



Northumberland County Council

CASTLE MORPETH LOCAL AREA COUNCIL 8 April 2019

ADDENDUM REPORT

Application No: 18/03424/OUT

Proposal:

Outline planning permission with all matters reserved for residential development (use class C3) of one x 1 1/2 storey dwelling with associated landscaping and access.

Site Address: 16 Park Drive Hepscott Park

Applicant:

Mrs Lynn Nicholson
16 Park Drive
Hepscott Park
NE61 6QA,

Agent:

Mr Tony Carter
Altoria Development Ltd
13 Telford Court
Morpeth
NE61 2DB

The application was taken to the Castle Morpeth Local Area Council on Monday 11 March 2019 with an officer recommendation for refusal on the following grounds:

“The development represents an unacceptable form of development by virtue of its encroachment into the Green Belt. No special circumstances have been demonstrated to outweigh the harm to the openness of the Green Belt. The development is therefore contrary to the provisions Policy C17 Castle Morpeth District Local Plan, the NPPF and Local Development Plan Policy S5”.

On being put to the vote, Members agreed by 6 votes for to 1 against with 3 abstentions, that it be

RESOLVED that the application be **GRANTED**, subject to conditions being determined at a future committee, for the following reasons.

- Hespcott Park was a significant development and was considered to be a village. It had a cafe, nursery and shop nearby along with a sense of community.
- There was no impact on the Green Belt and the sense of openness
- There was overwhelming public support for the application.
- The site was clearly infill as it was positioned amongst three dwellings and was in an existing garden. It was hemmed in by a woodland copse and a stream.

RECOMMENDATION:

That Members be minded to APPROVE the application subject to the following conditions:

01. Approval of the details of the appearance, scale and layout of the dwelling, landscaping and means of access to the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. Thereafter, development shall not be carried out other than in accordance with the approved details.

Reason: To achieve a form of development that complies with the Development Plan and other material considerations.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission

03. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.

04. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

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

05. The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

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

06. The development shall not be occupied until details of the vehicular access and visibility splays have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details

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

07. Development shall not commence until a Construction Method Statement, together with supporting plan 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 and plan 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

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

08. The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Chapter 7 of the National Planning Policy Framework.

09. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report (Extended Phase 1 Habitat Survey. Land at 16 Park Drive, Hepscott. Applied Ecological Services Ltd. November 2018") and this condition, including, but not restricted to;

1. Adherence to 'Bat Conservation Trust. Guidance Note 08/18. Bats and artificial lighting in the UK Bats and the Built Environment series'
2. No development shall be carried out other than in accordance with the guidance set out in 'Pollution Prevention for Businesses' (<https://www.gov.uk/guidance/pollution-prevention-for-businesses>).'
3. Any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than

300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped.

4. No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified 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.

5. Gaps of 15cm are provided in every boundary fence for houses to allow for free movement of hedgehogs.

6. Installation of no.2 hedgehog domes.

7. Installation of a minimum of No.1 integrated bat box and No.1 integrated bird box. Numbers, types and positions of which to be submitted to and agreed in writing with the LPA prior to construction commencing and fully implemented as approved.

8. Site design will take into consideration BS 5837:2012 Trees in relation to design, demolition and construction.

9. Creation and implementation of a method statement to ensure compliance with section 14 the Wildlife and Countryside Act 1981 (as amended) with respect to species listed on Schedule 9 of the act. To be submitted to and agreed with the LPA prior to construction 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 8, 118 and 170 of the NPPF.

10. 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:-

Location Plan - Dated 25th September 2018

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

Author and Contact Details

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Background Papers: Planning application file(s) 18/03424/OUT