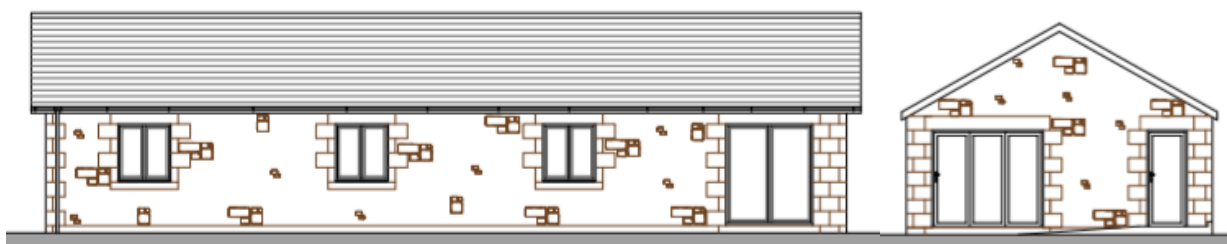


Figure 2: Proposed west (left) and south (right) elevations

- 1.5 The building would be constructed from natural sandstone with stone quoins, lintels and sills. It would be roofed with natural slate and have dark grey powder coated aluminium double-glazed doors and windows. Rainwater goods would be dark grey finished aluminium. Solar panels would be located to the eastern roof slope. Internally the bunkhouse would provide for three double bedrooms, each containing two single beds and access to an en-suite. The building would also provide a drying / utility room together with a combined living room and kitchen.
- 1.6 A dedicated cycle store would be provided to the immediate north of the bunkhouse. The store would be constructed from vertical cedar board cladding with an open front and a dark grey felt shingle roof.
- 1.7 The existing access to the field for pedestrians / vehicles would be used although the intention is to remove the field gates and upgrade the access to a Northumberland County Council Highways Type A specification. Existing hedgerows to the north and west of the

site would be retained and allowed to grow to a height of 1.8m. A new hedgerow would be planted along the southern boundary, adjacent to the proposed parking area. Officers are aware that site levelling and excavation works have commenced on site although following discussions with the Authority, works have now ceased.

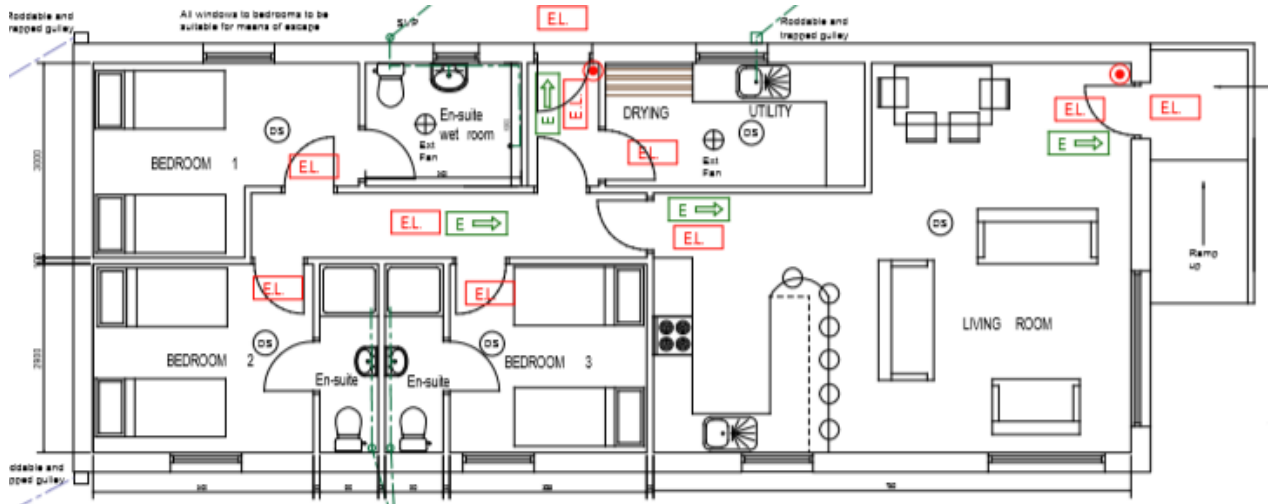


Figure 3: Proposed floor plan

- 1.8 Conditional planning permission was granted by Members at Development Management Committee for a similar scheme in 2018 under application reference 18NP0007. While works to the foundations have recently commenced on site, as the location of the proposed bunkhouse does not accord with the approved plans and pre-commencement conditions were not discharged, the Authority does not consider the development to have commenced and the original permission is subsequently deemed to have lapsed.
- 1.9 As noted above, the scheme currently being considered is different to the scheme previously approved by virtue of the bunkhouse being located in a different location, slightly further to the south and east of the site. The scheme further differs from that previously approved by virtue of; the proposed parking spaces being relocated to the southern rather than eastern site boundary; the cycle store being located to the north rather than west of the bunkhouse; stone rather than timber being used to the exterior of the building and the internal reconfiguration of the building resulting in the provision of six rather than the previously approved eight beds and the provision of a kitchen.

