

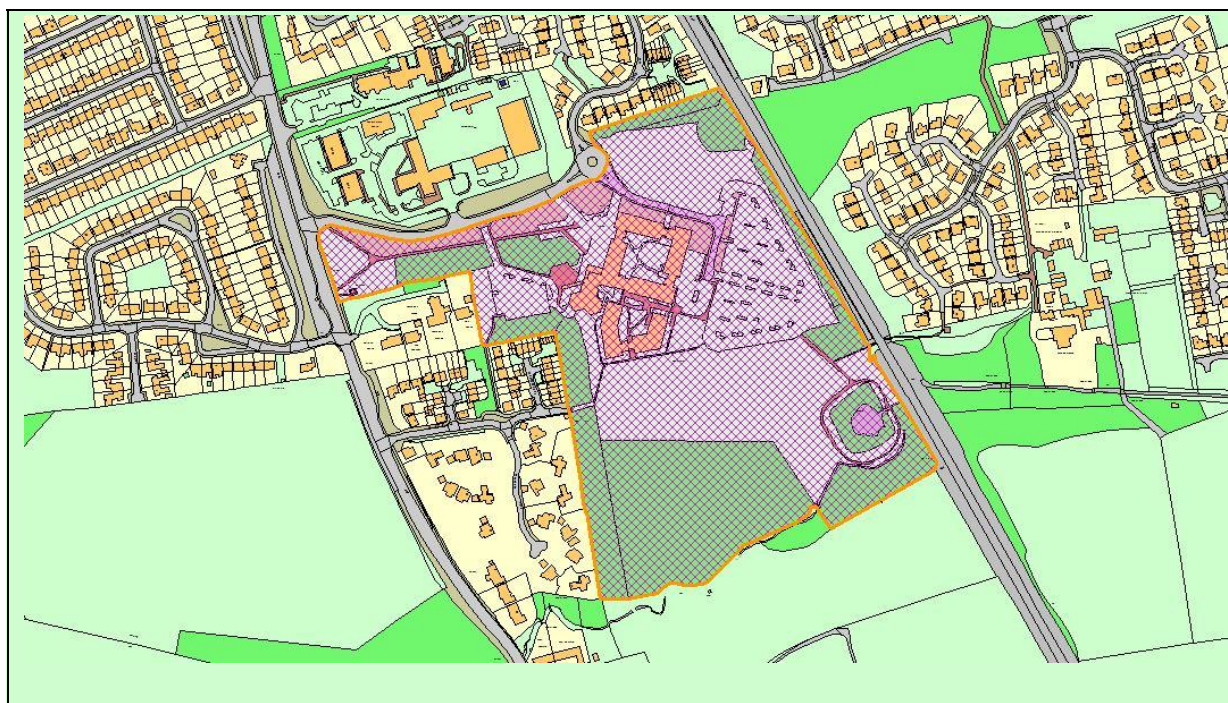
NORTHUMBERLAND

Northumberland County Council

Castle Morpeth Local Area Planning Committee

9th April 2018

Application No:	18/00608/CCD		
Proposal:	Proposed refurbishment to the external building fabric at County Hall including the replacement of existing copper film roof covering with a standing seam aluminium stucco embossed covering, decoration of all existing timber windows with sprayed grey finish, decoration of all curtain walling with light teak sprayed coating, brickwork repairs where required, replacement of plant room doors with vented steel doors with paint finish, solar PV installation to selected roofs and installation of air vents		
Site Address	Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF		
Applicant/ Agent	Northumberland County Council C/o Mr Lee Grange, Property Services , County Hall , Morpeth, NE61 2EF		
Ward	Morpeth Kirkhill	Parish	Morpeth
Valid Date	16 February 2018	Expiry Date	13 April 2018
Case Officer Details	Name: Ryan Soulsby Job Title: Planning Officer Tel No: 0345 600 6400 Email: planning@northumberland.gov.uk		



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1. Introduction

- 1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where the local authority is the applicant upon an application, they

are referred to the Head of Service for consideration to be given as to whether the application should be referred to a planning committee for determination. The matter was duly considered under these provisions and it was confirmed that the application should be determined by the Planning Committee.

