



Northumberland County Council

North Northumberland Local Area Council 21st May 2019

Application No:	18/03489/OUT		
Proposal:	Outline permission for change of use from disused quarry to holiday park comprising 35 units of accommodation (luxury chalets, static caravans and camping pods).		
Site Address	Former Quarry Land East Of Framhill Farm, Longframlington, Morpeth, Northumberland		
Applicant:	Mr P Sutherland C/O Agent,	Agent:	Mr Jon Tweddell Coble Quay, Amble, Morpeth, Northumberland NE65 0FB United Kingdom
Ward	Shilbottle	Parish	Longframlington
Valid Date:	9 October 2018	Expiry Date:	31 March 2019
Case Officer Details:	Name: Mr Tony Lowe Job Title: Senior Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 The recommendation is for approval following an objection by the parish council so the application has been referred to the North Northumberland Local Area Committee.

2. Description of the Proposals

2.1 The application is seeking outline planning consent, with all matters reserved, for Change of Use of land to create a holiday park comprising 35 units of accommodation (luxury chalets, static caravans and camping pods).

2.2 The site is a disused quarry to the north of Longframlington, within the Framhill Farm land holding. It is bordered by Framhill Farm and Cottage to the west, with agricultural fields to the north and south and east, with the A697 beyond. There are Public Rights of Way on the boundaries to the north south and west, which connect to the A697 and to eastern side of Longframlington the Rothbury Road. An indicative plan has been submitted which shows access leading from the A697 to the east.

2.3 The site benefits from screening by topographical levels and by soft landscape features.

3. Planning History

Reference Number: 16/04113/FUL

Description: Installation of a new 20.0m high special climable 1003UP Lattice tower C/W latchway and 3M headframe on a new concrete base and proposed ancillary equipment screened from view by a fenced compound

Status: PER

Reference Number: A/2008/0008

Description: Change of use of redundant quarry to use as transfer station for storage and distribution of recycled construction and demolition waste incorporating change in ground levels; site office and weigh bridge.

Status: WDN

Reference Number: A/ENQ/2007/0122

Description: Storage of recycled construction and demolition wastes

Status: REPLY

4. Consultee Responses

County Ecologist	No objection, subject to conditions set out in the report
Natural England	No objection
Lead Local Flood Authority (LLFA)	No objection, subject to conditions set out in the report

<p>Longframlington Parish Council</p>	<p>Longframlington Parish Council Objects to this application for the following reasons:-</p> <p>The information in the various reports provided by the applicant are significantly out of date and in particular the Ecology and transport reports bear no resemblance to the current services and traffic flows, we are alarmed and disappointed that once again the planning department has allowed an application to proceed when the information supplied is so dated and which gives a false and misleading impression.</p> <p>The quarry however untidy and rough represents a natural reclamation of an industrial site with decades of consolidation for local wildlife. The site is an oasis for varied wildlife surrounded by worked farmland to the West, North and East and encroaching Housing from the South. It also provides a refuge for wildlife disturbed by the building activity, and given the sources for the study are out of date' and the limited time available to the snapshot survey, making it inaccurate in terms of seasonal changes of wildlife use.</p> <p>Unlike the site at present it will be clearly seen from the Public Bridleway on the edge of Longfamlington common and the from the A697 when travelling South, in addition the legally required lighting provision for Caravan Sites as can be seen by the impact on the view to the east from Longfamlington made by the Percy Wood Country park will contribute to light pollution, reducing the Dark Sky amenity to the North of the Village of Longframlington, however well screened the caravans are.</p> <p>The proposed entrance by creating a new access to the A697 would create a further hazard any access should be via or alongside the Framhill farm road as the proposed route through the middle of the field would badly affect the ability to farm it. The applicant has stated that they would expect 17000 to 25000 visitors who would all need to travel by private transport as there is no regular public transport. The traffic on the A697 has already increased by some 10000 vehicles year on year which already causes many issues throughout the village and creates major parking issues at the village centre, The A697 is dangerous enough it does not need this extra volume.</p> <p>Though we would normally welcome the creation of work opportunities we are convinced that the substantial detriments to the area and the village would not be mitigated by this provision.</p>
<p>Highways</p>	<p>No objection, subject to conditions set out in the report</p>
<p>Countryside/ Rights Of Way</p>	<p>No objection – protection of footpath</p>
<p>Public Protection</p>	<p>No objection, subject to conditions set out in the report</p>
<p>Waste Management - North</p>	<p>No response received.</p>
<p>Tourism, Leisure & Culture</p>	<p>No response received.</p>
<p>The Coal Authority</p>	<p>No objection subject to conditions - Based on this review of geological, historical and mining information, the report author concurs with our records that the site is at risk from coal mining or coal mine related activities.</p> <p>Protecting the public and the environment in mining areas Accordingly, recommendations have been made (Section 16) that intrusive ground investigations are required in order to better assess the potential mine entry to the northeast and south-west of the site. The applicant should be made aware that the exact nature and extent of these works will need to be in</p>

