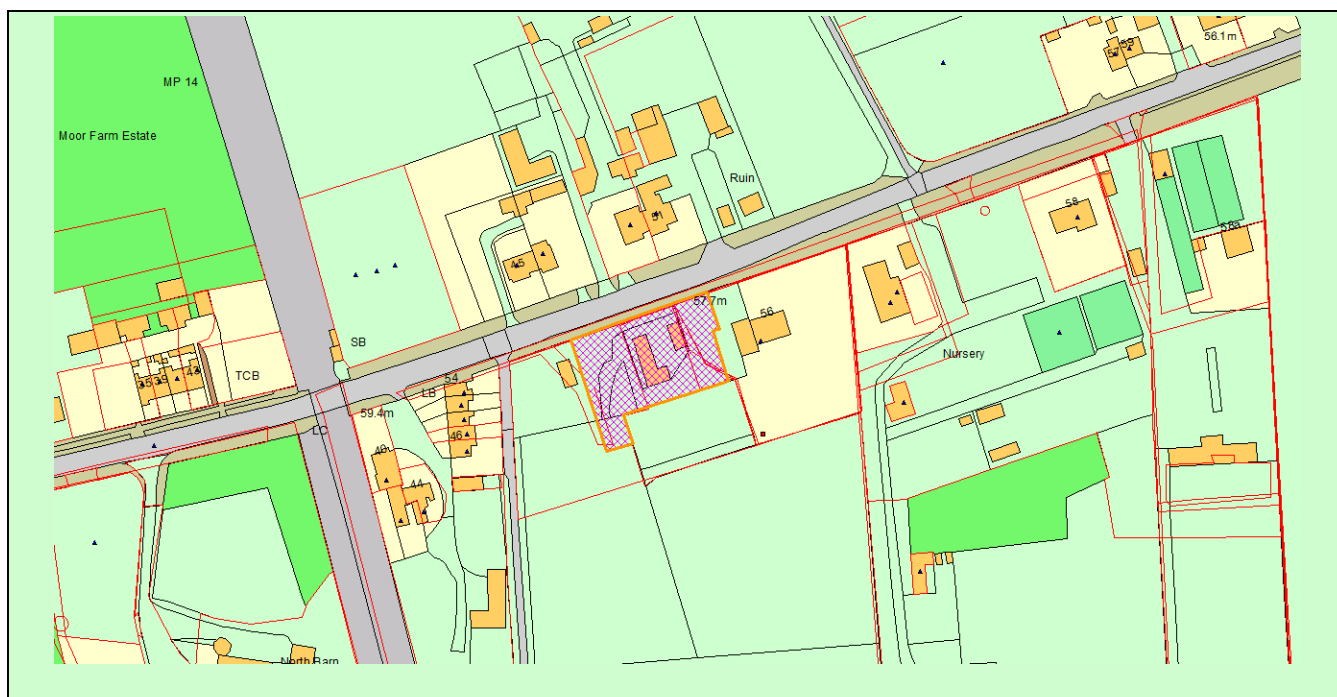


NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Council Planning Committee 13 November 2017

Application No:	17/03021/FUL		
Proposal:	Demolition of existing stables and the erection of three bespoke dwellings with associated landscaping and highway works.		
Site Address	Land South Of 56, Station Road, Stannington, Northumberland		
Applicant:	JD Joinery & Building Services Ltd, 26 Atley Business Park, North Nelson Ind Estate, Cramlington NE23 1WP	Agent:	Mr Joe Walton 11 New Quay, North Shields, Tyne And Wear, NE29 6LQ
Ward	Ponteland East And Stannington	Parish	Stannington
Valid Date:	6 September 2017	Expiry Date:	14 November 2017
Case Officer Details:	Name: Mr Geoff Horsman Job Title: Senior Planning Officer Tel No: 01670 625553 Email: geoff.horsman@northumberland.gov.uk		



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1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, where applications raise significant planning issues they are referred to the Head of Planning Services for consideration to be given as to whether the application should be referred to Committee for determination. The matter has been duly considered under these provisions at which time it was confirmed that the application should be determined by committee as the proposal raises Green Belt policy issues.