2. Description of the Proposals

- 2.1 The application seeks planning permission for various alterations to the application site recognised as Northumberland County Council, County Hall, Morpeth.
- 2.2 The submitted details indicate works consisting of:
- Replacement of existing copper film roof covering with aluminium stucco embossed covering;
 - Decoration of existing timber window with a grey finish;
 - Decoration of curtain walling with a light teak sprayed coating;
 - Brickwork repairs where required;
 - Replacement of plant room doors with vented steel doors with paint finish;
 - Solar PV installation to selected roofs;
 - Installation of air vents
- 2.3 The proposed amendments are requested to improve the visual amenity of the site whilst also improving the function of the building as offices for Northumberland County Council.

3. Planning History

Reference Number: C/00/00207/CCD

Description: Extension to car parking area

Status: Withdrawn

Reference Number: C/95/CC/13

Description: Siting of 6 no. 6 metre CCTV masts with ancillary wall mounted lighting

Status: Permitted

Reference Number: CM/78/D/057

Description: LANDSCAPING DETAILS

Status: Permitted

Reference Number: C/78/D/387 (1)

Description: Detailed application for the construction of county hall (Phase I)

Status: Permitted

Reference Number: C/78/D/387A

Description: Details of solar screens and amended window details

Status: Permitted

Reference Number: C/78/D/387B

Description: Details of canopy over main entrance

Status: Permitted

Reference Number: C/78/D/387D

Description: Details of tank roofs and solar collector panels

Status: Permitted

Reference Number: C/78/D/387E

Description: Detailed application for phase II

Status: Permitted

Reference Number: C/78/D/387F

Description: Details of landscaping (phase I) submitted pursuant to condition no. 3 of 78/D/57

Status: Permitted

Reference Number: C/78/D/387G

Description: Details of landscaping (phase II) submitted pursuant to condition no. 3 of planning Permission 78/D/57

Status: Permitted

Reference Number: C/78/D/387H

Description: Erection of walled car park, covered way and additional landscaping

Status: Permitted

Reference Number: C/78/D/387C

Description: Erection of District gas governor chamber on site of new council offices

Status: Permitted

Reference Number: C/78/D/387 (2)

Description: Details of brick to be used submitted pursuant to condition no. 1 of planning Permission 78/D/57

Status: Permitted

Reference Number: C/78/D/387 (3)

Description: Details of earth mounding to the north east of the site submitted pursuant to condition no. 3 of planning Permission 78/D/57

Status: Permitted

Reference Number: C/79/D/374

Description: Gas meter house

Status: Permitted

Reference Number: C/79/D/748

Description: Conversion of existing building to form staff club on 0.03 ha

Status: Permitted

Reference Number: C/91/D/440

Description: Installation of 2 no. additional flagstaffs

Status: Permitted

Reference Number: C/E/D/150

Description: Provision of workplace nursery

Status: Reply sent

Reference Number: C/02/00036/CCD

Description: Installation of externally mounted radio communications antenna

Status: Permitted

Reference Number: C/02/00103/CCD

Description: Installation of externally mounted radio antenna

Status: Permitted

Reference Number: C/03/00174/CCD

Description: Extension to car parking area to the rear of

Status: Permitted

Reference Number: C/05/00002/CCD

Description: Integration of photovoltaic cells on the entrance canopy, glass facade on south staircase and on shading louvres on the southeast and west elevations

Status: Permitted

Reference Number: 12/00304/CCD

Description: Installation of solar photovoltaic panels on roof

Status: Permitted

Reference Number: 13/01978/FUL

Description: Installation of 3no Storage Containers and Air Conditioning Units including new fencing for Northumberland County Council.

Status: Permitted

Reference Number: 14/02316/FELTPO

Description: Tree Preservation Order: Fell 10 self-set juvenile / semi-mature Sycamore trees. Fell 8 self-set juvenile / semi-mature Ash trees. Fell 1 self-set juvenile Western Hemlock tree. Fell 1 Juvenile Elm tree. Crown raise to 5m from ground level 6 Western Hemlock trees and 7 Ash trees. All above trees in group G1. Fell T1, T2, T3 Species unknown (dead/dying). Crown lift T4 Copper Beech to 4m from ground to clear lamp post, sign and path. Crown lift T5 Beech to 2.5m to clear path. Crown lift T6 Beech to 2.5m to clear path. Crown lift T7 Cherry to 2.5m to clear path. (Amended description 22.08.2014).

