



Northumberland County Council

ASHINGTON & BLYTH LOCAL AREA COMMITTEE 13 MARCH 2019

Application No:	18/03390/FUL		
Proposal:	Construction of new two storey dwelling with detached garage		
Site Address	Land To The South Of Berristock, Cambois, Northumberland,		
Applicant:	Mr & Mrs Steve Charlton 10 Selbourne Terrace, Cambois, Blyth, NE24 1QZ	Agent:	Mr Steven Kirk 9 Churchburn Drive, Morpeth, NE61 2BZ,
Ward	Sleekburn	Parish	East Bedlington
Valid Date:	24 September 2018	Expiry Date:	19 November 2018
Case Officer Details:	Name: Mr Connor Willis Job Title: Planning Technician Tel No: 01670 622637 Email: Connor.Willis@northumberland.gov.uk		



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

Recommendation: That this application be REFUSED planning permission.

1. Introduction

- 1.1 In accordance with the Council's current Scheme of Delegation, where the Parish Council make comments in support of an application which the Local Planning Authority is minded to refuse, the application is placed on the Chair Referral List for consideration by the Head of the Planning Service and the Chair of the Local Area Planning Committee. It was subsequently considered by the Chair of the Local Area Planning Committee that the application merits determination by Committee rather than under Delegated Powers.

2. Description of the Proposals

- 2.1 Planning permission is sought for the erection of 1 no. dwelling on the application site at Land South of Berristock, Cambois.
- 2.2 The proposal would include a detached 2 storey dwelling with detached garage outbuilding and associated hard and soft landscaping within the curtilage including a permeable block paved driveway, rear patio and grassed garden area, and small areas of grass and shrubbery to the front of the dwelling adjacent to the curtilage boundary. The site is served by an existing vehicle access and crossing point which would be retained as existing, with the existing boundary treatments around the site also to remain in situ.
- 2.3 The proposed floor plans indicate a 4 no. bedroom property with 2 no. bedrooms on the ground floor, and 2 no. bedrooms on the first floor. The first floor is also shown as including an additional living space, with bi-folding doors leading on to a front-facing balcony, finished with a toughened glass and stainless steel railing around its perimeter.
- 2.4 The external elevations would principally be comprised of red facing brickwork with an accompanying section of white (or off-white) render visible on the front elevation. The plans submitted propose marley slate roof coverings over the main dwelling house, with a flat roof finished with dark UPVC membrane (or GRP alternative) over the ground floor projection of the front entrance porch. The plans also include grey UPVC rainwater goods, and anthracite aluminium window frames with artificial stone surrounds.
- 2.5 The design of the proposed garage outbuilding would reflect the design proposed for the main dwelling house, with marley slate roof coverings, grey UPVC rainwater goods, white (or off-white) rendered walls with a red facing brick base-course, and a steel roller shutter (or sectional up and over) garage door opening.
- 2.6 The application site is located between 2 existing dwellings, to the North of Debdon House and to the South of Berristock. The site is bounded by a railway line to the West (rear) and the public highway to the East (front).

3. Planning History

Reference Number: 07/00081/OUT

Description: Detached single dwelling with a double garage

Status: Withdrawn.

Reference Number: 08/00243/FUL

Description: Erection of dwelling house

Status: Withdrawn.

Reference Number: 09/E/00154/FUL

Description: Erection of dwelling

Status: Refused.

Reference Number: 11/02875/FUL

Description: Proposed detached dwelling with detached garage.

Status: Refused.