2. Description of the Proposals

- 2.1 Full planning permission is sought for the demolition of existing buildings on site and the erection of three detached two storey dwellings with associated landscaping and highway works on land at Station Road, Stannington Station. The application site covers an area of 0.17 hectares and lies within the Green Belt. It is currently used for the stabling of horses.
- 2.2 The application site lies on the south side of Station Road and east of the east coast main railway line. There are 2 storey dwellings on the other side of Station Road to the north. To the east is an existing bungalow at No.56 Station Road and beyond this further dwellings together with the sites of the former Stannington and Birchwood Nurseries where Strategic Planning Committee have recently resolved that they are minded to grant planning permission for 34 dwellings (Application Ref: 16/03693/FUL). To the south is an equestrian arena and open countryside whilst to the west is open land and beyond this a small terrace of 2 storey dwellings adjacent to the railway line.
- 2.3 Access to the site is currently from Station Road and shared with the bungalow at No.56. This existing access would be retained and widened as part of the proposed development. The existing hedgerow to the Station Road frontage would be retained, apart from a small section that would need to be removed to accommodate the widened access.
- 2.4 The proposed dwellings would all have 4 bedrooms and would have a combined footprint of around 268 square metres. The ridge of the roof to these dwellings would be 7.8 metres above ground level. The existing buildings to be demolished have a footprint of around 145 square metres and a height of 3.4 metres above ground level.
- 2.5 A previous planning application (Ref: 15/02297/OUT) for 5 dwellings on a larger site, of which the current application site was a part, was dismissed at appeal on the 11 March 2016 with the Inspector concluding that this scheme did not constitute 'limited' infill within an existing village in the Green Belt.

3. Planning History

Reference Number: 15/02297/OUT

Description: Outline application for the construction of 5no new dwellings.

Status: Non-determined. Appeal dismissed.

Reference Number: CM/20100438

Description: Provision of single storey attached garage to front and kitchen/utility room to rear and side.

Status: Approved

Reference Number: CM/20100135

Description: Certificate of Lawfulness - Occupation of existing dwelling in breach of condition 2 of planning permission ref: 75/D/386a, occupation having been for the 10 years preceding the application by persons not employed either in agriculture or Forestry.

Status: Approved

Appeals

Reference Number: 15/00064/NONDET

Description: Outline application for the construction of 5no new dwellings.

Status: Dismissed

4. Consultee Responses

Stannington Parish Council	Comments awaited
Highways	Comments awaited
Northumbrian Water Ltd	Surface water drainage should be provided having regard to the hierarchy that seeks to ensure that if possible such drainage is discharged into the ground. If this is not possible discharge should be into a surface water body. Next in line is a surface water sewer with discharge into a combined sewer being a last resort.
The Coal Authority	No objection subject to a condition regarding further site investigation and mitigation re ground stability matters.
Network Rail	Comments awaited
County Archaeologist	No archaeological work required.
County Ecologist	No objection subject to a condition regarding ecology mitigation.
Public Protection	No objection subject to conditions re noise, dust and floodlighting mitigation during construction, contamination and gas protection measures

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	10
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

Site Notice – 10 October 2017

No Press Notice Required.

Summary of Responses:

- Previous appeal dismissed
- Encroachment into countryside
- Lack of car parking
- Out of character
- Unsightly fencing
- Inappropriate development in the Green Belt
- Unsustainable location in terms of access to public transport and services
- No affordable housing
- Highway safety concerns given proximity to level crossing
- Loss of hedgerow
- Inadequate school places available
- No play provision
- Air pollution

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=OV32PKQSIVU00>

6. Planning Policy

6.1 Development Plan Policy

Castle Morpeth District Local Plan

RE8 Contaminated Land

RE9 Ground stability

C1 Settlement boundaries

C11 Protected species

C15 Trees in the countryside and urban areas

C17 The Green Belt

H15 New housing developments

H16 Housing in the countryside

Northumberland County and National Park Joint Structure Plan (2005)

S5 – Green Belt extension

6.2 National Planning Policy

National Planning Policy Framework (2012)
National Planning Practice Guidance (2014, as amended)

6.3 Other Documents/Strategies

Stannington Parish Pre-Submission Draft Neighbourhood Plan 2017

Northumberland Landscape Character Assessment (2010)

7. Appraisal

7.1 Following officer assessment and in light of the comments received the main issues for consideration in the determination of this application are as follows:

- Principle of development
- Green Belt
- Affordable housing
- Landscape and visual impact
- Residential amenity
- Transport matters
- Flood risk and drainage
- Ecology and trees

7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan for this site is comprised of the “saved” policies of the castle Morpeth District Local Plan (2003) and the Northumberland County and National Park Joint Structure Plan (2005). The saved policies of the Local Plan and Structure Plan continue to constitute the development plan and therefore remain relevant to the determination of this application. However, the weight that can be afforded to these policies varies due to their differing degree of conformity, or conflict, with the NPPF. Furthermore, paragraph 14 of the NPPF provides definitive guidance on how applications should be determined by stating:

“At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed*

against the policies in the Framework taken as a whole, or specific policies in the Framework indicate that development should be restricted.”