2. Planning Policy & Guidance

2.1 National Policies

- National Planning Policy Framework (NPPF) (2019)

- National Planning Practice Guidance

2.2 Local Policies: Northumberland National Park Local Plan (NNPLP)

Northumberland National Park Local Plan (adopted July 2020)

Policy ST1	<i>Sustainable Development</i>
Policy ST2	<i>General Development Principles</i>
Policy ST4	<i>Spatial Strategy</i>
Policy DM7	<i>Rural Economy and Diversification</i>
Policy DM9	<i>Transport and Accessibility</i>
Policy DM10	<i>Habitats, Biodiversity and Geodiversity</i>
Policy DM11	<i>Landscape, Tranquillity and Dark Night Skies</i>
Policy DM13	<i>Renewable Energy</i>

2.3 **Supplementary Planning Guidance**

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

3. **Relevant Planning History**

18NP0007 Proposed bunkhouse accommodation with associated parking and cycle store.
Planning Permission conditionally granted 23rd May 2018;

4. **Consultee Responses**

4.1 **Alwinton Parish Council: Objection:** *The PC does not object in principle to a development of this type by the Applicant and have treated the current application (21NP0045) as a new application. After considering the information the Parish Council unanimously concluded that it opposes the application (21NP0045) and also opposed the previous application (18NP0007). The PC asks that the planning authority notes the PC's prior comments and carries them forward to be included as part of the PC's consultation response on the current application, together with the following additional comments.*

The application site is located to the eastern side of and at the entrance point to Alwinton Village. The proposed tourism development does not lie within Alwinton as it is on a green field outside of the village periphery. Any development here impacts visitor's initial

impression, amenity and character of the village. The PC's view is that the proposed location of the development remains unsuitable and set a precedent.

The Planning Authority has previously stated that a sequential approach to the identification of development sites within settlements is required with sites prioritised as types 1-4. The planning authority have previously concluded that this is a sensible approach and should carry some significant weight when considering the application.

The PC note that the Applicant has previously developed land available for use which lies to the rear (south) of the Rose and Thistle Pub. The PC comments that the Applicant has not fully considered in its current application or properly explored and discounted development of other locations within type 1-4 and therefore the current application based on the proposed location should be rejected on that basis as an unsuitable location.

The PC notes the altered / new design of the proposed development. This modern 'bungalow' design contrasts with the old buildings at this end of the village. The proposed development presents as a 3-bedroom bungalow, not a modest unobtrusive bunkhouse. The design changes as set out offers less visitor accommodation in contrast to the previous application which is inconsistent with the proposal that it is intended to be used in conjunction with and would be ancillary to the Rose and Thistle in respect of the provision of meals and day to day running. It is unclear whether the proposed development is simply to provide sleeping accommodation and parking facilities only, with other functions provided by the existing pub / Inn, or to allow visitor self-catering on-site. The latter appears to be supported by the inclusion of an enlarged kitchen more in keeping with a self-catering establishment or permanent residence than the proposed simple / modest bunkhouse. The PC concludes that the proposal does not represent and is not characteristic of or in common with the intended modest / basic bunkhouse accommodation of the type currently existing within the locality. The PC noted some residents concern at the current ration of holiday lets to permanent residences.

The PC notes that the overall size of the proposed site has increased by 27.5% from 737m² to 940m² with proposed parking for 5 or 6 cars. As a large number of mountain bikers / cyclists arrive by van, it is surprising that provision for SWB / MWB / and LWB vans does not appear to have been considered with regard to safe access / egress and parking issues. There appears to be further inconsistency regarding the intended use of the development as the application cites both 'domestic' and 'commercial' uses. This needs clarification.

As the proposed development would not now be of such a small scale, it has a greater impact on visual amenity of the site and its setting near to the entrance of the village. There are no dimensions on the submitted drawings to show actual ground height of the proposed building in relation to the kerbside level and these should be included. While it is acknowledged that the site would be located close to the village, the proposed development would be unduly prominent and visually intrusive on approach to or from the village by virtue of its height/size and location. The removal by the applicant of several trees from the field hedge increase visual impact on approach to the village. A new ecological assessment should be carried out and submitted as part of an updated application. The last assessment shows as dated in 2018 and is not current.

The PC noted additional inconsistencies in the application and feel the following point should be corrected or clarified;

- a) Building use shown as domestic / commercial – which is it?*
- b) Waste disposal activities within 250m of the proposed site have been omitted / inadvertently overlooked.*

Should the planning authority conclude that the development is permitted to go ahead, the PC would insist that the planning conditions relevant to the previous application (18NP0007) still apply and must be retained.

The PC also requested that comments relating to the previous application (18NP007) were considered in relation to the current application and are detailed below.

No objections are raised in principle to a bunkhouse however the plans submitted lack confirmed details which raises issues e.g. final roof height; optional roof and base level materials; no emergency exit from bedrooms; no access to rest of field from the road; incompatible external lighting; sewage pipe crossing the Burn.

The Parish Council wishes to make a positive suggestion that any temporary tourist accommodation be located in the adjacent caravan field (within the ownership of the applicants) which benefits from an existing water supply, access to the road and mature vegetation which would mitigate the visual impact on the landscape of the proposed site.

4.2 **NCC Public Protection: No objection:** Subject to conditions and informative.

4.3 **NCC Highways: Awaiting comments.** Due 05/07/21

4.4. **Northumbrian Water: No objection:** *Do not wish to make any specific comments.*

4.5 **NNPA Ecologist:** *No objection subject to conditions. The ecological survey and assessment was carried out 3 years ago and usually we would expect surveys to be within 2 years of the application. I will however accept it on this occasion because of the nature of the site and habitats present, and the low likelihood of any further information being gathered if the survey was updated.*

I note the connection to the mains sewer. Works to provide this connection and other works on site have the potential to pollute or increase silt into the burn and ultimately the Coquet SSSI if not carried out with precautionary working methods. I suggest that providing a construction method statement for approval is made a condition.

I can see reference to 2 bird boxes on the bunkhouse on one plan. I would prefer these to be built in structures and also bat features on each elevation (slates and or roost crevices) to be added to the building. These should be made a condition and shown on plans.