	<p>agreement with the Coal Authority's Licensing and Permitting Department as part of the permit application process.</p> <p>As this is an outline application, we would have no objections to these works being undertaken prior to the submission of the reserved matters application. The results of the above site investigations will be able to inform the layout of the development in order to demonstrate that the proposed detailed layout avoids these features.</p> <p>Due to the presence of recorded mine entries, the Coal Authority considers that due consideration should also be afforded to the potential risk posed by mine gas to the proposed development.</p> <p>Once the exact location and condition of the mine entries have been ascertained, a competent person can then confirm and design an appropriate mitigation strategy, if deemed necessary, to ensure the safety and stability of the proposed development.</p>
Northumbrian Water Ltd	No objection
Environment Agency	Following the submission of further information - The Environment Agency takes into consideration the costs to connect to a sewer and on this occasion we withdraw our objection.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	11
Number of Objections	7
Number of Support	0
Number of General Comments	0

Notices

Site notice - Public Right of Way, 8th November 2018

Northumberland Gazette 18th October 2018

Summary of Responses:

During consultation 7 objections have been received. The reasons for objection include:

Highway safety;
Ecology impact;
Need for the development;
Impact on Drainage;
Poor public transport;
Use of a 'greenfield' site;
Over development of the village;

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=PFYUK0QSJDG00>

6. Planning Policy

6.1 Development Plan Policy

T4 Criteria based policy to assess static and touring caravan developments - Alnwick District Wide Local Plan

T5 Criteria based policy to assess chalet developments - Alnwick District Wide Local Plan

S1 Location and scale of new development - Alnwick LDF Core Strategy

S2 The sequential approach to development - Alnwick LDF Core Strategy

S3 Sustainability criteria - Alnwick LDF Core Strategy

S8 Economic regeneration - Alnwick LDF Core Strategy

S10 Tourism development - Alnwick LDF Core Strategy

S12 Protecting and enhancing biodiversity and geodiversity - Alnwick LDF Core Strategy

S13 Landscape character - Alnwick LDF Core Strategy

S14 Development in the open countryside - Alnwick LDF Core Strategy

S16 General design principles - Alnwick LDF Core Strategy

6.2 National Planning Policy

National Planning Policy Framework (2019) (NPPF)
Planning Practice Guidance (2019, as updated) (PPG)

6.3 Emerging Plans/Policy

Northumberland Local Plan Regulation 19 Consultation (January 2019)
STP1, STP2, STP3, STP4, STP5, STP6, ECN1, ECN12, ECN13, ECN15, QOP1, QOP2, QOP4, QOP5, QOP6, TRA1, TRA2, TRA3, TRA4, ICT2, ENV1, ENV2, ENV3, ENV4, ENV7, WAT1, WAT2, WAT3, WAT4, POL2 and POL3.

6.4 Supporting Evidence Documents

Northumberland Landscape Character Assessment 2010

7. Appraisal

7.1 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 National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development unless policies indicate otherwise or, the adverse impacts significantly and demonstrably outweigh the benefits. However, identified in paragraph 177 where a proposal requires an Appropriate Assessment to be undertaken this presumption does not apply.

7.2 The Adopted Development Plan where the site is located comprises the saved policies of the Alnwick District Local Plan 1997 (ADLP) and The Alnwick District local Development Framework Core Strategy 2007 (ACS).

7.3 The Northumberland Local Plan (NLP) was published in draft for consultation on 04/07/18, and subsequently published for Regulation 19 consultation 30/01/19. In accordance with Paragraph 48 of the NPPF, the policies contained within the document at this stage will carry some weight, with strategic policies carrying a greater weight. The background studies/ documents, which form the evidence base for the NLP, constitute a material consideration

7.4 The application has been assessed against national planning policy and guidance, development plan policies and other material planning considerations and the advice of statutory consultees. The key planning issues raised by the proposal include:-

- o Principle of Development;
- o Landscape Impact;
- o Design;
- o Impact on Amenity;
- o Ecology;
- o Highway & Transport Matters;
- o Water Management
- o Public Health and Protection
- o Other Matters

7.5 The NPPF provides specific policy guidance on development proposals and is a material consideration in the determination of such applications.