- 7.3 Consideration also needs to be given to the emerging Stannington Parish Neighbourhood Plan which has reached pre-submission draft stage. The draft Plan was published for consultation in April 2017. In accordance with paragraph 216 of the NPPF weight may be given to the policies in emerging plans, depending on: the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF: and the extent of unresolved objections to the emerging plan. Therefore it is considered that weight can be given to the policies in the emerging Neighbourhood Plan, which comprise material considerations in the determination of applications. However, the weight that can be given may vary, depending on how much consultation has been undertaken on the policies, the nature of the unresolved objections and how consistent the policies are with the NPPF.

Principle of development

Sustainability

- 7.4 Station Road, Stannington, is not designated as a settlement in the Local Plan and has no defined settlement boundary. It comprises a linear pattern of houses, bungalows, cottages and farm buildings sited along Station Road between the A1 trunk road and the A192 in the open countryside south of Morpeth.
- 7.5 Following publication of the NPPF the provisions of the Local Plan Policies C1, H15 and H16 are still relevant in the determination of this application and remain the starting point for determining 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 e.g. housing for rural workers, in line with the advice contained within the NPPF. Saved Policy S5 of the Northumberland County and National Park Joint Structure Plan First Alteration (February 2005) is also relevant, which established the general extent of an extension to the Tyne and Wear Green Belt.
- 7.6 In this location, the principle of new housing development would be contrary to Local Plan Policies C1, H15 and H16. The NPPF does, however, seek to implement the Government's growth agenda by boosting significantly the supply of housing. The NPPF also stresses that, in the rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The example it gives is where there are groups of smaller settlements, development in one village may support services in a village nearby. Station Road, Stannington does have a number of services available for residents including a farm shop, and petrol filling station with a small shop and a restaurant/take-away, and public transport links. This means that the

principle of new residential development on the site would accord with the NPPF as it would boost housing supply and would be located in a settlement that has both services of its own and which would utilise services in nearby settlements, such as in Stannington itself which has the first school.

- 7.7 Having regard to the relevant policies in the Development Plan and in giving due weight to emerging plans and national policy, it is considered that this would be a sustainable location for development in terms of accessibility by a choice of means of transport and accessibility to services, and would also be in accordance with the NPPF in this regard. This conclusion is in accordance with that reached in respect of other recent applications for housing on this section of Station Road including the recent application for 34 dwellings to the east referred to earlier in this report.

Housing supply

- 7.8 As set out above Station Road does not lie within an identified settlement boundary. However, the NPPF does seek to implement the Government's growth agenda by significantly boosting the supply of housing. The NPPF requires Local Planning Authorities to provide a five year supply of deliverable housing land and, where this cannot be demonstrated, relevant policies for the supply of housing, such as in the Castle Morpeth Local Plan, should be considered out of date.
- 7.9 Officers consider that at the present time a significant supply of housing land can be demonstrated across the County as a whole with much of this supply benefitting from planning permission. In this regard, as of the 31 March 2017 there were extant planning permissions for approximately 12,400 dwellings. Furthermore, housing completions have accelerated in recent years. 1,531 new housing completions were achieved during 2016-17 with an average of 1,323 dwelling completions per annum over the last 3 years. This means that the lack of a five year supply of deliverable housing land could not form a material consideration in determining this application. Moreover, policies relating to the supply of housing within the Local Plan can be given due weight in determining the application but only so far as they are consistent with the NPPF.
- 7.10 Notwithstanding the above, consistent with the presumption in favour of sustainable development, the housing figures are a minimum and should not be viewed as a ceiling. The key consideration is whether the proposed development is considered sustainable development, in line with the NPPF. It is considered that the principle of new dwellings within this location would be generally acceptable and would not undermine the ability to manage housing supply. Given the proposed location immediately adjacent to existing development, this is considered to be a suitable site for new development at the proposed scale, and it is considered that there would be no significant or adverse effects on housing land supply should permission be granted. The principle of development on the site is therefore considered to be generally

acceptable, although further consideration needs to be given to Green Belt policy and other considerations.