The plans to retain the existing hedges and trees is good and the addition of the new hedge on the southern boundary of the site. I also note reference to protection of the hedges and trees on the plans as described in the report. The boundary behind the bunkhouse on the east is however just shown as a red line on the plans. The southern hedge will therefore just be a short section into the field, I recommend that the hedge should also extend along the eastern boundary. Species should be native and I suggest hawthorn, blackthorn, hazel, holly and dog rose with some standard trees such as rowan, wild cherry and oak.

In addition to the above, the other recommendations in section 7 of the ecological report should be made a condition if approval is given including those pertaining to lighting, construction methodology, permeable hardstanding and tree protection. I note some reference to some of these elements are made on the plans already.

4.6 The application has been advertised by means of notification letters sent to eight neighbouring properties as well as a notice displayed at the site on 17th June 2021. In response, two letters of objection have been received from residents of Alwinton raising the following matters:

- This application materially differs from the building approved under 18/NP/0007. This permission has lapsed, and the development carried out by the applicant on site is unauthorized;

- There are discrepancies between the information provided on the application form and in the Design and Access Statement; the information in the Design and Access Statement being more relevant to a dwelling than a bunkhouse;
- In the circumstances this application should be treated as that for a dwelling. I support the principle of some additional dwellings in Alwinton but this is not an appropriate site and a better site is that proposed under application 21NP0016.
- The approach to Alwinton from the East has not changed for 100 years plus as is demonstrated by old photographs and provides a very attractive entrance into the National Park. Granting permission in the proposed location for a dwelling will materially harm that approach and the setting of Alwinton;
- A much better location for a bunkhouse is in the paddock behind the Rose and Thistle; I fully support maximizing camping and the provision of a bunkhouse on the paddock, and both will be beneficial to the viability of the Rose and Thistle.
- There are better options for diversifying the income potential of the Rose and Thistle than granting permission for this application which will materially impact on the setting of Alwinton;
- The application proposes development of a greenfield site. The NPA spatial strategy seeks to minimise the loss of greenfield land because of its long term and alternative potential for food production, biodiversity, landscape value or recreational use. There is a strong reason for restricting such developments from greenfield sites as such developments erode the Special Qualities of the Park;
- The development proposal does not conserve or enhance the tranquillity and pristine dark skies of the National Park. The level of noise, traffic and light generated as a result of the development during construction and thereafter will be intrusive to village residents;
- The sense of openness around the village will be reduced;
- The quiet enjoyment of the landscape will not be maintained;
- Allowing residential accommodation in the proposed location sets a precedent by the NPA for progressive development of accommodation on greenfield sites across the park.
- The proposed site is unsuitable. The Applicant has previously developed land and has already been permitted and has constructed a large 'serviced' shed (with utilities – water supply etc.) behind the Rose and Thistle Inn. This field site is truly ancillary to the Inn and is in regular use for campervans, cars/large vans and sites for camping tents. Residents adjacent to this location clearly do not object to the regular and frequent vehicle and pedestrian traffic/movements from the field behind the Inn.

4.7 One further representation from a resident of Alwinton offering comments on the proposal has been received which can be summarised as follows:

- Provision of full drainage details should be made a condition of any permission to ensure no impact on the SSSI;
- The Design and Access Statement states ‘The land and topography will be altered to allow the proposal to be as low lying as possible’ which is welcomed. However, the drawings do not offer a height of floor level nor eaves from road level.
- The previous, approved application on the site featured timber cladding. I would suggest that this is a more suitable material for a new building in this location. A stone structure in this location would form a modern and alien intervention, at odds with the Local Design Guide, whereas a timber-clad building would read more like an agricultural structure and would not, therefore, be quite so jarring in this prominent location.

5. Assessment

5.1 Introduction

5.1.1 The key material planning considerations are:

- The principle of the development;
- Design, appearance, and impact upon visual amenity;
- Residential amenity;
- Impact upon National Park special qualities;
- Highway safety, parking, and access;
- Foul drainage and utilities;
- Contaminated land;
- Renewable energy;
- Other matters

5.2. The principle of the development

Sustainable development

5.2.1 The National Planning Policy Framework (NPPF) places an 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 relevance to this application are parts d), e) and h) which relate

respectively to the protection and enhancement of landscape character; improving and protecting biodiversity; and improving public access to, and enjoyment of; the National Park's special qualities.

Location and nature of development

- 5.2.2 Strategic Local Plan policy ST4 seeks to direct development to a suite of 'named settlements', including Alwinton, where development should support the service function and sustainability of the settlement by '*providing...new facilities and services (including tourism and recreation) that would be proportionate to the size of each settlement*'.
- 5.2.3 The 'named settlements' do not have defined boundaries which allows the Authority flexibility in assessing whether a development would be considered to support the 'service function and sustainability' of the settlement as required by policy ST4. In this instance, the application site is located just to the east and south of existing development within Alwinton. Where development is considered to fall outside of a named settlement, it would be classed by policy ST4 as being within the 'open countryside'. While the application site would be located within an agricultural field to the edge of Alwinton, it is not considered that it could reasonably be classed as being in the open countryside given the close relationship with existing development. It should also be noted that the proposals are being forwarded in part to ensure the on-going viability of the Rose and Thistle Public House which is also in the ownership of the applicant. It is considered that this is consistent with the requirement of policy ST4 for new development to support the 'service function and sustainability' of the settlement.
- 5.2.4 The Parish Council have referred to the sequential approach to new development advocated by the previous Core Strategy. However, the Core Strategy has been replaced by the Northumberland National Park Local Plan and the former policies are no longer a material planning consideration. The current Local Plan does not require developers to follow a sequential approach but rather supports development where it would, as discussed above, support the 'service function and sustainability' of the settlement.
- 5.2.5 As detailed at paragraphs 4.1 and 4.8, both an objector to the application and Alwinton Parish Council have suggested alternative sites for the proposed development. Whilst it is acknowledged that the Parish Council wished to make this suggestion in a positive manner, it is not reasonable to suggest different sites as part of the assessment of this application; the matter to be determined by this application is acceptability of the site proposed, as assessed above.