Status: Permitted

Reference Number: 16/01980/ADE

Description: Advertisement Consent: Installation of 2no. 3m x 3m v angle for sale boards

Status: Permitted

Reference Number: 16/04498/OUT

Description: Demolition of County Hall and outline planning application (all matters reserved) for up to 200 homes

Status: Withdrawn

Reference Number: CM/78/D/387/F

Description: Details of landscaping

Status: Permitted

Reference Number: CM/95/D/111

Description: Siting of 6 no 6m CCTV masts with ancillary wall mounted lighting

Status: Permitted

Reference Number: CM/03/D/654

Description: Construction of additional car parking spaces.

Status: Object

4. Consultee Responses

Morpeth Town Council	No comment
County Ecologist	No objections providing inclusion of condition
County Archaeologist	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	58
Number of Objections	0
Number of Support	0

Notices

General site notice, 20th February 2018

No Press Notice Required

Summary of Responses:

None received

6. Planning Policy

6.1 Development Plan Policy

Morpeth Neighbourhood Plan (2016)

Sus1 – Sustainable development principles

Des 1 – Design principles

Castle Morpeth District Local Plan (2003)

C1 – Settlement boundaries

RE2 - Renewable Energy

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2012)

NPPG - National Planning Practice Guidance (2014, as updated)

7. Appraisal

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

- Principle of the development
- Design and visual impact
- Impact on amenity

7.2 On 27th March 2012 the Government published the National Planning Policy Framework (the NPPF). The policies within this Framework are material considerations which Local Planning Authorities should take into account from the day of its publication.

7.3 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 the Morpeth Neighbourhood Plan, which was formally 'Made' in May 2016. As such, this is the prevailing plan under which the proposal should be considered.

- 7.4 The development plan for this site also comprises the “saved” policies of the Castle Morpeth District Local Plan (2003). The saved policies of the Local 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.

Principle of the development

- 7.5 The adopted Development Plan for the area within which the application site is located comprises of policies Sus1 and Des1 of the Morpeth Neighbourhood Plan, and policies C1 and RE2 of the Castle Morpeth Local Plan.
- 7.6 The application proposes works to an existing building situated within the Morpeth Settlement boundary as detailed on the inset maps of the Castle Morpeth District Local Plan. The principle of development at the site has therefore previously been established and is thus considered acceptable, in accordance with policy C1 of the Castle Morpeth District Local Plan.
- 7.7 Policy Sus1 and Des1 of the Morpeth Neighbourhood Plan promote sustainable, high quality development within the town of Morpeth. Policy Sus1 stipulates that proposals are expected to contribute to the sustainability of settlements and their communities whilst following the principles of good quality design which respects the character and appearance of the setting of the development and the surrounding area. Policy Des1 closely aligns with these regulations, detailing that the design and layout of the development achieves a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.
- 7.8 Policy RE2 of the Castle Morpeth Local Plan relates to the addition of renewable energy provisions within the former district. The submitted details indicate the addition of solar panels around the site, thus clearly promoting renewable energy and closely according with the provisions of the Castle Morpeth District Local Plan. Part iv of this policy details that solar energy will be encouraged within Morpeth providing that the addition of solar panels would not cause an adverse impact upon the appearance of the building.

Design

- 7.9 The application property serves as the main headquarters for Northumberland County Council, consisting of offices and meeting rooms for use of staff and also in parts, members of the public. It is bounded by a car park to the front (West) and rear (East) of the building with open space to both sides (North and South). Residential dwellings surround the site

beyond the open space and car parking areas with a railway line bounding the site to the East beyond the rear car park.