Green Belt

- 7.11 Policy S5 of the Northumberland Structure Plan established the general extent of a Green Belt extension around Morpeth. While the Plan did not define a detailed outer boundary or boundaries to settlements located within the general extent, as worded in Policy S5, it is clear that the application site on Station Road is located within this area and as such the site is considered to lie within the Green Belt. Castle Morpeth District Local Plan Policy C17 reflects national policy in the NPPF.
- 7.12 Paragraph 79 of the NPPF attaches great importance to Green Belts, with the fundamental aim of Green Belt policy being to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. Paragraph 80 sets out that Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 7.13 Paragraph 87 of the NPPF highlights that *“inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”*. Paragraph 88 requires Local Planning Authorities (LPA) to ensure that substantial weight is given to any harm to the Green Belt, and that *“very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”*. Paragraph 89 sets out that LPAs should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- *buildings for agriculture and forestry;*
 - *provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
 - *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
 - *the replacement of a building, provided the new building is the same use and not materially larger than the one it replaces;*
 - *limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
 - *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use*

(excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

- 7.14 The Inspector in March 2016, when determining the appeal for the larger site and scheme of 5 dwellings, of which this current application site forms a part, came to the view that the proposal for 5 dwellings did not constitute 'limited' infill within an existing village. His reasoning for coming to this conclusion was that there existed at that time a spacious character of development along the south side of Station Road and he also referred to the extent of space which existed between No.56 and the nearest dwelling to the west.
- 7.15 However, since that time Strategic Planning Committee have recently resolved that they are minded to grant planning permission for 34 dwellings on the nearby former Stannington and Birchwood Nurseries sites. It was acknowledged that this proposal was inappropriate development in the Green Belt but it was considered that very special circumstances had been demonstrated having regard to the site's previous planning history and development. Furthermore, the current application now relates to a smaller site and is for 3 rather than 5 dwellings with a larger gap now retained between the proposed dwellings and the terrace of existing houses to the west adjacent to the railway line. In addition, planning permission (ref: 16/02946/FUL) for 2 dwellings with a ridge height of 8.5 metres was granted in December 2016 on an undeveloped site to the immediate north west on the other side of Station Road. In that instance it was accepted that these dwellings constituted appropriate development in the Green Belt as limited infill within an existing village.
- 7.16 Bearing in mind all of the above, it is considered that the circumstances pertinent to consideration of the current proposal have changed significantly from those which applied when the previous proposal for 5 dwellings was dismissed at appeal. Overall, it is considered that this current scheme for 3 dwellings does amount to limited infill within an existing village and is therefore appropriate development in the Green Belt.

Affordable housing

- 7.17 The NPPF advises that Local Planning Authorities should, in order to deliver a wide choice of high quality homes, set policies for meeting affordable housing needs on-site where the need for such provision has been identified unless off-site provision or a financial contribution can be robustly justified. However, NPPG advises that affordable housing should not be sought in respect of small scale schemes of less than 10 dwellings or 1000 square metres floorspace. The proposed scheme would fall below these thresholds and therefore affordable housing cannot be justified.

Landscape and visual impact

- 7.18 Despite the sites being previously-developed in nature, the development will have a greater impact on the character and appearance of the area due to the scale of development and loss of a small section of the existing frontage hedgerow.
- 7.19 Whilst it falls within the Green Belt, the site does not have any other landscape designation upon it. Policy H15 of the Local Plan sets out criteria for new housing development including issues such as local character, materials, environmental impacts, separation distances/layout, access/parking, landscaping and open space provision. In addition the Government attaches great importance to the design of the built environment and, through the NPPF, recognises that good design is a key aspect of sustainable development which is indivisible from good planning and should contribute positively to making places better for people.
- 7.20 Policy 8 of the emerging Neighbourhood Plan which relates to design and character matters states that development should respect its context, provide for high quality design, sustainable drainage, access for pedestrians/cyclists and to public transport, provide suitable landscaping and broadband access.
- 7.21 Stannington Station comprises a linear form of development that has been built up to varying degrees on either side of Station Road. The area is characterised by some low density residential development in a mixed form of terrace housing, semi-detached, detached and bungalows, some of which are set in relatively substantial plots. There is a mix of materials from traditional stone to a mix of stone, brick and render. As such there is no predominant building style or vernacular in the immediate area.
- 7.22 Officers acknowledge that the proposed development will alter the character of the area and introduce new housing development on a larger scale to the site and in comparison to the existing/former uses. The dwellings would be constructed with brick and slate tiled roofs, details of which could be secured by condition. The scale and appearance of the development across the site is considered to be acceptable in this location and would not result in significant or harmful impacts upon the character of the area. The extent of hedgerow lost to accommodate the enlarged access is small scale and the vast majority of the frontage hedgerow would be retained.
- 7.23 Should permission be granted it is proposed that permitted development rights should be removed for extensions and outbuildings given the layout of development and potential impacts on visual and residential amenity from further development.
- 7.24 The proposal would therefore be in accordance with Policy H15 of the Local Plan and the NPPF in this regard.