Principle of development

7.6 The NPPF seeks to promote sustainable development with paragraph 11 providing the starting point against which the sustainability of a development proposal should be assessed. NPPF paragraph 8 identifies three objectives to sustainable development - an economic element, a social element and an environmental element. The application site is located outwith (approx. 450m) the

NLP proposed settlement boundary and to the north of Longframlington, with the A697 to the east and Framhill Farm and Cottage to the west.

7.7 ADLP policies T4 and T5 deal with new caravan and chalet developments requiring proposals to be assessed against 5 criteria including the extent to which siting can minimise its visual impact, the ability of the local road network to support additional traffic; the suitability and colouring of the proposed units and site landscaping; whether the siting and scale of development would adversely affect services and facilities for neighbours; and provide appropriate utilities.

7.8 S1 of the ACS sets out the hierarchy of settlements to inform the location and scale of development in the former Alnwick District. The location and scale of new development should accord with the settlement hierarchy and reflect the services present, accessibility and character of each settlement. ACS policy S1 identifies Longframlington as a Sustainable Village Centre, acknowledging these types of villages as having a 'strong service base'. Policy S2 of the ACS sets out a sequential approach for development where weight is given to previously developed land or buildings before other suitable sites within the built up area of settlements. However, limited weight can be attached to this policy as the NPPF does not require a sequential test. Policy S3 of the ACS sets out sustainability criteria stipulating that development must satisfy the criteria with exceptions to compensate for sustainability shortcomings through condition/ legal agreement but also states that it may be necessary to allow development which does not meet one or more of the criteria. These criteria include that the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car, and there is adequate existing or, planned capacity in the physical and community infrastructure, or that additional capacity can be provided, as well environmental impacts matters. ACS policy S10 deals with new built tourism development and requires that it is located in or adjacent to rural service centres, sustainable village centres and local needs centres. It also requires tourism in the open countryside to be assessed against policy S14.

7.9 ACS policy S14 seeks to ensure that any development in the open countryside will only be permitted where the development is likely to be sustainable in the context of policy S3 and is essential to support farming and other countryside based enterprise and activity, promote recreation and supports the retention of sustainable communities or supports conservation of the countryside.

7.10 NPPF paragraph 83 requires planning decisions to enable the sustainable growth of all types of businesses in rural areas; the development and diversification of agricultural businesses and enable sustainable rural tourism development that respects the character of the countryside; and enable the retention and development of local services such as local shops, meeting places and public houses etc.

7.11 NLP policy STP 1 seeks to ensure that sustainable development will enhance the vitality of communities across Northumberland and conserves and enhances the County's unique environmental assets; and set out criteria to control development in the open countryside. Policies ECN 13 and 14 deal with meeting rural employment needs and farm/ rural diversification. ECN 15 deals with tourism and visitor development and, whilst it prioritises Mains Towns and Service Centres in dealing with new caravan and chalet development (para 2.e.) it provides support for locations

outside AONB's providing that adequate screening exists including topography or vegetation, or will be provided. NLP policies carry limited weight at this time.

7.12 On balance it is considered that the proposed location and scale of development would be sustainable in relation to economic and social considerations. It would deliver economic and social benefits through the creation of a new rural business, with the potential to increase visitor 'footfall' in the area and new employment (submitted details indicate 2 full time and 5 part time jobs). In social terms the proposal would deliver a form of development which would help to sustain the existing community and associated services, as well as being able to contribute to improvements to existing services. In addition the development represents a form of farm diversification.

7.13 The application is in outline, with all matters reserved. On balance and whilst not meeting all criteria the principle of development is in general accord with the policies in T4 and T5 of the ADLP and ACS policies S10 and S14 and the provisions and intentions of the NPPF.

Landscape Impact

7.14 The site is in Character Area 18 (Longframlington / Shilbottle Rolling Farmland), in the Alnwick Landscape Character Assessment. ADLP policies T4 and T5 deal with new caravan and chalet developments requiring proposals to be assessed against 5 criteria including the extent to which siting can minimise its visual impact, the ability of the local road network to support additional traffic; the suitability and colouring of the proposed units and site landscaping; whether the siting and scale of development would adversely affect services and facilities for neighbours; and provide appropriate utilities. ACS policy S13 (Landscape character) of the ACS states:

'All proposals for development and change will be considered against the need to protect and enhance the distinctive landscape character of the district. All proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area as defined in the Alnwick District Landscape Character Assessment Supplementary Planning Document.'