Tourism development

- 5.2.6 Policy DM7 relates specifically to the rural economy and diversification. This is a comprehensive policy which is supportive of proposals for economic development, including tourism, which allow people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner which does not in itself adversely impact the special qualities. The policy also requires new development to consider and reflect the sensitivity of the local landscape and be designed so as not to undermine the quality of life of residents or undermine visitor enjoyment of the National Park special qualities. Subject to meeting these criteria, Part 5 of the policy states that new buildings for tourism will be permitted within the named settlements, including Alwinton.
- 5.2.7 The provision of a bunkhouse will provide additional visitor accommodation, allowing people to increase their 'awareness, understanding and enjoyment' of the National Park special qualities as required by Policy DM7. In addition, the provision of modest bunkhouse accommodation is not considered likely to undermine the quality of life of residents (see assessment in relation to 'residential amenity' below). An assessment of impacts on the National Park special qualities is considered in detail in the following sections.
- 5.2.8 The proposed development relates to the provision of a bunkbarn to provide short term tourist accommodation only. It is therefore recommended that a condition is attached to any approval which may be issued restricting the occupancy of the accommodation to holiday use, as permanent residential accommodation in this location would require a condition to ensure that the property is the occupiers only or principal residence. The use of such a condition would also address concerns raised that rather than providing holiday accommodation, the intention is provide a new residential dwelling and also address the Parish Council concern as to whether the building is to be used for domestic or commercial purposes. The applicant has further confirmed that the building is to be used as a bunkbarn, not a residential dwelling, in correspondence received 6th July 2021.
- 5.2.9 In their response the Parish Council have questioned whether the proposed development is simply to provide sleeping accommodation and parking facilities only, with other functions provided by the existing pub / Inn, or to allow visitor self-catering on-site. The Parish Council note that it appears to be the latter by virtue of the inclusion of an enlarged kitchen more in keeping with a self-catering establishment or permanent residence than the proposed simple / modest bunkhouse. The Parish Council conclude that the proposal is not characteristic of the basic bunkhouse accommodation of the type currently existing within the locality.

5.2.10 While noting the comments raised, Officers do not consider it unreasonable or unusual for tourist accommodation of this nature to provide cooking facilities for guests. While it is expected that some guests will make use of the Rose and Thistle for meals, it is not considered reasonable to include a condition requiring the development to remain ancillary to the pub because the principle of tourist accommodation, including a stand-alone operation, would be acceptable in principle within a named settlement such as Alwinton. The Parish Council have stated that this type of tourist accommodation is not typical of the area. This would however help to ensure that there are a mix of accommodation types available to visitors to the National Park.

5.2.11 In light of the above, subject to an appropriate condition restricting use of the building to holiday accommodation only, Officers consider that the principle of development is acceptable subject to consideration of the impact of the proposals on the special qualities of the National Park and all other material planning considerations as discussed throughout the remainder of the report.

5.3 Design, appearance, and impact upon visual amenity

5.3.1 Para 124 of the NPPF states that '*The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve*' and '*Good design is a key aspect of sustainable development.*'. 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 4 c) of Policy DM7 requires new development for tourism to be of a '*quality, scale and design that takes into account and reflects the sensitivity of the local landscape*'.

5.3.2 The proposed bunkhouse would be of a scale which Officers consider to be appropriate given the proposed end use. Officers are similarly satisfied that the bunkhouse could be accommodated without detracting from the visual amenity of the site or its setting within the village. Whilst it is acknowledged that the site is located at the edge of the settlement (see section 5.2) and that the proposed bunkhouse would be visible from within the nearby area, the development would not be unduly prominent or visually intrusive on approach to or from within the village. The visual impacts of the bunkhouse would partly be ameliorated by virtue of its external finish which would be stone and slate, in keeping with surrounding

buildings, the existing and proposed hedgerows to the site boundaries and the proposed regrading of the site.

- 5.3.3 In relation to design, the proposed bunkhouse building would be constructed from natural sandstone with stone quoins, lintels and sills. It would be roofed with natural slate and have dark grey powder coated aluminium double-glazed doors and windows. Rainwater goods would be dark grey finished aluminium. The building would be of simple, uncluttered design, in keeping with properties in the immediate area.



Figure 4: View from within field looking north showing completed excavations.

- 5.3.4 The proposed materials for the bunkhouse have been chosen to reflect the local vernacular, with the majority of buildings within Alwinton being constructed from stone and slate. The bunkhouse would be simple in form and design, with stone lintels, sills and quoins adding visual interest, and would not detract from the character and appearance of the site or its surroundings. While the Parish Council and a local resident have questioned the external use of stone rather than the previously approved timber, Officers are satisfied that the proposed use of natural stone and natural slate, which would be in keeping with existing properties within the settlement, is appropriate. The proposed choice of materials is therefore considered to be acceptable in principle, subject to the inclusion of a condition requiring the submission of samples/details in order to ensure that the final choice of materials is appropriate.

