

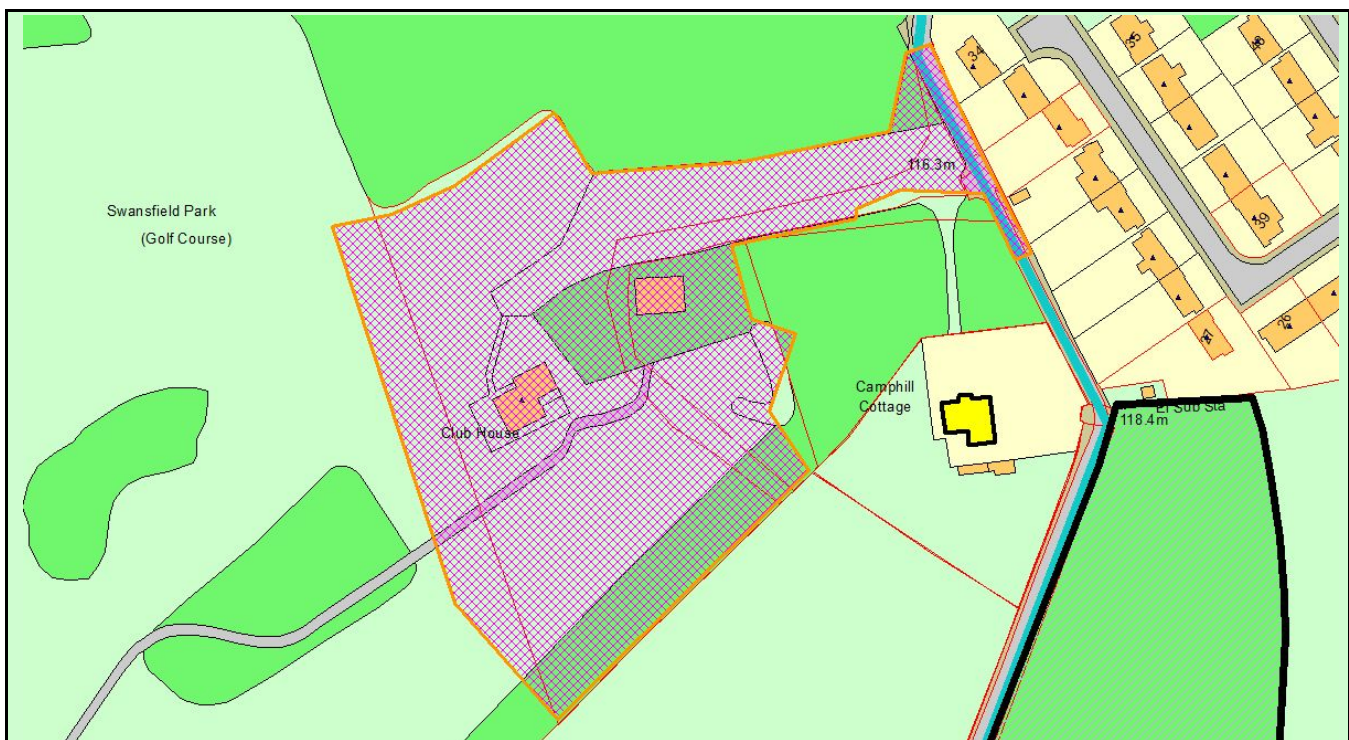


Northumberland County Council

North Northumberland Local Area Council Planning Committee 18th October 2018

Application No:	17/03074/REM		
Proposal:	Reserved matters approval for appearance, layout, scale, and landscaping for 10 no dwellings including all ancillary works in relation to planning permission 16/02824/OUT. Amended house types received 12th September 2017. Additional plans received 23.10.2017		
Site Address	Alnwick Golf Club, Swansfield Park Road, Alnwick, Northumberland NE66 2AB		
Applicant:	Mr Nick Dawe Thirston Mill, West Thirston, Morpeth, NE65 9EH	Agent:	Mr Lewis Ray Suite 2A, Metro House , Metro Centre, Gateshead NE11 9NH
Ward	Alnwick	Parish	Alnwick
Valid Date:	29 August 2017	Expiry Date:	25 July 2018
Case Officer Details:	Name: Mr James Bellis Job Title: Senior Planning Officer Tel No: 01670 622716 Email: James.Bellis@northumberland.gov.uk		

Recommendation: That permission be GRANTED subject to conditions.