4. Consultee Responses

Network Rail	<p><u>No objection, subject to condition:</u></p> <p>With reference to the protection of the railway, Network Rail has no objection in principle to the development, subject to requirements which must be met relating to:</p> <ul style="list-style-type: none">● Drainage;● Fail safe use of crane and plant;● Excavations/earthworks;● Security of mutual boundary;● Fencing;● Method statements;● Scaffolding;● Two metre boundary;● Encroachment;● Noise/soundproofing;● Tree/shrubs/landscaping;● Lighting. <p>Network Rail advise that the boundary fencing, method statements, soundproofing, lighting and landscaping should be the subject of conditions, the reasons for which can include the safety, operational needs and integrity of the railway. For all other matters an informative could be attached to the decision notice.</p>
Public Protection	<p><u>Object:</u></p> <p>Public Health Protection object to this proposal on the grounds of contaminated land. The applicant is proposing to develop a residential dwelling on land at Cambois. This land has a number of historical uses which could pose a risk to the end user. In order to consider the proposal further the applicant will need to undertake a Phase 1 desktop assessment, Phase 2 intrusive investigation and submit a remediation statement, if required. Public Health Protection will be unable to consider the application further until this information has been submitted.</p>
County Ecologist	<p><u>No objection, subject to condition:</u></p> <p>In summary prior to a planning decision being made the applicant should advise how it intends to mitigate for increased coastal disturbance resulting from the proposal.</p> <p><i>On site consideration</i></p> <p>The site itself appears to have previously been cleared of vegetation, therefore there is a limited chance on an impact to habitat and species in this respect. Providing that external lighting is controlled by planning condition I have no objection in this regard.</p> <p><i>Off site consideration</i></p> <p>As this is a proposed residential development within 10km of the coast consideration will need to be given to the impact of increased recreational disturbance to bird species that are interest features of the coastal SSSIs and European sites, and increased recreational pressure on dune grasslands which are similarly protected.</p> <p>When developers apply for planning permission for new residential development within the coastal zone of influence, the LPA has to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse</p>

	<p>impacts on designated sites.</p> <p>The Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation. Contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on site integrity to be reached when a planning application is subject to appropriate assessment, without the developer having to commission any survey or mitigation work. Similarly it enables a conclusion of no adverse effect on the interest features of coastal SSSIs.</p> <p>The contribution for major developments (10 or more units) is set at £600 per unit within 7km of the coast and £300 per unit for those between 7-10 km of the coast. Minor developments of 9 units or less contribute £600 per unit within 7km of the coast but are exempt beyond that. This is secured by a S.106 agreement payable on first occupation, or by unilateral undertaking payable prior to commencement for schemes that do not otherwise have S.106 agreements.</p> <p>Paragraph 177 of the NPPF states that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment is being considered, and accordingly it will not apply in this case.</p>
<p>East Bedlington Parish Council</p>	<p><u>Support:</u></p> <p>East Bedlington Parish Council supports this application and welcomes the construction on an infill site.</p>
<p>Northumbrian Water Ltd</p>	<p><u>No objection:</u></p> <p>Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have the following comments to make:</p> <p>Northumbrian Water actively promotes sustainable surface water management across the region. The Developer should develop their Surface Water Drainage solution by working through the following, listed in order of priority:</p> <ul style="list-style-type: none"> ● Discharge into ground (infiltration); or where not reasonably practicable; ● Discharge to a surface water body; or where not reasonably practicable; ● Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable; ● Discharge to a combined sewer.
<p>Highways</p>	<p><u>No objection subject to condition:</u></p> <p>In making our response the Highway Authority assess the impact of any proposed development on the highway network, both during construction, and once a development is completed. To ensure adequate manoeuvring/parking space is provided, safe access can be achieved, the highway remains free for the passage of all users of the highway, and so it does not have an adverse impact on the safety of all users of the highway.</p> <p>The proposed development has been checked against the context outlined above and is considered to be generally in accordance with the National Planning Policy Framework in highways terms, and the principle of the development is acceptable.</p> <p>The implementation of the parking area indicated on the approved plans, and details of surface water drainage to manage run-off from private land are considered necessary condition required for planning approval.</p>