- 7.10 The proposed works to the site, as detailed within part 2.2 of the report, are all considered to be modest amendments and additions to the application site, collating together to improve the existing external building fabric of the building. The amendments would not cause an adverse impact upon the visual amenity of the site or surrounding area, only appearing to improve parts of the building that are currently in need of repair and modernisation. The installation of an aluminium stucco embossed covering upon the roof, replacing the existing copper film roof cover, would provide a more appropriate material for the site with the colour relating well to the grey painted timber framed windows as proposed under this application. It is recognised that the installation of solar PV panels to the roof would appear as new additions to the site however, consent was granted for such works back in 2012 under reference no. 12/00304/CCD although the scheme appears to never have been implemented. The installation of such panels would provide electricity for the building and reduce its current CO2 emissions in line with national and local planning policy (RE2 of the Castle Morpeth District Local Plan). Works such as the replacement of vented steel doors to the plant room and air vents to the roof would contribute towards improvements to the site and would not be to the detriment of the site, both works also noted as appearing outside of the public domain.
- 7.11 Considering the above, it is therefore the opinion of the officer that the proposed works accord with policy Des1 of the Morpeth Neighbourhood Plan and part 7 of the NPPF in terms of high quality design and would clearly benefit the overall appearance of the building.

Impact on amenity

- 7.12 Due to the scale of the works and the separation distances that exist between the site and residential properties, there are no concerns raised from the proposals in terms of an adverse impact upon residential amenity.
- 7.13 Whilst the submitted details indicate works to all elevations of the building, the existing separation distances would not be compromised with adequate distances retained. A distance of approximately 35 metres exists between the South Western elevation of the building and the neighbouring properties within Southgate Mews with a separation distance of 80 metres to the North situated within Merley Gate.
- 7.14 Consultation was undertaken with neighbouring residents as well as the installation of 2no site notices surrounding the site with no comments received. The proposal is therefore considered to be in accordance with policy Des1 of the Morpeth Neighbourhood Plan in regards to the development not causing an adverse impact on the amenities or occupiers of existing nearby properties.

Other matters

Equality Duty

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

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

Human Rights Act Implications

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 well-being 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.

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.

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 The main planning considerations in determining this application have been set out and considered above stating accordance with relevant

Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

- 8.2 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED Permission subject to the following:

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. The approved plans for this development are:-

1. Location plan (received 15th February 2018)
2. Proposed South, West, East, through quad elevations drawing no. PT171001(A200)04 (received 15th February 2018)
3. Existing and proposed roof plan drawing no. PT171001(A100)02 (received 15th February 2018)
4. Proposed East, West, South & North Elevations drawing no. PT171001(A200)02 (received 15th February 2018)

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans.

03. If the solar PV panels hereby approved are no longer required for the approved use and have not been used as such for a period of six months, the panels and supporting frames shall be removed and the roof reinstated to its original condition.

Reason: In the interests of the appearance of the area in accordance with Saved Policy RE2 of the Castle Morpeth Local Plan.

04. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Refurbishment of County Hall, Morpeth Ecological Mitigation Report. Ann Deary-Francis. February 2018') and the avoidance, mitigation and enhancement measures detailed in this condition, including but not restricted to;

A phased approach to the installation of bat boxes, details of which will be agreed with the LPA prior to works commencing.

A minimum of 20No. bat boxes to be installed, numbers and positions of which to be agreed with the LPA as individual roosts are affected.

Suitable cracks and crevices to be checked prior to removal, in accordance with methodology laid out in the ecological report and in agreement with on-site ecologist

Adherence to temperature restrictions;

Adherence to external lighting recommendations in accordance with 'Bats & Lighting in the UK', Bat Conservation Trust/Institution of Lighting Engineers, 2008.'

Adherence to recommended methodologies to remove roofing materials to avoid accidental crushing of bats or birds

Supervision of works by Suitably Qualified Ecologist

Installation of a minimum of 5No. double swift nest boxes. Numbers and positions of which to be agreed with the LPA prior to works commencing."

Reason: To maintain the favourable conservation status of protected species and to conserve and enhance the biodiversity of the site in accordance with paragraphs 109 and 118 of the NPPF.

Date of Report: 26th March 2017

Background Papers: Planning application file(s) 18/00608/CCD