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)

1. Introduction

Following referral of the application to the Planning Committee Chairs, it has been resolved that the application will be determined at North Northumberland Local Area Council in accordance with the Council's current Scheme of Delegation. This is due to the connection between the proposal and 18/01070/VARYCO, which was heard (and approved) at committee on the 20th September 2018

2. Description of the Site and Proposals

2.1 The application site is located on land at Alnwick Golf Club, specifically the existing car parking area and existing Clubhouse. The site is located to the south of Alnwick town and is bounded by the existing golf course to the west. To the north is dense woodland with Hope House Lane and open land beyond. To the east is Hope House Lane and beyond with Meadow Rigg housing estate. To the south is a single residential dwelling, known as Camphill Cottage which is a Grade II Listed Building.

2.2 The site currently comprises the existing golf clubhouse building, along with two storage sheds and car parking area. Existing pedestrian and vehicular access to the site is via Hope House Lane. The site is approximately 1.5 hectares and 1km from the centre of Alnwick. The land rises toward the rear of the site and falls away across the site in a northerly direction.

2.3 The proposal seeks approval of the reserved matters for 10 dwellings, following the grant of outline planning permission 16/02824/OUT. It is proposed that Hope House Lane which forms part of the adopted highway and definitive Public Right of Way network will be realigned to facilitate the point of access to the site. This requires regrading of the land and part removal of the existing boundary wall to facilitate a wider point of access.

2.4 In the Alnwick District Local Plan 1997 the site is located to the west of Alnwick town on the outer edge of the settlement boundary. The site has no formal designation within this plan.

2.5 In the Alnwick and Denwick Neighbourhood Plan (Made July 2017) the site is also undesignated.

3. Planning History

Reference Number: 16/02824/OUT

Description: Outline application for 10 dwellings, including all ancillary works, with all matters reserved apart from access (Amended Access Design Plan received 29th September 2016).

Status: PER

Reference Number: 17/03075/DISCON

Description: Discharge of Conditions 12 (cycle parking), 13 (surface water drainage), 15 (refuse storage facilities), 19 (nesting sites) and 27 (landscape scheme) on approved planning application 16/02824/OUT (As amended 22/12/2017 and 12/06/2018).

Status: PCO

Reference Number: 18/01016/FUL

Description: Construction of steel framed Greenkeepers Store

Status: PER

Reference Number: 18/01070/VARYCO

Description: Removal of condition 29 (height restriction) of approved planning application 16/02824/OUT owing to the topography restrictions enabling exclusion of a height restriction to the site.

Status: PER

Reference Number: A/ENQ/2009/0191

Description: Planning history on golf courses in Northumberland

Status: REPLY

Reference Number: A/ENQ/2007/0585

Description: Redevelopment of Golf Club, Hotel & other facilities

Status: REPLY

Reference Number: A/ENQ/2007/0406

Description: Proposed 3G Base Station

Status: REPLY

Reference Number: A/2002/0239

Description: Extension to clubhouse to include male changing room and toilets

Status: PER

4. Consultee Responses

Alnwick Town Council	No objections
Countryside/ Rights Of Way	No objection - see comments on previous application 16/02824/OUT
County Archaeologist	No objection
County Ecologist	Thank you for this consultation. The applicant has submitted an appropriate landscaping and inbuilt bat/bird box plan to discharge the condition (in relation to the outline application and pending discharge of condition).
North Trees And Woodland Officer	No response received.
Housing Department	No response received.
Public Protection	Public Health Protection does not object to the proposal and would ask that the conditions previously recommended on application 16/02824/OUT for contaminated land are maintained.
Waste Management - North	No response received.
Active Northumberland	No response received.
Historic England	No comments
Northumbrian Water Ltd	No additional comments from those submitted with 16/02824/OUT

Fire & Rescue Service	No objection
Architectural Liaison Officer - Police	No response received.
Campaign To Protect Rural England	No response received.
Building Conservation	Support, Subject to conditions
Lead Local Flood Authority (LLFA)	No objection subject to conditions
Highways	No objection, subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	15
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

Site notice - Departure & PROW - 25th September 2017

Site notice - Affecting Listed Building - 17th September 2018

Northumberland Gazette - Departure & PROW - 14th September 2017

Northumberland Gazette Affecting the setting of a Listed Building - 10th September 2018

Summary of Responses:

There have been 5 number objections to the proposal from occupiers of nearby dwellings at Hope House Farm, Meadow Riggs and Greensfield Farm. These are generally on the basis of:

- Site/Road Layout;
- Number of Storeys;
- Impact on the character of the area; and,
- Changing Levels;

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=OV8V3YQSIY300>

6. Planning Policy

6.1 Development Plan Policy

Policies S1, S2, S3, S4, S5, S6, S8, S11, S12, S13, S14, S16, S22, S23 - Alnwick LDF Core Strategy

Policies BE8, BE12, TT5 and Appendix A and B - Alnwick District Wide Local Plan

Policies H1, H2, H3, H4, H5, ENV6, ENV7, ENV8, ENV9, ENV11, HD1 and HD5 of the Alnwick & Denwick Neighbourhood Plan

6.2 National Planning Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance (2018, as updated)

6.3 Other Evidence/Relevant Policy

7. Appraisal

7.1 The principle of the development has already been established as acceptable in the granting of planning permission for the construction of 10 dwellings under application 16/02824/OUT. The main issues for consideration in the determination of this application therefore fall on matters of design, amenity, landscaping, scale, impact on historic environment, and highway safety.