Residential amenity

- 7.25 The development of the site could have impacts upon the amenity of existing residents in the vicinity, particularly in relation to matters of increased level of use on the site, visual amenity, outlook and privacy. In addition, officers have considered potential effects on the amenity of future residents given the layout adjacent to existing housing as well as proximity to Station Road and the East Coast Main Line railway (ECML) around 75-125 metres to the west of the site.
- 7.26 The nearest neighbouring dwelling to the site is No.56 Station Road. This has a habitable room window on its side elevation facing the application site which serves a large kitchen/dining area. However, the nearest of the proposed 3 dwellings to this neighbouring property is 15 metres distant and there are no habitable room windows in the side elevation of that nearest dwelling which faces No.56. 1.8 metre high fencing is also proposed to the rear gardens of the proposed dwellings. Overall the impact on this neighbour is acceptable.
- 7.27 The nearest dwellings on the other side of Station Road are 37 metres from the proposed dwellings and a distance of 38 metres is provided to the terrace of dwellings to the west. As such there would likewise be no significant harm to the amenities of these neighbours.
- 7.28 Consultation has taken place with the Council's Public Protection team and they have raised no objections subject to conditions regarding construction activities, contamination and gas protection measures.

Transport matters

- 7.29 Consultation has taken place with the Council's Highways Development Management Team (HDM) on the proposed development. In addition, a number of concerns have been raised in objection regarding highway safety.
- 7.30 The proposal is to utilise the existing access to Station Road used by No.56 and the stable use, although this would be improved. HDM comments are awaited and an update will be provided at Committee.
- 7.31 Subject to no objections from HDM, the proposal would therefore be in accordance with Policy H15 of the Local Plan and the NPPF.

Flood risk and drainage

- 7.32 The application site lies within Flood Zone 1 and is therefore at lower risk of flooding. Nevertheless consultation has taken place with Northumbrian Water (NWL) in relation to matters of foul and surface water drainage.
- 7.33 The submitted application form states that foul drainage will be discharged to a public sewer and surface water to a nearby watercourse. Northumbrian

Water raise no objections in principle and it is considered that the drainage proposals are in broad terms acceptable subject to a condition regarding the details of provision.

Ecology and trees

- 7.34 Policy C11 of the Local Plan does not permit development that would adversely affect protected species or their habitats. Policy C15 requires developers to provide landscaping as part of new development and protect existing trees and hedgerows as necessary.
- 7.35 An ecology report was submitted with the application and consultation has taken place with the Council's ecologist who raises no objection subject to an ecology mitigation condition.
- 7.36 The only vegetation of any significant value on site is the hedgerow to the Station Road frontage and this would be largely retained. On this basis, subject to no objections from the Council's ecologist, the proposal is considered to result in an acceptable form of development that would be in accordance with Policies C11 and C15 of the Local Plan and the NPPF.

Other Matters

- 7.37 The site is in relatively close proximity to the East Coast Main Line and railway crossing at Station Road. Network Rail has been consulted and their comments are awaited.
- 7.38 Part of the site falls within the Coal Authority higher risk referral area, and as such consultation has taken place with the Coal Authority. No objection has been raised subject to a condition in relation to further work on site investigations prior to the commencement of development. Public Protection have also recommended a gas protection measures condition.
- 7.39 The Council's archaeologist has confirmed that no archaeology evaluation work is required.
- 7.40 The proposed dwellings, given their location within an existing settlement, would have access to broadband in accordance with emerging Neighbourhood Plan Policy 8.