Natural England	<p><u>Additional information required:</u></p> <p>As submitted, the application could have potential significant effects on Northumberland Shore Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.</p> <p>Survey data of recreational visitors to the Northumbria Coast SPA and Ramsar highlight that a high percentage of visitors reside within a 10 km buffer zone of the coast., with this part of the coastline offering significant opportunity for access to the aforementioned designated sites.</p> <p>Appropriate mitigation may take the form of various schemes and provisions and the developer should liaise with the LPA on how to address the issue of mitigation as and where appropriate. Details of a strategy to mitigate against recreational disturbance needs to be submitted within the context of this application.</p>
County Archaeologist	<p><u>No objection:</u></p> <p>The proposed development is located at some distance from known archaeological remains which would be likely to extend into the proposed development area. In addition, early 20th century mapping shows a building extending across the proposed development area which is likely to have impacted on or removed any earlier archaeological remains.</p> <p>The application has been considered in line with paragraphs 8, 11, 184, 185, 187, 189, 190, 197 and 199 and footnote 63 of the National Planning Policy Framework (NPPF).</p> <p>I have assessed the location, nature, importance and density of archaeological remains in the surrounding area, in conjunction with the nature, extent and location of the groundworks associated with the planning application and the extent of likely disturbance caused by the previous building on this site.</p> <p>Based on the available information, the proposed development is unlikely to adversely affect significant archaeological remains in this particular instance. I therefore have no objections to the application and no archaeological work will be required.</p>
Planning Strategy	<p><u>Object:</u></p> <p>Similar proposals to the proposed development have been rejected twice in the past as they have been contrary to the saved policies in the Wansbeck District Plan. These policies are still part of the development plan and there seems little evidence that this proposal has changed significantly to fulfil the criteria they set out. Given that this proposal may also run contrary to the NPPF guidance, it can be stated that it is not positively supported by policy.</p>

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	2
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General Site Notice, posted 23rd October 2018;

No Press Notice Required.

Summary of Responses:

None received.

The above is a summary of the comments. The full written text is available on our website at: <http://publicaccess.northumberland.gov.uk/online-applications//applicationDetails.do?activeTab=summary&keyVal=PFEMSUQSJ7E00>

6. Planning Policy

6.1 Development Plan Policy

Wansbeck District Local Plan (2007):

GP1 - Location of Development;

GP4 - Accessibility;

GP5 - Landscape Character;

GP10 - Sites of National Importance for Nature Conservation;

GP13 - Biodiversity and Wildlife Networks;

GP29 - Land Contamination;

GP30 - Visual Impact;

H3 - Windfall Housing Sites;

H5 - The Design of New Housing Developments;

T6 - Traffic Implications of New Development

T7 - Parking Provision in New Development;

CF6 - Water Supply and Drainage.

6.2 National Planning Policy

National Planning Policy (2018, as updated);

National Planning Practice Guidance (2014, as updated).

6.3 Emerging Planning Policy

Northumberland Local Plan Publication Draft Plan (Regulation 19) January 2019:

STP1 - Spatial Strategy;

QOP1 - Design Principles;

QOP2 - Good Design and Amenity;

TRA1 - Promoting Sustainable Connections;

TRA4 - Parking Provision in New Development;

ENV3 - Landscape.

6.4 Other Documents/Strategies

Wansbeck Design Guide Supplementary Planning Document (2007);

Wansbeck Residential Design Guide Supplementary Planning Document (2007).

7. Appraisal

7.1 The main issues for consideration in the determination of the application are:

- Principle of the development;
- Design;
- Amenity;
- Landscape;
- Highways;
- Drainage;
- Contamination;
- Ecology.

7.2 Planning law stipulates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration. The development plan and starting point for determining applications in accordance with Paragraph 12 of the NPPF remains the saved policies of the Wansbeck District Local Plan (2007) (WDLP). However, Paragraph 213 of the NPPF advises that Local Planning Authorities (LPAs) are only to afford existing Local Plans material weight insofar as they are consistent with the provisions of the NPPF itself.