5.3.5 The proposed cycle store would be constructed from vertical cedar board cladding with an open front and a dark grey felt shingle roof. While this would introduce a new element to the site, given the modest dimensions of the store, its location to the northern gable of the bunkhouse and the presence of similar timber outbuildings within Alwinton, it is considered that it can be accommodated without any undue impact on local landscape character and visual amenity.

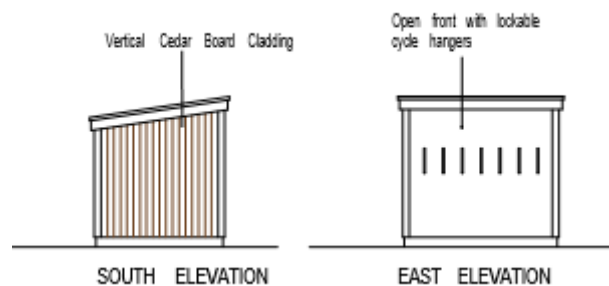


Figure 5: Proposed cycle store

5.3.6 The site gently rises from west to east. The application proposes to excavate part of the site in order to position the building on a level plateau at a slightly lower level than the existing (approx 0.8m, figure 5 below), with the excavated ground then to be used to regrade the area to the front of the bunkhouse. As set out within the application, this would also reduce the visibility of the development from within the surrounding area, allowing the bunkhouse to be as unobtrusive as possible.

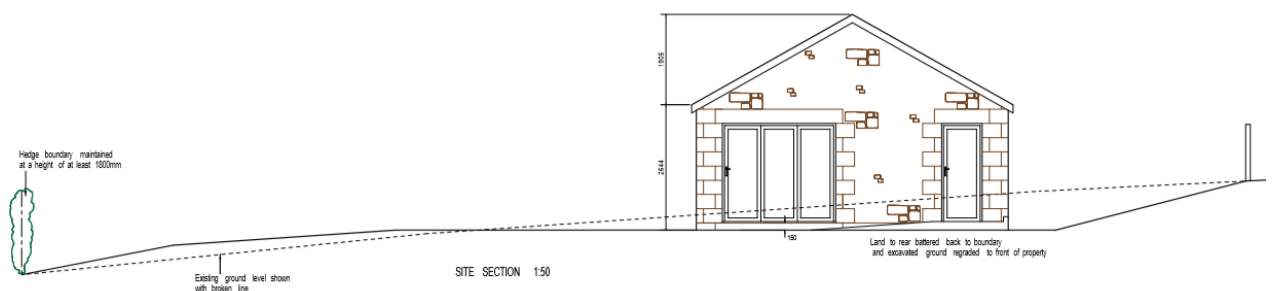


Figure 6: Proposed site section showing levels

5.3.7 This aspect of the proposed scheme is considered to be acceptable in principle, however as only minimal details of the existing and proposed site levels have been provided, a condition is recommended to be attached to any planning approval requiring the submission of details of the proposed finished floor levels of the development, together

with existing and proposed site levels, prior to the commencement of the development, in order to ensure that these are acceptable.

5.3.8 The proposed hard and soft landscaping measures, including hardstanding/vehicular parking, the upgrading of the site entrance, the creation of a new gated access and new areas of hedging and planting, are considered to be acceptable in terms of impact upon the visual amenity of the site and surrounding area, subject to the inclusion of conditions requiring the submission of samples/details of materials to be used and final layout.

5.3.9 On the basis of the above, subject to the inclusion of appropriate conditions as detailed, Officers are satisfied that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM7 and the NPPF in relation to design, appearance and impacts upon visual amenity.

5.4 Residential amenity

5.4.1 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 Policy DM7 seeking to ensure that new tourism development will not undermine '*the quality of life of residents*.'

5.4.2 The proposed bunkhouse would be located approximately 40m from the closest neighbouring residential property, Bridge End Cottage with the proposed car parking area located at a similar distance. Further residential properties within Alwinton are, as a minimum, in excess of approximately 70m from the site. The site is partly screened from these properties by the hedgerows to the northern and southern boundaries which it is intended to retain and allow to grow to a height of 1.8m. In addition, the unclassified road which passes through the village and the road to the Creel, as well as an informal parking area (just to the west of the Hosedon Burn) are located between the site and other residential properties.

5.4.3 The proposals would result in additional levels of use of the site and associated vehicular movements once the bunkhouse is operational. However, as it will only provide for three double bedrooms housing a maximum of six people, it is not considered that this would result in a level of noise / disturbance which would significantly impact the amenity of surrounding properties, given the size and nature of the development and the distance to neighbouring properties.

- 5.4.4 In order to ensure that there is no detrimental impact upon the amenity of neighbouring residential properties during the construction phase of the development, a condition is recommended which limits noisy activity (i.e., audible at the site boundary) to between 8am-6pm Mondays to Fridays and 8am-1pm on Saturdays, with no works on Sundays, Bank holidays or public holidays.
- 5.4.5 The Design and Access Statement indicates that check-in would be from 5pm each day, with check-out by 2pm, seven days a week. The proposed development would provide overnight accommodation, together with a communal living / cooking area alongside vehicular and cycle parking facilities. Due to the nature of the development, it is not considered that a planning condition would be required to restrict opening hours of the development, as it is considered that the proposed use of the building in itself would not have a detrimental impact upon the amenity of neighbouring residents.
- 5.4.6 Notwithstanding the above, in considering the previous application Members were mindful to include a condition requiring the applicant to provide a management plan for the running of the bunkhouse. This was to include details of noise management strategies and how noisy activities would be managed on site. It is therefore considered prudent to attach a similar condition should Members decide to approve the current application. The use of this condition has also been recommended by NCC Public Protection. Although raising no objection Public Protection have also provided advice to the applicant reminding them that it is their responsibility to ensure that a nuisance is not created and that the County Council retains its rights under the Section 79 of the Environment Protection Act 1990, in respect of the enforcement of Statutory Nuisance. It would again be considered prudent to add this advice as an informative to any approval which may be issued.
- 5.4.7 Subject to the condition and informative recommended above, Officers consider that the proposed development would accord with the requirements of Local Plan policies ST2, DM7 and the NPPF in relation to residential amenity.