8. Conclusion

- 8.1 Having regard to the above appraisal, and on the basis of the information submitted with the application, it is officer opinion that the principle of development is considered to be acceptable and that the proposal is appropriate development in the Green Belt.

- 8.2 Subject to no objections from highways, Network Rail and ecology and the recommended conditions, it is considered that the development would be sustainable in terms of its environmental role. In addition, the scheme would deliver economic benefits as new housing development and in social terms would deliver market housing in an appropriate location.
- 8.3 On this basis it is considered that a sustainable form of development would be achieved having regard to the Local Plan, emerging Neighbourhood Plan and the NPPF. In addition, the benefits of the proposal in terms of housing delivery would outweigh any harm that would be caused by the proposal. In line with the NPPF, the scheme represents sustainable development.

9. Recommendation

That Members GRANT permission subject to no objection from the Council's highways and ecology teams and Network rail and the imposition of any conditions subsequently deemed necessary and the following conditions:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents. The approved plans and documents are:-

RES/520 150-01 Rev.1 Location Plan;
RES/520 200/01 Rev.6 Proposed Site Plan;
RES/520 200/02 Rev.2 Proposed Boundary Plan;
RES/520 300-10 Rev.4 Primary Plans House Type 3;
RES/520 300-11 Rev.4 House Type 3 Elevations;
RES/520 300-11.B Rev.4 House Type 3 Elevations B;
RES/520 300-12 Rev.4 Primary Plans House Type 2;
RES/520 300-13 Rev.3 House Type 2 Elevations B;
RES/520 300-13.B Rev.4 House Type 2 Elevations;
RES/520 300-14 Rev.4 Primary Plans House Type 1;
RES/520 300-15 Rev.4 House Type 1 Elevations;
RES/520 300-16 Rev.3 House Type 1 Elevations 2;
600-01 External Finishes Schedule.

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained.

03. No development/demolition, removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless an ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law, in accordance with Policy C11 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

04. All garden boundary fences or walls will include a gap at the base measuring a minimum 13cm x 13cm to allow continued access through the site for hedgehog.

Reason: To maintain the population of a priority species, in accordance with Policy C11 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

05. Prior to the commencement of development a detailed landscaping scheme, showing both hard and soft landscaping proposals, shall be submitted to, and approved in writing by the Local Planning Authority. This shall provide for retention of the majority of the existing hedgerow to the Station Road frontage as per approved drawing no RES/520 200/01 Rev.6 Proposed Site Plan, the planting of trees and shrubs, including a planting schedule setting out species, numbers, densities and locations to include the planting of locally native trees and shrubs of local provenance, the provision of screen walls or fences, the mounding of earth, the creation of areas of hardstanding, pathways, etc, areas to be seeded with grass, and other works or proposals for improving the appearance of the development. The scheme shall be carried out in accordance with the approved drawings not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority. The landscaped areas shall be subsequently maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants, or areas of seeding or turfing comprised in the approved landscaping plans, which fail within a period up to 5 years from the completion of the development.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site from the outset of development, in accordance with Policies C11, C15 and H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

06. No development shall commence until details of a surface water drainage scheme for the development utilising sustainable drainage measures including matters of implementation, maintenance and management in respect of that scheme have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development first being brought into use and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the effective drainage of surface water from the development, not increasing the risk of flooding elsewhere from the outset of development, in accordance with the National Planning Policy Framework.

07. Prior to the commencement of development, details of the disposal of surface water from the development through the construction phase shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details throughout the construction period.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features from the outset of development, in accordance with the National Planning Policy Framework.

08. No development shall commence until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details and be implemented prior to first occupation of any dwelling.

Reason: To prevent the increased risk of flooding from any sources from the outset of development, in accordance with the National Planning Policy Framework.

09. Prior to the commencement of any development, a scheme shall be submitted to and approved in writing by the Local Planning Authority in respect of:

- intrusive site investigations in order to establish the exact situation in respect of coal mining legacy issues on the site;
- the site investigations shall thereafter be undertaken in accordance with the approved scheme, and a report of findings arising from the intrusive site investigations subsequently submitted to the Local Planning Authority;
- a scheme shall be submitted to and approved by the Local Planning Authority in respect of a scheme of any identified remedial works, and any remedial works shall thereafter be undertaken in accordance with the approved details prior to the commencement of development.

Reason: To ensure the safety and stability of the proposed development from the outset of development, in accordance with the National Planning Policy Framework.