7.2 Planning applications should be determined in accordance with the development plan, unless other material considerations indicate otherwise. The adopted development plan in relation to this application is formed by the Alnwick & Denwick Neighbourhood Plan (2017), Alnwick Core Strategy (2008) and the Alnwick District Local Plan (Saved Policies). The NPPF is also a material consideration in the determination of planning applications. The development plan has been used as the starting point for the assessment of the proposals submitted for consideration and the following policies are considered important to establishing whether the principle of development is acceptable in the case of this application. As the Alnwick Neighbourhood Plan has been 'made' by NCC it is now considered to have full weight in planning decisions as part of the development plan covering this site.

Design

7.3 The application proposes a development close to the existing settlement of Alnwick, on land occupied currently by Alnwick Golf Club's car park and store area. The proposed layout is similar to that shown in the illustrative masterplan submitted at outline stage. The dwellings are to be largely of a two storey nature, with one house type being considered to be 3 storey by virtue of the garage being slightly downslope of the main house, so although the property is considered to be 3 storey, it is likely to be no higher than is possible with a two storey with a separate garage in this location, due to the complicated topography of the site.

7.4 In terms of scale, the details submitted show large sized dwellings situated upon large plots of land (formed by dwellings with 4 & 5 bedrooms, from 3 house types). It is considered that the types of dwellings shown within the submitted details are compatible with this location and the general area. The scale of the dwellings is considered harmonious within the overall scheme.

7.5 In regards to appearance, the dwellings proposed would be of a traditional design constructed of with the use of natural stone walling, slate roof tiles and timber doors and infill panels. It is therefore considered that the design and use of the materials included within the submitted details is considered acceptable.

7.6 The setting out of the new proposed house types is on top the approved outline positions but differ in the set out of the actual footprint. All of the proposed house types have adjacent detached double garages with side door access from the houses. Plots 1-2 and 9-10 will have individual driveways leading directly from the main access road. Plots 3-8 are accessed off private drives and have been given additional turning space for a vehicle to manoeuvre and approach the access point by a forward facing vehicle.

7.7 Policy S16 of the ACS is a General Design Principles Policy '*All development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping AND new development must apply the principles of: Sustainable design and construction; Energy efficiency in construction; Designing to reduce crime and the fear of crime; Effective waste reduction and management; Sustainable urban drainage and sustainable water supply; Provision and maintenance of high quality designed open space for recreation, amenity and environmental enhancement.*' As a general policy it is considered that the proposal follows these principles and complies with this policy due to the design and layout approach employed as well as the materials proposed in the scheme.

7.8 The most relevant policy in relation to this BE8 of the ADWLP which provides a hook to Appendix A 'Design and Layout of New Dwellings', the design section is the most relevant to this section, This specifies that '*New Dwellings should be designed to take account of traditional vernacular architectural style which may predominate in the locality. In general these should exhibit a single robust shape and have a clear predominance of wall surface over openings. The importance of architectural detail should not be underestimated in achieving an acceptable solution. New dwellings should take full account of the overall heights of surrounding dwellings and must take account of site levels. Plans submitted should include site levels and adjoining properties should be shown on plan and elevation drawings for reference. A single storey dwelling means a dwelling on one level and does not include a dwelling with rooms in the roof space. Windows should normally have traditional proportions with a vertical emphasis. Patio doors will not normally be allowed on elevations fronting a highway where they give a disbalanced appearance to the dwelling. New dwellings should have single traditional pitched roofs whilst avoiding long continuous ridge or eaves lines and avoiding the use of reflective surfaces such as glass.*' It is considered that the proposal complies with this as the proposal largely seeks to have the appearance of two storey dwellings, with some partial third storeys due to topography and site levels. Also the proposal seeks to use window and other openings e.g. doors.