5.5 Impact upon National Park special qualities

- 5.5.1 No implications surrounding cultural heritage have been identified in relation to this application.

Ecology and biodiversity

- 5.5.2 Local Plan policy DM10 states that the conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight with all development aiming to '*Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets.*'. Development proposals that are likely to have a harmful impact on protected or valuable sites or species will generally be refused.
- 5.5.3 While the application site does not have any designation for biodiversity, it is located approximately 110m northeast of the River Coquet & Coquet Valley Woodlands Site of Special Scientific Interest (SSSI), into which the nearby Hosedon Burn flows.
- 5.5.4 The application has been accompanied by an Ecological Assessment which provides an appraisal of the site, an assessment of the impact of the proposed scheme and recommendations for mitigation and enhancement. The Assessment has characterised the site as largely being improved grassland, closely grazed by sheep, with the Hosedon Burn running to the western boundary. Having considered the information provided, the NNPA Ecologist has raised no objection, subject to appropriate conditions, as discussed below.
- 5.5.5 While the Parish Council have raised a concern over the age of the ecological survey and recommended an update, the NNPA Ecologist has noted that while in general surveys should be no older than two years, because of the nature of the site and habitats present, and the low likelihood of any further information being gathered if the survey was updated, a three-year-old survey is acceptable in this instance. It is therefore not considered reasonable or necessary to request the applicant to update the ecological survey results.
- 5.5.6 The Ecologist has noted that the site, and particularly the works to connect the bunkhouse to the existing public sewer, are in close proximity to the Hosedon Burn which feeds into the River Coquet and Coquet Valley Woodlands SSSI. Works to provide this connection along with other works on site have the potential to pollute or increase silt into the burn and ultimately the SSSI if not carried out in precautionary manner. The Ecologist has therefore recommended that the submission of a construction method statement, outlining the precautionary measures to be undertaken to ensure impacts on the Hosedon Burn / SSSI are avoided, should be made a condition of any approval which may be issued. The attachment of such a condition is considered to be both reasonable and necessary and also reflects the recommendations within the applicants Ecological Assessment.
- 5.5.7 The Ecological Assessment recommends that the proposed bunkhouse should include 2no. built in or wall mounted bat and/or bird boxes. Following consideration of the

information provided, the Ecologist has suggested that at least 2no. bird boxes (built-in) and 4 no. bat features (bat slates or crevices – 1 no. to each elevation) should be provided, to mitigate the permanent loss of improved grassland. The Ecologist's recommendation is considered to be reasonable, considering the above loss of grassland and the need to secure biodiversity net gain as advocated by Local Plan policies ST2, DM10 and the NPPF, and would therefore be secured by means of a condition.

5.5.8 The Ecologist has welcomed the plans to retain the existing hedges and also the intention to provide a new hedgerow to the southern boundary of the site. The Ecologist has also welcomed the intention to protect the hedges and trees as described in the report. The Ecologist has however noted that no specific details have been provided of the proposed treatment to the eastern boundary, resulting in the eastern end of the proposed southern hedge terminating in the field. The Ecologist has therefore recommended that a hedge should also be provided to the eastern boundary to adjoin the new hedge to the southern boundary. While it is not explicitly stated, the site plan does state that there will be a 3m buffer left between the development suggesting the intention is to provide a hedgerow. Full details will however be secured by means of a condition.

5.5.9 The Ecologist has advised that native species should be used in the new hedgerow(s) and has suggested hawthorn, blackthorn, hazel, holly, and dog rose with some standard trees such as rowan, wild cherry and oak. Full details of the proposed soft landscaping scheme; including species; measures for the protection of trees / hedgerows during construction and aftercare will be secured by means of an appropriate condition.

5.5.10 In addition to the above, the Ecologist has also recommended a condition to ensure that works are undertaken in accordance with the full suite of avoidance / mitigation measures detailed within Section 7 of the Ecological Assessment. This includes measures relating to lighting, construction methodology, permeable hardstanding and tree protection. Again, the provision of such a condition is considered to be both reasonable and necessary.

5.5.11 Subject to the conditions recommended above, the proposed development is considered to be acceptable in terms of impact upon ecology and biodiversity, in accordance with Local Plan policies ST2, DM11 and the NPPF.

Landscape

5.5.12 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.'

5.5.13 The village of Alwinton lies on the boundary of three separate national character areas, namely; The Cheviots, Cheviot Fringe and Northumberland Sandstone Hills. The village is one of the most picturesque in the National Park. It lies in the Foothills and Fringe Valleys Landscape Character Type and specifically the Upper Coquetdale (Alwinton) Landscape Character Area.