Principle of the development

Development in the open countryside

7.3 Following the publication of the NPPF the provisions of the WDLP Policies GP1 and H3 are still relevant policy considerations in the determination of this application and remain the starting point for assessing the proposals. These policies set out basic principles against which new residential development proposals in the open countryside, outside of defined settlement boundaries, will be assessed with policies seeking to limit new house building in such locations to essential accommodation only, such as housing for rural workers, in line with the advice contained within the NPPF.

7.4 The WDLP uses settlement boundaries, as defined on the Proposals Maps, to identify the limits to settlements. The application site lies outside any defined settlement boundary and is therefore considered to lie within the open countryside. In accordance with Part A of Policy GP1:

“Provided that the proposals are in accordance with other policies of the Plan, development on previously-developed sites and buildings within settlement limits, as defined on the Proposals Map, will be permitted”

7.5 Since the site falls outwith any settlement boundaries as stated above, the proposal does not accord with Part A of Policy GP1 but may be assessed with regard to Part C which outlines the provisions whereby development may be permitted in the open countryside beyond identified settlement limits. These provisions are as follows:

- a) *the nature of the use requires a countryside location; or*
- b) *the development involves the re-use of an existing building; or*
- c) *the development involves an extension to a property within an existing curtilage;*

d) in the case of greenfield development, it can be demonstrated that no suitable alternative previously-developed site is available.

- 7.6 Following consultation with Planning Strategy it is not considered that the proposed development meets any of the above criteria. The nature of the proposed residential use does not require a countryside location, nor does the development involve the re-use of an existing building. The development does not involve an extension to a property within an existing curtilage and it has not been demonstrated that there are no suitable alternative previously developed sites available.
- 7.7 Similarly, Policy H3 of the WDLP contains provisions for assessing proposals for new housing on sites not allocated for development whereby proposals may be permitted. However, as with Policy GP1, the criteria contained within Policy H3 includes the provisions that development should be sited within settlement limits and make use of previously developed land and buildings. As such, following consultation with Planning Strategy it is also considered that the proposal would not accord with the provisions set out in Policy H3.
- 7.8 The principle of the development has also been assessed against the emerging Development Plan policies found within Northumberland Local Plan Publication Draft Plan, which may be given some weight in the appraisal of the proposals. With regard to the criteria outlined in Policy STP1, it is recognised that the development could be considered sensitive to its surroundings in accordance with Part (h) and, in accordance with Part (g) (v) could be considered to enhance its immediate setting given the appearance of the site as existing. However, as with current Development Plan policy, Policy STP1 requires the reuse of redundant or disused buildings and encourages the use of previously developed land where possible.
- 7.9 Summarily, it has been considered the principle of new housing development at the proposed site would be contrary to Local Plan Policies GP1 and H3 regarding new housing in the open countryside, and this was cited as a refusal reason on 2 previous applications for similar proposals on the same site. The principle of the development is therefore not considered acceptable with regard to the Development Plan.

Housing Land Supply

- 7.10 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five year's worth of housing against their housing requirement. The 5 Year Housing Land Supply position is pertinent to proposals for new housing in that Paragraph 11 (and corresponding Footnote 7) of the NPPF indicates that the Framework's presumption in favour of sustainable development applies where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites.
- 7.12 As set out in paragraph 73 of the NPPF, where the strategic policies are more than 5 years old, Local Planning Authorities should measure their housing land supply against their local housing need. In accordance with the standard methodology, Northumberland's local housing need figure is currently 717 dwellings per annum. Against this requirement, and taking into account the

supply identified in the Council's latest Five Year Supply of Deliverable Sites 2017 to 2022 report, the Council can demonstrate a 12.1 years supply of housing land. Therefore Northumberland clearly has more than a 5-year housing land supply, and as such, in this context, the presumption in favour of sustainable development does not apply.