7.9 The most relevant Neighbourhood Plan Policy is considered to be policy HD5. This states 'Design in the Wider Town'. This states that '*Outside the historic core of the town new development (including extensions, alterations and changes of use to existing buildings) is encouraged to take the following design principles into account: a) Footprint: expected to respect the density and grain of the surrounding distinctive suburban townscape; b) Design: expected to make a positive contribution to local character and distinctiveness whilst not discouraging appropriate innovation; c) Quality: expected to respect and enhance the quality of the surrounding suburban townscape and any historic content, in design, materials, detailing and finishes; d)*

Use: expected to be appropriate to the surrounding urban area and to function well not just in the short term but over the life-time of the development; e) Size and scale: expected to respond positively to local character; f) Materials: expected to be sympathetic to the local materials that are traditional in the surrounding suburban townscape; g) Landscape and open space: expected to enhance local character and distinctiveness and create attractive places to live, work or pass through; h) Access and safety: expected to create a safe and accessible environment where crime and disorder does not undermine local quality of life and community'. It is considered that the proposal complies with this policy as the proposal seeks to respect the grain and density of the townscape in this part of town with the proposal continuing the climb of housing up the hill upon which the site is located, occupied by larger family houses, and will improve the immediate appearance of the site from an informal gravel car park, which exists currently on the site. Also, given the mature landscaping on the site, the housing proposed is unlikely to be visible from long range views .

7.10 Part 12 of the NPPF sets the context from a national policy perspective. This identifies that The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 specifically refers to how planning applications should be determined in relation to design, this specifies that "*Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*" In line with that mentioned elsewhere in this section of the report it is considered the proposal would comply with this element of the NPPF.

7.11 The proposal is therefore deemed to be compliant with policy S16 of the ACS, Saved Policy BE8 of the ADWLP, Appendix A of the ADWLP and H4 and HD5 of the ADNP and the relevant elements of the NPPF.

Landscaping, Landscape and Townscape Matters

7.12 With regard to landscaping, existing boundaries benefit from mature mixed hedgerows with sporadic mature trees interspersed, of all which are indicated as being remaining within the submitted details, the applicant is largely retaining the trees on the site, designing the proposal to take existing trees into account where possible. Where trees have been removed, new trees are to be provided within the scheme. The proposal will also include a strong green corridor along the main distributor road through the scheme, and will seek to use native plants or those with

a proven biodiversity benefit, and as mentioned above. The proposal will also seek to retain existing landscape features, where possible. It is therefore considered that landscaping at the site is considered acceptable. As mentioned earlier in this report, given the existing mature landscaping surrounding the periphery of the site, the topography, townscape, location and orientation of the development it is considered that the proposal will not be visible from long range views of the site. Further to this, it is considered that the proposal will add to the landscaping in the area and improve this from the current position where the site is used as an informal gravel car park for the Golf Club, with little or no landscaping within the site itself.

7.13 Policy S16 is also relevant in terms of landscape. This specifies “*proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping and new development must apply the principles of:Provision and maintenance of high quality designed open space for recreation, amenity and environmental enhancement.*” It is considered that the proposal is in compliance with this policy in terms of the elements considered appropriate to landscape and landscaping on the site, given the plans submitted with the application.

7.14 Specifically with regards to landscaping B8 of the ADWLP is relevant and links through to Appendix A of the ADWLP, this specifies the following: “*A scheme for landscaping, incorporating existing features and proposed soft and hard landscaping, should accompany the detailed submission; Existing trees and hedgerows should normally be incorporated in the scheme to give the site a mature appearance; and, any tree or other planting should normally be carried out in the first planting season following the completion of the development*” The applicant has submitted a landscaping scheme as part of this application and has sought to retain the trees on site, where possible. Further to this, the applicant has sought to improve the scheme adding additional planting on the site to improve the amount of vegetation within the site.

7.15 With respect to HD5, which relates to Design in the Wider Town, and also explicitly references landscaping, this specifies the following with regards to Landscape and open space that new development is “*expected to enhance local character and distinctiveness and create attractive places to live, work or pass through*”. It is considered that the landscaping and design proposed as part of this scheme will make the site an attractive place to live, and will help to enhance local character and distinctiveness, particularly with the scheme appearing to be mainly formed of two storey properties (with some elements of a third storey), similar to those in the wider town, and of materials which are typical of the vernacular which would be experienced in elsewhere in Alnwick.

7.16 Policy ENV7 is also relevant to landscape impact and landscaping, this specifies “*Major development should include as part of planning applications full landscaping and tree planting proposals to add to the distinctive character of the plan area, including off site structural landscaping where the development is on the urban edge and where a common owner makes this possible. Proposals should consider micro climate and specify a diverse range of species, flowering and fruiting at different periods, which enhance wildlife habitats and contribute to national and local biodiversity targets.*” The proposal includes detailed landscaping proposal and these have been considered suitable by the County Ecologist. It is considered that this

planting schedule will effectively manage the transition between this edge of settlement site, adjacent to the Golf Course.

