

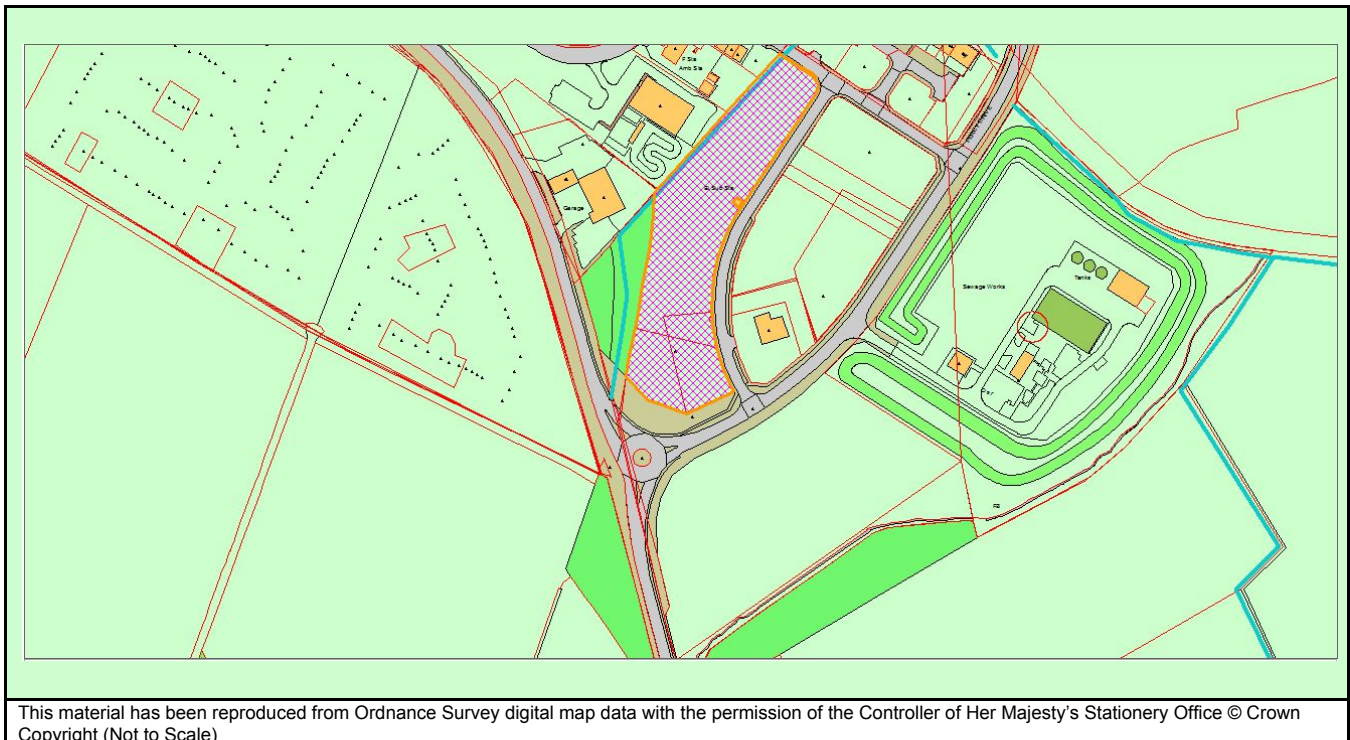


Northumberland County Council

North Northumberland Local Area Committee 18th October 2018

Application No:	18/03068/FUL		
Proposal:	Installation of 2 butterfly awnings and timber trellis fencing with canvas wind break panels, decorative metal arch and pond with fire basket to terrace area.		
Site Address	The Amble Inn, Sandpiper Way, Amble, Morpeth Northumberland NE65 0FF		
Applicant:	Arch Developments Wansbeck Workspace, Rotary ParkWay, Ashington, NE63 8OZ	Agent:	Bruce McCallion 8A Saville Row, Newcastle Upon Tyne, NE1 8JE,
Ward	Amble	Parish	Amble By The Sea
Valid Date:	29 August 2018	Expiry Date:	24 October 2018
Case Officer Details:	Name: Miss Stephanie Forster Job Title: Planning Officer Tel No: 01670 622706 Email: stephanie.forster@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions.



1. Introduction

1.1 This application falls to be determined by the North Local Area Council planning committee. It is recommended for Approval.

2. Description of the Proposals

2.1 The application seeks full planning permission for the installation of 2 butterfly awnings and timber trellis fencing with canvas wind break panels, a decorative metal arch and a pond with fire basket to the terrace area at The Amble Inn, Sandpiper Way, Amble, Morpeth, Northumberland, NE65 0FF.

2.2 The Amble Inn received planning permission under planning reference 16/04307/FUL in March 2016. The application site is located at the southern point of the Coquet Enterprise Park on the southern fringe of Amble. The site is mostly semi-improved grassland, used for amenity purposes. At the north western periphery of the site a woodland belt is present, which consists of deciduous and coniferous trees.

2.3 The site is bound to the west by the A1068, to the north by commercial buildings, to the east by open grassland and a commercial building and to the south by the U3134 road.