7.15 The proposal is in outline form and landscaping remains a Reserved Matter however, a Landscape and Visual Impact Appraisal (LVIA) and an indicative layout has been provided which indicates that the proposed development will benefit from effective screening, by both topographical and vegetation features. The LVIA indicates the near distance views into the proposed development will be visible from a section of PROW, to the north of the site. Long distance views will be visible from some middle and long distance views, but these will view the proposed development contained within the quarry area. Submitted details indicate that landscape screening will be retained and enhanced. Scale is a Reserved Matter and whilst it is expected that the scale, including height, should be of an order that would limit landscape impact, it is considered appropriate that this is given full consideration and controlled at the Reserved Matters stage, when a full assessment can be undertaken. Both the ADLP and the ACS, as well as the NPPF, seek to ensure that development is sited appropriately, without an unacceptable, adverse impact on the

local environment. The proposal was examined by the Country Ecologist who had no objection, subject to conditions.

Design

7.16 Design considers the appearance of the development independently and as part of the immediate streetscene/ area. ACS Policy S16 sets out general design principles and seeks to ensure a high standard of design in all development. Policy S10 seeks to ensure that adverse impacts on the natural environment are avoided.

7.17 Paragraph 58 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in developments. Paragraph 60 of the NPPF states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation.

7.18 NLP policies QOP 2 and 6 seek to ensure well designed development that responds to local areas and provides a high standard of amenity. Policy QOP 4 seeks to ensure that where relevant new development, incorporates well designed and appropriate landscaping. NLP policies carry limited weight at this time.

7.19 The proposal is in Outline form and the Visual Appearance of the individual units remains a Reserved Matter. With due cognisance of with local plan policies T4, T5, S10 and S16 it is considered appropriate to give full consideration of the final design of the units at the Reserved Matters stage, when appropriate controls can be provided.

Amenity

7.20 The assessment of amenity seeks to appraise whether a development would have an adverse impact on properties nearby in terms of appearing overbearing, impacting privacy or, issues arising from a proposed use, and also issues which may occur from within the proposal site itself.

7.21 The NPPF requires that planning should always seek to secure high quality design and seek to secure better places in which to live and work. Paragraph 91 of the NPPF stresses the importance of aiming to achieve healthy, inclusive and safe places. Paragraph 180 requires that planning decisions should aim to avoid impacts on health and quality of life.

7.22 NLP policy QOP2 requires that a high standard of amenity is achieved for current and future users of development and preserve the amenity of neighbours . NLP policies carry limited weight at this time.

7.23 Matters of Layout, Scale and Appearance are Reserved Matters however an indicative layout plan has been provided and the nearest chalet/ caravan will be approximately 450m from the nearest existing or consented residential dwelling in Longframlington. This proves that an adequate layout can be achieved and, coupled with controls of scale, including height, and appearance at the Reserved Matters stage will ensure no unacceptable, adverse impact on neighbour amenity.

7.24 On balance with regard to the site location and the separation distance between the proposed development and unrelated residential development the proposal is

considered to accord with local plan policy and the provisions and intentions of the NPPF, subject to conditions.

Ecology

7.25 ACS Policy S12 seeks to ensure protect Biodiversity and Geo-diversity and policy S13 seeks to protect Landscape Character. Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity based on detailed principles. Paragraph 119 of the NPPF sets out that the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

7.26 NLP policies ENV1 and ENV2 provide an approach to assessing ecological impact and seek to protect the Bio-diversity and Geo-diversity of the Plan are a, respectively. NLP policies carry limited weight at this time.

7.27 The site a former Quarry, it does not have a statutory or non-statutory ecological designation. The County Ecologist (CE), Natural England (NE) and the Environment Agency (EA) have been consulted have been consulted and, following the submission of further information NE has no objection and the CE and EA have no objection, subject to conditions.

7.28 Therefore, subject to the imposition of the requested conditions the proposal is not considered to have an adverse impact on ecology on the Geo/Bio-diversity of the area and the proposal will accord with local plan policy S12 and S13 and the provisions and intentions of the NPPF.

Highway Safety

7.29 The application is in Outline form with an indicative access submitted. The site is bordered by Public Rights of Way to the north south and west, with an indicative access indicated from the A697 to the east. ACS policy S11 seeks to ensure that accessibility is maximised, whilst minimising impacts from the traffic generated.

7.30 Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.31 NLP policy TRA1(a) requires all developments to have a safe and effective access and egress, with policy TRA 2 seeking to minimise effects of the road network and TRA4 requiring an appropriate level of off street parking to be provided. NLP policies carry limited weight at this time.