7.17 Policy ENV8 provides some relevance to assessing landscaping this states *“Local green infrastructure including rivers and streams, former rail trackbeds, greenways, and woodland belts which provide corridors and habitats for wildlife will be protected and new provision supported. The enhancement of public rights of way in the plan area will be supported”* The proposal seeks to maintain these existing woodland belts throughout the site and will provide additional vegetation within the site.

7.18 Whilst not directly related to landscaping and landscape matters, the County Ecologist has raised no objection to the proposal in terms of the planting used on the site, providing the inclusion of any conditions relating to this being applied upon any approval.

7.19 The proposal is therefore deemed to be compliant with policy BE8 and Appendix A of the ADWLP, policy S16 of the ACS, and HD5 of the ADNP, and the relevant elements of the NPPF.

Amenity

7.20 The proposed density of the development would be in keeping with the locality, and due to the large plots, adequate separation distances would be retained to ensure no adverse impacts upon privacy. Due to the slope of the land and local topography, concerns have been raised from neighbouring residents in regards to overlooking to dwellings situated to the west of the site. A separation distance of approximately 45 metres would be retained between the plot 1 and 34 Meadow Riggs, with plot one being the nearest proposed property to existing development. Other properties within the site maintain significantly greater distances between principle elevations. The properties within the scheme maintain a distance of at least 22m between principle elevations, which is considered to be an acceptable minimum distance between properties.

7.21 Mature hedging and boundary treatments currently situated upon the boundaries would also partially reduce any overlooking to these existing properties, however it is recognised that this would not appear as a considerable screen, especially within the winter months. Considering the adequate separation distances between the proposed dwelling within this application and existing properties, the proposals are considered to be in accordance with policies B8 of the ADWLP and Appendix A (Design and Layout of New Buildings) in the ADWLP, the relevant elements of the NPPF.

7.22 In terms of local plan policies saved policy BE8 is relevant, which provides a hook to Appendix A ‘Design and Layout of New Dwellings’, in terms of amenity, the section regarding layout is most relevant. This specifies that *‘The layout of sites should be designed to take account of the location and topography respecting natural features; traditional street patterns, including the relationship of buildings to open spaces; structures and services within and adjoining the site. Individual dwellings and associated buildings should be designed to occupy a proportion of the site which will allow acceptable standards of privacy and access for maintenance, as well as adequate space for activities incidental to the enjoyment of the dwelling.*

Where a recognisable building line exists the new building line exists the new building should be positioned to respect it.' Also of relevance to this is the section of the appendix relating to design, point 2 states that *'New dwellings should take full account of the overall heights of surrounding dwellings and must take account of site levels. Plans submitted should include site levels and adjoining properties should be shown on plan and elevation drawings for reference.'* It is considered that the proposal does comply with these in relation to amenity and privacy requirements, with the separation distances and layout protecting the amenity of neighbouring occupiers and of those within the development.

7.23 In terms of specific references to amenity, the most relevant section of the NPPF, which is a material consideration, is Chapter 12 'Achieving Well-Designed Places', and specifically bullet f of paragraph 127, which states *'Planning policies and decisions should ensure that developments: create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'*. Similarly to the above, it is considered that the proposal does comply with this section on amenity and provides for acceptable privacy and overlooking distances within the scheme and to neighbouring occupiers, also the space within the gardens of the proposal provide for sufficient amenity space for the occupiers of the development and the individual dwellings.

7.24 The original outline application, contained a restrictive condition regarding the number of storeys on the scheme, this has been subject to a separate variation of condition application. This was attached to ensure that the amenity of neighbouring occupiers was protected. However upon reviewal of the proposal it was considered that this condition was not necessary to protect the amenity of neighbouring occupiers, as this would be considered when the reserved matters application was assessed with the final design provided. It is therefore considered that due to the factors and policies outlined in this report the scheme proposed, would result in a scheme which would not impact sufficiently on neighbouring occupiers as to warrant refusal in terms of impact on amenity.

7.25 It is therefore considered that the proposal is in compliance in terms of the impact on amenity in relation to policies BE8 and Appendix A of the ADWLP and the relevant elements of the NPPF.