3. Planning History

Reference Number: 11/00335/FUL

Description: Perimeter fence for caravan storage site

Status: Permitted

Reference Number: 11/01828/NONMAT

Description: Non Material amendment to 11/00335/FUL for alterations to a perimeter fence

Status: Permitted

Reference Number: 11/01829/DISCON

Description: Application to discharge conditions 3 & 4 of 11/00335/FUL

Status: Permitted

Reference Number: 16/04307/FUL

Description: Proposed construction of new hotel comprising 30 en-suite bedrooms; bar and restaurant; outside terrace; childrens play area and associated car park

Status: Permitted

Reference Number: 17/01993/NONMAT

Description: Non material amendment to alter hotel bedroom block roof ridge and soffit heights to be reduced, amount and siting of different building materials to the elevations has been simplified. Terrace area to principal entrance elevation has been omitted, together with roof light over entrance lobby and decorative chimneys at roof level, minor

tweaks to window and door positions, minor alterations to car park layout to include parent and child parking facilities on approved planning application 16/04307/FUL

Status: Permitted

Reference Number: 17/00094/LIC

Description: License application. New premises license for the provisions of films, live music, recorded music, performances of dance, late night refreshments and the selling or supply of alcohol.

Status: No Objection

Reference Number: 18/00344/DISCON

Description: Discharge of condition 14 (ingress of ground gas) and condition 10 (scheme for the disposal of surface water) on approved planning application 16/04307/FUL

Status: Permitted

Reference Number: 18/02637/DISCON

Description: Discharge of conditions 3 (External Lighting), 9 (landscaping) and 13 (Odour Control) relating to approved planning application 16/04307/FUL.

Status: Permitted

Reference Number: 18/02781/ADE

Description: Advertisement Consent for two fascia signs, one projecting hanging sign, one post sign and one podium sign, all externally illuminated

Status: Pending Decision

Reference Number: A/2001/0271

Description: Garage and workshops for coaches and buses

Status: Permitted

4. Consultee Responses

Amble Town Council	No objection but concerns raised.
Highways	No objections subject to informatives.
Countryside/ Rights Of Way	No objection.
Strategic Estates	No comment.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	21
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

Summary of Responses:

None received.

6. Planning Policy

6.1 Development Plan Policy

S16 General design principles - Alnwick LDF Core Strategy

S18 Provision of social and community facilities - Alnwick LDF Core Strategy

6.2 National Planning Policy

National Planning Policy Framework (2018)

National Planning Practice Guidance (2018, as updated)

6.3 Emerging Policy

Northumberland Local Plan - Draft Plan for Regulation 18 Consultation (2018)

7. Appraisal

7.1 In assessing the acceptability of any proposal, regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Alnwick Local Plan (1997) and the Alnwick Core Strategy (2007).

7.2 In accordance with paragraph 48 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. The Northumberland Local Plan was published in

draft for consultation on 04/07/18. In accordance with Paragraph 48 of the NPPF; the policies contained within the document at this stage carry minimal weight in the appraisal of planning applications. The main considerations in the assessment of this application are:

- Principle of Development
- Design
- Amenity
- Other Matters

Principle of Development

7.2 That application seeks planning permission for the installation of 2no butterfly awnings and timber trellis fencing with canvas wind break panels, a decorative metal arch and a pond with fire baskets to the terraced area, for the enjoyment of its visitors. The principle of development is acceptable in accordance with the NPPF.

Design

7.3 Given the location and scale of the proposals it is considered that the proposals would serve as a complementary addition to the proposed terrace which has already been approved under planning permission 16/04307/FUL.

7.4 It is also considered that the design of the proposals would fit with the proposals previously approved under the above earlier reference. It is not considered that the proposals would negatively affect the surrounding area. The visual impact is considered appropriate for the proposal and the location of the application site and is in line with local and national planning policy.

Amenity

7.5 Given that the proposed location of the works are on the outskirts of an existing industrial estate, where plans have already been approved for an Inn with 30 rooms, a restaurant and bar area with terrace, it is considered that there would be little to no impact on amenity resulting from the proposal. There would be no alteration to the access and no impact on parking provision. Overall the impact on residential amenity is acceptable in accordance with the NPPF.

Other Matters

7.6 The Town Council did raise some questions in relation to the application during the consultation process. The case officer has addressed these concerns with the Town Council directly. The Town Council did not wish to offer any further comment, and it is therefore considered that the concerns which were raised have now been addressed and resolved where possible. The Town Council do not object to the proposals.

7.6 The Town Council sought clarification on the colour proposed for the trellis sections; raised concerns regarding potential litter problems; and the health and safety of the pond and its location to the children's play area.

7.7 The applicant has not submitted any information regarding the colour of the trellis. In terms of litter, sufficient refuse storage facilities have already been approved under the original planning reference number and it is not considered that further provision for refuse facilities are required as a result of this application. With regard to the health and safety surrounding the location of the pond. The Health and Safety Executive are best placed to deal with this type of inquiry and it would not be a material consideration for a planning application.

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 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.

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 the 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 proposal has addressed the main considerations and would accord with relevant policy and is considered acceptable. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

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

2. Site Plan - 673-A1.03K

3. Proposed Awnings and Tressil Fencing - 673-A5.15

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and complies with the National Planning Policy Framework.

03. The facing materials and finishes to be used in the construction of the development shall be in accordance with details contained in the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy S16 of the Alnwick Core Strategy and the NPPF.

Date of Report: 04.10.2018

Background Papers: Planning application file(s) 18/03068/FUL