5.5.14 The guidelines for development contained within the NNPA Landscape Supplementary Planning Document for the Foothills and Fringe Valleys Landscape Character Type includes the following:

- Linear development along roads, which extends urban development into the wider rural countryside and disrupts the nucleated settlement pattern found in this landscape, should be avoided;
- Tourism-related development should avoid locations which are visually prominent particularly when viewed from surrounding higher land and where they extend an urbanising influence into open countryside;

5.5.15 While the bunkhouse would be located within an agricultural field, it is considered to be sufficiently well related to existing development to be viewed as part of, rather than remote from, existing development within the village. In addition, by virtue of the site being relatively low-lying; the proposals being for a single storey building and the nature of existing and proposed site boundaries, is not considered that the building would be unduly visually prominent from within, or on the approach to, Alwinton. While more distant views of the building would be available from the rising ground which largely surrounds Alwinton, from these vantage points the building would appear well related to existing development and would be read as part of the existing settlement.

5.5.16 Considering the relatively low-key nature of the development, with the building being of a size which Officers consider appropriate to its proposed end use; its location adjacent to the village and the materials and landscaping proposed in order to reduce its visibility, it is considered that the proposed development would be acceptable in terms of its impact upon the landscape in accordance with the requirement of Local Plan policy DM11 and the NPPF. While the Parish Council consider that the development would be more visually

prominent than that approved under application reference 18NP0007 by virtue of a larger site area, it should be noted that this increase in size is due to a slight change to the location of the southern boundary rather than through any increase in the size of buildings / intensification of development on site.



Figure 7: View east towards the site from Hosedon Burn



Figure 8: View from within field looking west towards proposed bunkhouse location.

Tranquility

5.5.17 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.'*

5.5.18 The application does not include details of any new external lighting to be installed as part of the scheme. Whilst the site is located adjacent to an existing settlement, it is within the Northumberland International Dark Sky Park. Due to the nature of the proposed development, with the need to ensure the safe access and egress for visitors, there is likely to be a requirement for external lighting units to be installed. A condition is therefore recommended requiring details of any such lighting be submitted to and approved in writing by the NNPA prior to installation. This measure would allow the Authority to ensure that any lighting would be suitable for use within the Dark Sky Park, in accordance with Local Plan policy DM11 and the NPPF; furthermore, this would also meet with the recommendations of the Ecological Assessment and the advice of NCC Public Protection.

5.5.19 Due to the relatively small scale of the scheme and its siting within close proximity to existing development within Alwinton, it is considered that the proposals would not have a detrimental impact upon tranquillity in terms of noise and traffic generated by the development, subject to the condition limiting working hours during the construction phase as discussed in relation to residential amenity (see above).

5.5.20 On the basis of the above assessment, subject to appropriate conditions requiring any external lighting to be approved by the LPA prior to installation and restricting working hours during the construction phase, it is not considered that the proposals would have a detrimental impact on the tranquillity of the National Park, in accordance with the requirements of Local Plan policy DM11 and the NPPF.

5.6 Highway safety, parking, and access

5.6.1 Amongst others, Policy ST2 is supportive of proposals which *'ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising highway safety, the local road network or public rights of way'*.

- 5.6.2 The application site currently has existing pedestrian and vehicular gated access from the unclassified road which leads north towards The Creel. This road forms a junction with the unclassified road from Harbottle to Alwinton close to the site entrance. The application proposes to utilise the existing access for the development, removing the gates to create a single entrance alongside upgrading of the access to Northumberland County Council Highways Specification Type A. An additional gated vehicular access point is to be created within the site, through the proposed southern boundary hedge, in order to provide access into the adjacent field.
- 5.6.3 The application proposes the provision of five parking spaces in a linear arrangement along the southern boundary of the site, close to the proposed new hedgerow. Cycle parking would be provided within a dedicated timber cycle store, located just to the north of the bunkhouse.
- 5.6.4 Northumberland County Council Highways have been consulted on the proposals but have yet to provide a response. An update will be provided to Members at Committee. However, while noting that this a new application with changes in the location of the proposed parking; cycle storage and refuse store, as it is not considered that the proposals are materially different from a highways perspective, Officers do not anticipate that the proposals will result in an objection from the NCC Highways as no objection was raised to the previous application.
- 5.6.5 With this in mind, the conditions and informatives which Highways requested in relation to the previous application have been added to the list of proposed conditions detailed at the end of the report. The conditions relate to the implementation and retention of the car parking area; submission of details of vehicular access; implementation of cycle parking and no external refuse to be stored outside the site. The informatives relate to the need to apply for advertisement consent (where applicable); alterations to the vehicular crossing point and a reminder not to store / deposit materials or waste on the highway.
- 5.6.6 When considering the response from Highways to the original application on the site (18NP0007), while Highways had requested that a condition be attached requiring the cycle parking to be implemented prior to first occupation of the bunkhouse, as the provision of cycle parking was not a requirement of the previous Core Strategy, it was not considered reasonable to attach as a condition. However, as part j) of Policy ST2 of the current Local Plan requires the provision of 'appropriate cycling facilities' it is now considered reasonable for the condition to be attached and it is included in the list of conditions detailed at the end of the report.