10. No dwelling shall be occupied until the car parking area indicated on the approved plans for that dwelling has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area for that dwelling 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 that dwelling.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

11. No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development
- vi. measures to control the emission of dust and dirt

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

12. No dwelling shall be occupied until the approved refuse storage area for that dwelling, along with any temporary bin set down area associated with that dwelling, has been formed in accordance with the approved plans. The approved refuse storage area shall thereafter be retained for the storage of refuse at all times.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made at first floor level in the east side elevation of the dwelling shown as plot 3 on the approved site layout, unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of the adjacent property at No.56 Station Road and in accordance with Policy H15 of the Castle Morpeth District Local Plan.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows or free standing buildings or structures shall be added to or constructed within the curtilage of the dwellinghouses hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the appearance of the dwellinghouses, the character of the area and on neighbouring properties of any additions or curtilage buildings may be properly assessed in the interests of amenity, in accordance with Policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

15. Prior to the installation of any temporary lighting during the construction phase or external lighting (within the site/on the buildings hereby permitted), details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there are no harmful effects upon the landscape character of the area, in accordance with the provisions of Policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

16. The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy H15 of the Castle Morpeth District Local Plan and the National Planning Policy Framework.

17. Prior to occupation, details of surface water drainage to manage run off from private land shall have been submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy H15 of the Castle Morpeth District Local Plan.

18. Notwithstanding the details shown on the submitted plans, prior to the commencement of development full details showing the proposed finished ground floor levels of the hereby approved development and the existing ground levels, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be constructed in complete accordance with the approved details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development, in accordance with Policy H15 of the Castle Morpeth District Local Plan.

19. During the demolition/construction period, there shall be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday - Friday - 0800 - 1800, Saturday 0800-1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in investigation as to whether a statutory nuisance is being caused.

Reason: To safeguard the amenity of neighbouring residential properties in accordance with the NPPF.

20. No development shall take place until an emergency contact telephone number in the event of a dust complaint being received, has been submitted to the Local Planning Authority. (Guidance on the assessment of dust from demolition and construction can be found at the following: www.iaqm.co.uk)

Reason: To Safeguard the amenity of neighbouring residential properties in accordance with the NPPF.

21. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

A) As identified and recommended in the Phase 1 Desk Top Study Report, Dated 10th Aug 2017, Report Ref: 2017-2572, A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the site's existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

B) Thereafter, a written method statement detailing the remediation requirements for the land contamination and/ or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

C) Two full copies of a full closure report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

Reason: To ensure that any contaminants within the site are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment in accordance with Policy RE8 of the Castle Morpeth District Local Plan.

22. If during development contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out.

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the public in accordance with Policy RE8 of the Castle Morpeth District Local Plan.

23. No development shall commence until a report detailing the protective measures to prevent the ingress of ground gases, to the standards required in BS8485:2015 (Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings), has been submitted to and approved in writing by the Local Planning Authority. The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases) or site evaluation and analysis assessing the likelihood of the production of mine gases (stythe) so as to demonstrate that the incorporation of gas protection measures is unnecessary, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gases, this may potentially be prejudicial to health of the users of the dwellings in accordance with Policy RE8 of the Castle Morpeth District Local Plan.

24. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 23, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gases, which may potentially be prejudicial to health of the future occupiers in accordance with Policy RE8 of the Castle Morpeth District Local Plan.

25. No development is to take place unless in strict accordance with the mitigation in the report Ecological Appraisal Report Station Road, Stannington Northumberland, August 2016 Ecosurv Ltd including:

1. Habitat creation on site aimed at promoting the establishment of significant fauna species adjacent to and within the site.
2. Habitat bat roost boxes are incorporated to the rear of structures located to the periphery of the site together with a number of house sparrow terraced nesting boxes

to garages. The bat roost boxes should be located to the apex of gables away from windows and be free from direct illumination.

3. Lighting within the site should be at a low level and downward facing. Planting schemes within the site should be of native deciduous tree species, with native shrubs, bulbs and plants that would provide both nectar and pollen for insects.

4. Hedgerows and trees should be retained where possible but if there is a requirement for felling a similar number of trees should replace those lost.

Reason: To maintain and enhance the biodiversity value of the site in accordance with the provisions of the NPPF.

Date of Report: 17.10.2017

Background Papers: Planning application file(s) 17/03021/FUL