Impact on Highways

7.26 The Highways Authority have been consulted on the application and raise no objections to the proposed development, concluding that the development would not have a severe impact on the road network. This is in line with policy in the NPPF, which states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts would be severe."*

7.27 The Highways Authority have also commented that the proposed development site is located on a section of adopted highway U3124, Hope House Lane, in Alnwick. There are existing footways along the frontage of the proposed site which are proposed to be amended and widened as per the outline planning permission 16/02824/OUT. The nearest bus stop is 350 metres from the access to the site

providing links into Alnwick centre and Barresdale estates. Cyclists are able to utilise the existing highway carriageway, and the Public Right of Way 104/013 (Bridleway) runs along the east of the development site.

7.28 The proposed development site is to be accessed from a revised priority junction access and a realigned carriageway on the U3124, Hope House Lane, in Alnwick, which has a 30mph speed limit and no current parking restrictions. It is considered that the realigned carriageway will improve forward visibility through the narrow section of road, thereby improving highway safety in comparison to the current arrangement. The formal priority system and associated signage is to be considered as part of the S278 Agreement technical approval as secured through the outline planning permission 16/02824/OUT. The applicant will be required to obtain formal approval for these works to make the development acceptable in highways terms. The details of the access arrangements have already been granted consent, and this Reserved Matters application is for the landscaping, appearance, layout and scale of the development. It is considered that the proposed development will not have a severe impact upon the existing highway network, subject to the provision of a suitable car parking provision with appropriate turning and manoeuvring space, and an appropriate refuse servicing strategy.

7.29 Details in relation to surface water drainage to manage run-off from private land onto the highway, and the impacts during the construction phase including the imposition of a Construction Method Statement, have been secured through the outline planning permission 16/02824/OUT.

7.30 Amended plans have been received, identifying a reduction in the proposed crest height and increasing driver forward visibility to 43 metres minimum along the proposed estate road. These plans have been reviewed and are considered generally acceptable in highways terms. The applicant must note that the scheme is still subject to technical approval through the S38 Agreement process, which must be obtained with regards to the adoption of the highways elements.

7.31 In accordance with Northumberland County Council's parking standards there must be an appropriate number of car parking spaces provided within curtilage of the site, in addition to sufficient turning and manoeuvring space to allow vehicles to enter the highway in a forward gear.

7.32 Details of a total of 43 car parking spaces, in the forms of detached and integral garages, driveways and visitor parking spaces, have been given as part of the application and are shown on the submitted plan and the submitted house type plans. The layout has been assessed, and is considered to be in accordance with standards with appropriately sized parking spaces and minimum required reversing distances.

7.33 It is advised that the units shall not be brought into use until the car parking area as indicated on the submitted plans has been implemented. Thereafter, the car parking area shall be retained for the parking of vehicles associated with the proposed development. An appropriate condition has been attached to this committee report.

7.34 Details of cycle parking have been given as part of the application and identified on the submitted plans. This level of cycle storage provision is considered

acceptable and appropriate for the scale of the proposed development, and it is advised that the dwellings are not occupied until the cycle storage has been installed. Thereafter the cycle parking provision shall be retained in accordance with the plans, and made readily available for the storage of cycles at all times.

7.35 Details of refuse storage have been given as part of the application and identified on the submitted plan QD1280-311-01-RevE. Details of refuse servicing vehicle swept paths have now been provided on submitted plan within the site along the adoptable estate road, identifying that a refuse collection vehicle can navigate the site, and successfully turn, manoeuvre and exit the site in a forward gear. In addition to this, bin store areas for use on collection days have been provided for the private drives serving plots 3-4 and 5-7.

7.36 There is no existing street lighting along the U3124 between Meadow Riggs estate junction and the development site; it is considered that any standard external residential lighting will not have an adverse effect on highway users. Details in relation to additional street lighting on the U3124, Hope House Lane, and street lighting throughout the adoptable sections of highway within the site have been secured through the outline planning application 16/02824/OUT. It is understood from Highways Officers that this is in line with Policy ENV11 of the Neighbourhood Plan, which specifies *“All street lighting in new developments should be designed to be dimmable, capable of part-night operation and to minimise upward light. Where floodlighting is subject to planning permission it will only be permitted where the developer can robustly justify why it is necessary”*.

7.37 Further to the above, parking arrangements within the site are considered to be appropriate to the scale of development, and adequate provision is made to accommodate the number of vehicles anticipated for the use proposed. A condition requiring implementation of car parking prior to occupation of the dwelling is considered necessary to ensure adequate provision is made within the site before it is brought into use. A condition has been recommended to secure details of refuse storage facilities and collection strategy, in the interests of amenity and highways safety. In this instance, imposing such a condition is not considered to be necessary given the abundance of space within the site to store refuse bins, with collection to be consistent with the methods for the existing dwellings adjacent.