5.7 Foul drainage and utilities

- 5.7.1 Amongst others, Part I) of policy ST2 requires new development to be served by appropriate waste management infrastructure. Planning Practice Guidance on 'Water supply, wastewater and water quality' states that '*When drawing up wastewater treatment proposals for any development, the first presumption is to provide a system of foul drainage discharging into a public sewer to be treated at a public sewage treatment works*'.
- 5.7.2 The Environment Agency is the statutory consultee advising the LPA with regards to foul drainage. A proposal of this scale however falls outside of the proposals that the Environment Agency wishes to be consulted on. The matter of foul drainage is therefore to be considered by the LPA, with observations also sought from Northumbrian Water, who have advised that they wish to offer no specific comment.
- 5.7.3 The proposed method of foul drainage for the development is through a connection to the public sewer. A map has been provided from Northumbrian Water which shows the existing mains sewer route (which at present runs parallel to the north side of the Hosedon Burn, west of the application site), together with a site plan for the development which shows the new sewer connection (which would travel within the public road from the site across the Hosedon Burn road bridge to meet the existing connection). As this is the preferred means on dealing with wastewater, the proposals are considered to be acceptable and would accord with the requirements of part I) of Local Plan policy ST2 and the NPPF.
- 5.7.4 The representation received from Alwinton Parish Council raises concerns regarding the proposed sewage pipe crossing the Hosedon Burn. This matter has also been raised by the NNPA Ecologist and a member of the public. The Ecologist has recommended that a pollution prevention strategy is developed prior to commencement of the works in order to ensure that there is no adverse impact upon the River Coquet SSSI; the submission of such a document is also recommended within the submitted Ecological Assessment. Whilst the route of the new sewage pipe would travel across the Burn and there is nothing within the application to suggest that its installation within the road would have any impact upon this watercourse, in the interests of ecology and biodiversity such a condition is considered to be reasonable and would therefore form part of any planning approval.
- 5.7.5 If however, during the implementation of the proposed development, it is found that the proposed method of foul drainage is unfeasible and therefore requires amendment, a further application for planning permission would be required to facilitate this. The applicant has however provided correspondence suggesting that initial discussions have

commenced with Northumbrian Water with regard to connecting the bunkhouse to the foul sewer.

5.7.6 Part k) of Local Plan policy ST2 states that development will be permitted where '*The proposal ensures the provision of appropriate and proportionate services.*'. The application site is located within an area supplied by mains water and other services. The connection of the proposed development to these services is considered to be a reasonable requirement of the scheme and would accord in principle in accordance with the relevant requirements of Local Plan policy ST2.

5.8 Contaminated land

5.8.1 Part m) of Local Plan policy ST2 seeks to ensure that development '*will not give rise to unacceptable risks from contaminated or unstable land*'. The proposal is for the provision of a bunkhouse on an agricultural field. As the proposed end use is classed as '*vulnerable to the presence of contamination*', the application has been accompanied by a completed Contamination Assessment form which does not indicate the presence of contamination within the site.

5.8.2 NCC Public Protection have been consulted on the application and have raised no objection. It is therefore considered that the proposals accord with the requirements of Local Plan policy ST2 and the NPPF in respect of contaminated land.

5.9 Renewable Energy

5.9.1 Local Plan policy ST1 states that the NNPA will adopt a presumption in favour of sustainable development. Part i) of the policy identifies sustainable development as development which '*reduces waste and greenhouse gas emissions through improved energy efficiency and making full use of small-scale renewable energy*'. Part f) of Policy ST2 states that development will be permitted where '*Sustainable design and construction techniques are incorporated in the proposal including design features to ensure they provide resilience to climate change, measures to minimise waste and energy use and where appropriate use energy from renewable sources.*'. Part b) of Policy DM13 (Renewable Energy) states that small scale schemes for the generation of renewable energy will be permitted where '*renewable and low carbon technologies are incorporated into the design of new development proposals.*'.

5.9.2 The information submitted in support of the application shows the indicative location of solar panels to the roof on the east elevation of the bunkhouse with it stated that the '*size*

and amount to be confirmed by heating engineer'. The Design and Access Statement further states that 'The proposal would also be sustainable using renewable materials and forms of energy. Air source heat pumps could be used to provide heating by an underfloor system and hot water could be provided by using solar thermal panels either on the roof covering or ground racking'.

5.9.3 To ensure delivery of the low carbon and renewable energy technologies discussed within the supporting information, it is considered reasonable to attach a condition requiring full details to be provided prior to first occupation of the bunkhouse, should Members be mindful to approve the application.

5.9.4 Subject to the inclusion of an appropriate condition it is considered that the proposals would accord with the requirements of Local Plan policies ST1, ST2, DM13 and the NPPF in relation to the provision of low carbon technologies and renewable energy.

5.10 Other matters

5.10.1 In their response, the Parish Council have stated that *'waste disposal activities within 250m of the site have been omitted / inadvertently overlooked (the PC has been made aware that there has been regular burning of waste towards the bottom of the field behind the Rose and Thistle)*. While noting the concerns of the Parish Council, as this relates to off-site activities which are not relevant to the current application, the concerns do not constitute a material planning consideration and cannot be given any weight in the determination of the application.

6 Conclusion

6.1 The proposed scheme would constitute sustainable tourism development that would make a positive contribution to the rural economy and help to sustain the Rose and Thistle Inn through the provision of additional tourist accommodation. The development would provide opportunities for visitors to experience, enjoy and understand the special qualities of Northumberland National Park without detrimental impact upon these qualities, in accordance with the Park's second statutory purpose. Having regard for the objections received to the scheme it is not considered that these hold sufficient weight to warrant refusal of the application; it is therefore considered that, subject to the inclusion of a number of planning conditions and informative, the proposed scheme would accord with the Local Plan policies, SPD guidance and national planning policy listed within the report.

7 Recommendation

- 7.1 It is recommended that Members be minded to delegate authority to the Head of Planning & Policy to grant conditional planning permission subject to no subsequent objection being received from NCC Highways and subject to the conditions and informatives detailed below.

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;
 - 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.

Informatives

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.**

Contact Officer:

For further information contact Colin Godfrey on 01434 611508 or e-mail: planning@nnpa.org.uk

Background Papers

Application File 21NP0045
EIA Screening Report



**21NP0045 Land east of Rose &
Thistle, Alwinton**

1:2500

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