Design

- 7.13 The design proposed is that of a large detached dwelling with contemporary styling and finishes and ample outdoor amenity space. The scale, mass, materials and design proposed are considered appropriate to the site and its surroundings, with reasonable spacing provided between the proposed dwelling and the existing dwellings to either side. It is not considered that the proposal would cause any adverse visual impact on the street scene.
- 7.14 As such, the proposed development would be considered acceptable in design terms in accordance with the principles of design contained within the NPPF and in accordance with the provisions of WDLP Policies GP30 and H5. The proposed design would also accord with the provisions set out in Policies QOP1 and QOP2 of the Northumberland Local Plan Publication Draft Plan.

Amenity

- 7.15 Given the proximity of the neighbouring dwellings to either side (North and South) of the proposal, the impact of the proposed development on the residential amenity of these neighbouring dwellings is a key consideration. However, there is no fenestration proposed on the North and South elevations of the proposed dwelling, thereby ensuring that there would be no direct overlooking of neighbouring properties or garden areas. The proposed first floor balcony on the East (front) elevation would also cause no significant degree of overlooking, with its outlook principally over the public highway and toward the coastline. The height, footprint and overall scale and mass of the proposed dwelling, and the front and rear building lines proposed relative to the adjacent neighbouring dwellings would also ensure that there would be no significant loss of daylight or outlook.
- 7.16 As such, the proposed development would be considered acceptable with regard to residential amenity impacts in accordance with WDLP Policy H5 and the provisions of the NPPF. Furthermore, the proposal would be considered acceptable in this regard with reference to the provisions set out in Policy QOP2 of the Northumberland Local Plan Publication Draft Plan.

Landscape

- 7.17 Policy GP5 of the WDLP requires that development respects the character of the surrounding landscape, with due regard given the siting, scale and design of the proposals and the effect on distant views. Development which would have an adverse impact on the character of appearance of the quality and distinctiveness of the local landscape will not be permitted. Given the nature of the development as infill between two existing dwellings of similar scale and mass within the landscape, it is considered that the visual harm on the quality and character of the surroundings would be limited given its proposed setting. As such, the proposed development would be considered acceptable with regard to WDLP Policy GP5 and the provisions of the NPPF, and would also

be considered to accord with the provisions of Policy ENV3 in the Northumberland Local Plan Publication Draft Plan.

Highways

- 7.19 The proposed dwelling would be served by the adjacent public highway and the existing vehicle access and crossing point. The consultation response received from the Highways Authority has confirmed that the visibility from the existing access is considered acceptable and the level of traffic expected from the proposed development would not have a harmful impact on the highway network. The proposed site layout would include a permeable block paved driveway and detached garage, thereby ensuring an adequate provision of in-curtilage parking. As well, there is a bus stop in close proximity to the site providing public transport links to Linton and Bedlington Station.
- 7.20 Accordingly, the proposal can be considered acceptable in highways terms in accordance with WDLP Policies GP4, T6 and T7, and the provisions of the NPPF. It is also considered that the development would accord with Policies TRA1 and TRA4 of the Northumberland Local Plan Publication Draft Plan. However, in accordance with the advice provided from the Highways Authority, the development could only be considered acceptable subject to condition, whereby details of surface water drainage to manage runoff from private land would need to be submitted to and approved by the Local Planning Authority prior to the occupation of the proposed dwelling in order to prevent surface water runoff and ensure suitable drainage is implemented in accordance with WDLP Policy CF6 and the provisions of the NPPF.

Drainage

- 7.21 In addition to the advice provided by the Highways Authority regarding surface water drainage, as outlined above in Paragraph 7.20, any grant of planning consent would be accompanied by an informative encouraging sustainable surface water management, as recommended by Northumbrian Water in their consultation response.

Contamination

- 7.22 Public Protection have objected to the proposal on the grounds of the application site lying on contaminated land. The site and surroundings have a number of historical land uses which could pose a risk to the end user. In order to consider the proposal further, the applicant would be required to undertake a Phase 1 Desktop Assessment and Phase 2 Intrusive Investigation, followed by the submission of a Remediation Statement if required. The agent for the application has expressed a willingness to undertake such investigations as required, however, since none of the necessary information has been submitted with the application, and since it would not be appropriate to secure the submission of such details through planning conditions, the proposal can not currently be considered to conform with the requirements of WDLP Policy GP29 or the provisions of the NPPF.