7.38 It has also been agreed with highways that a condition is relevant in relation to plans relating to section 38 and section 278 works, which are subject to a different permission regime.

7.39 Further to the above, the proposed development is considered to be acceptable in respect of the impact on the highway network, subject to a condition to secure the implementation of the parking area, in accordance with the aims of Policies S16 of the Alnwick Core Strategy and TT5, Appendix A (Design and Layout of New Dwellings) and Appendix E (Car Parking Standards for Development) of the ADWLP, and TRA1 and ENV11 of the ADNP, and the NPPF.

Impact on Historic Environment

7.40 The NPPF, Part 12 relates to conserving and enhancing the historic environment. Policy S15 of the Alnwick Core Strategy seeks to protect the built and historic environment.

7.41 There are no designated heritage assets within the application site. The site is not within a Conservation Area. The nearest heritage assets are Camphill Column a Grade II* structure located to the west of the site and Camphill Cottage a Grade II dwelling located adjacent to the site. The main consideration is therefore the impact of the development on the setting of these listed buildings.

7.42 The site is well distanced from Camphill Column and as a result, the impact of the development on the setting of this structure should be negligible.

7.43 Regarding Camphill Cottage, this building sits adjacent to the site and is characterised by its own private road within dense woodland.

7.44 The Council's Building Conservation Officer has been consulted and does not object to the new residential development at the application site, and considers the development proposals will not result in a harmful impact to the setting of the identified listed buildings. The Building Conservation Officer also welcomes that further consideration has been afforded to enhancing the setting and significance of Camphill Column. The information provides considered options for signage at the site as a means of increasing the ability to appreciate and understand the Grade II* listed building. We consider the proposal to incorporate an illustrative sign at the entrance to the site is acceptable and recommend that a condition is attached in any grant of permission to control the location, form, material, design and content of the proposed sign.

7.45 The Council's Building Conservation Officer has also commented that submissions now provide a design ethos for the proposed new housing scheme. This illustrates how designs of the proposed residential properties have sought to respond to the established historic building character of the listed buildings within proximity to the development site, namely the Grade II listed Hope House Lane and Camphill Cottage. From a review of this narrative we consider that the necessary information has been provided and offer no further objections to the application.

7.46 Further to the above, the Building Conservation Officer has also commented that a short report detailing the proposed material finishes for the housing scheme has been submitted as part of this application. The Building Conservation officer acknowledges and welcome the use of indigenous traditional sandstone for walls and dressings. However in relation to windows and doors we advise genuine joinery should be considered and that the roof covering utilised indigenous natural slate to ensure a sympathetic and durable material palette.

7.47 Policy S15 of the Alnwick Core Strategy is relevant to this application. This specifies *"The district council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages. All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future."* In line with the above comments from the Building Conservation Officer, it is considered that the proposal is in compliance with this policy given the impact it is considered the proposal will have on the setting of the listed buildings in proximity to the site.

7.48 Historic England has been consulted and they do not object to the application.

7.49 The development is acceptable in terms of impact on heritage assets and is considered to comply with policy S15 of the ACS..

Flood Risk and Drainage

7.50 NPPF Part 14 Paragraph 163, states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere.

7.51 The applicant has submitted a Flood Risk Assessment and Drainage Strategy. The Council as Local Lead Flood Authority (LLFA) has been consulted and have commented that We have no objections to the Reserved Matters Application provided subject to condition 22 (surface water drainage) (now condition XX on the variation of condition application) being carried forward.

7.52 Northumbrian Water have been consulted and do not object to the development, subject to condition 22 (surface water drainage) (now condition XX on the variation of condition application) from the outline permission being repeated in any grant of a reserved matters permission in relation to this site.

7.53 Policy ENV9 specifies “All proposals for major development should incorporate Sustainable Drainage Systems (SuDS), unless it is clearly demonstrated the SuDS are not appropriate.” An appropriate condition is attached to the outline permission to satisfy the requirements of this policy.

7.54 Having regard for the above it is considered that the proposals would accord with the NPPF, Part 14 and Policy S3 of the Alnwick Core Strategy, and ENV9 because adequate drainage of the site could be achieved that would not increase flooding elsewhere and the proposal is to include provision for swales within the scheme.

7.55 Further to the above, it the proposal will still require the condition from the outline permission to be discharged.