Ecology

- 7.23 The application site itself appears to have been previously cleared of vegetation. As such, it is considered unlikely that the proposed dwelling would cause an adverse impact on habitats or species within the site boundary. Subject to planning condition for the control of external lighting, the County Ecologist has raised no objection in this regard.
- 7.24 However, since the proposed development would fall within 10km of the coast, due consideration would need to be given to the impact of increased recreational disturbance to bird species that are interest features of the coastal Sites of Special Scientific Interest (SSSIs) and European sites, and increased recreational pressure on dune grasslands which are similarly protected. Natural England have requested additional information with regard to how the application intends to address the issue of mitigation against recreational disturbance to the designated sites such as the Northumberland Coast Special Protection Area and Ramsar.
- 7.25 In respect of the above, the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service which will be used to fund coastal wardens who will provide the necessary mitigation. Contribution to the Coastal Mitigation Service enables a conclusion of no adverse effect on the interest features of coastal SSSIs and, in the case of minor development within 7km of the coast, the is set at £600 per unit. This is secured by a S.106 agreement payable on first occupation, or by Unilateral Undertaking payable prior to commencement for schemes that do not otherwise have S.106 agreements.
- 7.26 The agent has indicated a willingness to enter into a Unilateral Undertaking as required. However, in the absence of such an agreement at present, the lack of a coastal mitigation scheme would form a reason for refusal of planning permission in accordance with WDLP Policies GP10 and GP13. In accordance with Paragraph 117 of the NPPF, the Framework's presumption in favour of sustainable development does not apply where development requiring appropriate assessment is being considered, and accordingly it would not apply in this case.
- Other matters
- 7.27 Consultation was also carried out the County Archaeologist who has advised that the proposed development is unlikely to adversely affect significant archaeological remains in this instance, with the application site located at some distance from known archaeological remains.
- 7.28 The application site is bounded by a railway line to the West (rear). Following consultation with Network Rail, any grant of planning permission at the site would be subject to conditions and informatives in order to ensure the safety, operational needs, and integrity of the railway.
- 7.29 The comments received in support of the application from the Parish Council have been duly taken into consideration. It is acknowledged that the proposed dwelling would constitute infill development between 2 no. existing dwellings thereby reducing its impact on the open countryside; however, for the reasons given above in this report, it is not considered that the proposed development would accord with the Development Plan or the provisions of the NPPF.

Equality Duty

- 7.30 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

- 7.31 These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

- 7.32 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.33 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.
- 7.34 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

- 8.1 Overall, Officers consider the proposed development unacceptable. Although the proposed new dwelling would be considered infill between 2 no. existing dwellings, thereby minimising its visual and landscape impact, the principle of the development is considered unacceptable with regard to the provisions of

Policies GP1 and H3 of the WDLP. It is not considered there are any mitigating circumstances to override the nature of the proposals as contrary to the Development Plan. In addition, insufficient information has been provided to demonstrate that the proposals are acceptable in respect of matters relating to ecology and contamination.

9. Recommendation

That this application be REFUSED permission for the following reasons:

Reasons

1. The proposed development is located outwith any defined settlement boundary and is therefore considered open countryside land. As a 5 year housing land supply can be demonstrated by the Local Planning Authority this means that the requirement for new housing is not considered the dominating factor in the decision-making process. As the site falls within the open countryside, the proposal is therefore considered to be unacceptable and contrary to the provisions of Policies GP1 and H3 of the Wansbeck District Local Plan.
2. Insufficient information has been provided to demonstrate that the proposals are acceptable in respect of ecology and ground contamination matters contrary to Policies GP10, GP13 and GP29 of the Wansbeck District Local Plan 2007 and the NPPF.

Date of Report: 28th February 2019

Background Papers: Planning application file(s) 18/03390/FUL