Impact on Trees

7.56 Policy ENV6 is relevant to the proposal, this states that “*Development that damages or results in the loss of ancient trees will not be permitted. Development that damages or results in the loss of trees of good arboricultural and amenity value and which does not replace them with equivalent trees will not be permitted. Proposals affecting ancient trees or trees of good arboricultural and amenity value should be accompanied by a tree survey that establishes the health and longevity of any affected trees and proposals should be designed to retain ancient trees or retain or replace trees of arboricultural and amenity value with equivalent trees*”. As mentioned earlier in this report, the applicant has sought where possible to incorporate existing trees into the scheme and has only sought to remove trees, where another option would be problematic in terms of other issues, where trees have been removed, the intention is to replace these through the scheme. Due to the current use of the proposal site, the proposal will see a ‘net gain’ of trees and other vegetation on the site, due to the site’s current use as a gravel car park.

Other Considerations

7.57 The Council's Public Protection Team have been consulted on the application and raise no objections to the proposed development, but have requested that conditions imposed on the previous application, 16/02824/OUT, are imposed again in the event that permission is granted. Subject to accordance with relevant conditions being imposed, the impact of the development on the amenity of residents in terms of construction noise, disturbance and land contamination are considered to be acceptable in line with the aims of Policies.

7.58 A number of consultees have requested that conditions are carried forward from the outline application to this reserved matters, on the whole this is not necessary due to these already being included on the outline permission, with the two applications being considered together to form a full planning application and therefore legally linked together in this respect.

Equality Duty

7.59 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

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

Human Rights Act Implications

7.61 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.

7.62 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.

7.63 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.

The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore supported.

9. Recommendation

That members to GRANT permission subject to conditions

Conditions/Reason

01 The development hereby permitted shall, except where modified by conditions elsewhere in this permission, not be carried out other than in complete accordance with the following approved plans:

- Lindisfarne Homes Alnwick Golf Club House Type A Planning Drawing - QD1280-A-01 Rev A August 2017
- Lindisfarne Homes Alnwick Golf Club House Type A Planning Drawing - QD1280-B-01 Rev A August 2017
- Lindisfarne Homes Alnwick Golf Club House Type A Planning Drawing - QD1280-C-01alt Rev A August 2017
- Lindisfarne Homes Alnwick Golf Club House Type A Planning Drawing - QD1280-C-01 Rev A August 2017
- Detailed Landscape Proposals Sheet 1 of 2 c-1530-01 (August 2017)
- Detailed Landscape Proposals Sheet 2 of 2 c-1530-02 (August 2017)
- Lindisfarne Homes Alnwick Golf Club External Works - QD1280-04-01 - Rev A August 2017
- Lindisfarne Homes Alnwick Golf Club Longsections - QD1280-05-01 Rev A - August 2017
- Lindisfarne Homes Alnwick Golf Club - Existing Site Plan QD1280-301-01 August 2017
- Lindisfarne Homes Alnwick Golf Club Site Existing Site Sections QD1280-308-01 August 2017
- Lindisfarne Homes Alnwick Golf Club Site Planning Layout QD1280-311-01 Rev C July 2017
- Lindisfarne Homes Alnwick Golf Club Site Proposed Sections QD1280-321-01 August 2017.

- Lindisfarne Homes Alnwick Golf Club Double Detached Garage Planning Drawing QD1280-G-01 August 2017
- Lindisfarne Homes Alnwick Golf Club Site Location Plan QD1280-300-01
-

Reason: To ensure the development is carried out in accordance with the approved plans, in the interests of proper planning.

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

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

03 Notwithstanding any description of the materials in the application, no development shall be commenced until samples of the materials to be used in the construction of the external walls and roof(s) of the building(s) have been submitted to and approved in writing by the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development

04. Notwithstanding the provisions of the Town & Country Planning General Permitted development Order 2015 (or any Order revoking or re-enacting that Order), no conversion of any garage to living accommodation shall take place and further windows other than those shown on the approved plans shall be inserted in the elevations of the approved dwellings.

Reason: To enable the Local Planning Authority to consider the effects of such a development.

05 Proposed Signage - Prior to the installation of the proposed illustrative signage, details to include location, form, materials, design, method of installation and content shall be submitted to the LPA for approval.

Reason: To ensure the setting of the listed buildings are preserved in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act and enhanced in accordance with National Planning Policy Framework Paragraph.

06 No dwelling shall be occupied until the car parking area associated with that dwelling, as indicated on the approved plans, has been implemented in accordance with the approved plans.

Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and saved policy TT5 of the Alnwick District Wide

Local Plan.

07 The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety ,residential amenity and sustainable development, in accordance with the National Planning Policy Framework and saved policy TT14 of the Alnwick District Wide Local Plan..

08. No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

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

Informatives

01. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.

02. You should note that Technical Approval of Highways Structures is required. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk .

03 In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Date of Report: 05.10.2018

Background Papers: Planning application file(s) 17/03074/REM