7.32 The proposal has been examined by the Highway Development Management (HDM). HDM assess the impact of any proposed development on the highway network, both during construction, and once a development is completed. To ensure adequate manoeuvring/ parking space is provided, safe access can be achieved, the highway remains free for the passage of all users of the highway and so it does not have an adverse impact on the safety of all users of the highway.

7.33 The HDM has no objection to the principle of development, subject to conditions to ensure highways safety and convenience. Therefore subject to proposed conditions the proposal is considered to accord with local plan policy S11 and the provisions and intentions of the NPPF.

Water Management

7.34 Paragraph 94 of the NPPF states that local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply demand considerations.

7.35 NLP policies WAT 2, WAT 3 and WAT 4 seek to ensure appropriate water supply and sewerage; demonstrate how they will minimise flood risk; and provide water sensitive design including SuDs, respectively. NLP policies carry limited weight at this time.

7.36 The site is located within Flood Zone 1 and a Drainage Strategy has been submitted with the application and which proposes foul water and surface disposal via mains drainage. Whilst there will be on site impacts of the development and off-site impacts in terms of water displacement. The NWL and LLFA have been consulted on the proposal and following the submission of further information NWL has no comment and the LLFA has objection, subject to conditions. Therefore, subject to conditions, the proposal is considered to accord with the provisions and intentions of the NPPF.

Public Health and Protection

7.37 The site was a former quarry with potential truncation down to bedrock or very little soil cover which may create issues regarding Radon Gas and foul flows. The Public Health Protection team (PHP) were consulted on the application and have confirmed that the site is situated in an area where the Gas/ Radon dataset predicts 5-10% of dwellings will be at or above the Radon Action level. In addition the site is subject to coal mining legacy features and the presence mine gas must be considered and the Coal Authority has been consulted.. However, mine and radon gas protection could be complimentary. Paragraph 178 of the NPPF states that;

"a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation.
b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
c) adequate site investigation information, prepared by a competent person, is available to inform these assessment."

Paragraph 179 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

7.38 NLP policy POL 1 provides that development will be supported where it can be demonstrated that unacceptable risk from contamination will be prevented and

measures can be taken to effectively mitigate impacts. NLP policies carry limited weight at this time.

7.39 Whilst the site was a former quarry and listed as a Limekiln by 1897, it is likely it was worked by less mechanical methods of the time however, its more current use for agricultural may have more impact re contaminants. .

7.40 PHP and the Coal Authority have raised no objection, subject to conditions, to deal with any potential contamination (should it be found), construction work and delivery times, water supply and measures to prevent the ingress of ground gases, which have been set out in the recommendation. The proposal is considered to be acceptable in terms of Ground Conditions, subject to conditions and the proposal will accord with the provisions and intentions of the NPPF.

Other Matters

7.41 Indicated earlier in the report the parish council have objected to the application as well as a number of other objectors. Whilst issues such as access to 'need' are not considered to pertain to planning, in this instance, the other issues raised are considered to be addressed within the report.

Equality Duty

7.42 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

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

Human Rights Act Implications

7.44 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.

7.45 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.

7.46 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 location of development is considered a suitable location for a rural farm diversification development of this type.

8.2 Whilst not complying with all criteria within policy, on balance and with due regard to all material considerations, including the potential increase to the local rural economy and the provision of new employment opportunities within the development. The proposal is considered to be acceptable.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

01. Approval of the details of the layout, scale, appearance of the building(s), access and landscaping of the site, hereinafter called "the reserved matters" shall be obtained from the Local Planning Authority.

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

02. Application for the 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 comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

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 holiday letting units subject to this permission shall be occupied for holiday purposes only, and no unit shall be occupied as a person's sole or main

place of residence. The operators of the site shall maintain an up to date register of all lettings that should be made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: To ensure that the building is retained for holiday use and in accordance with local plan policy S10.

05. 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. Site Plan Proposed Holiday Park job number P/1718/015/001 - as a location plan and development area only;

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

06. Development shall not commence until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The highway works shall comprise the following, including all associated works:

1. Site access from A697 in the form of a ghost island priority junction;
2. New footway on the west side of the A697 from the site access to the access junction to Muncaster Steads, including dropped kerb crossing of access;
3. Widened and resurfaced footway on the west side of the A697 from the access to Muncaster Steads to the access to Longframlington United Reformed Church;
4. Pedestrian dropped kerb crossing to provide access to footway on east side of A697;
5. New bus stops in each direction of the A697 in the vicinity of the site and associated infrastructure;
6. Relocated 30mph speed limit to A697, including gateway features and interactive speed sign and extension of system of street lighting.

The development shall not be brought into use until the highway works have been constructed in accordance with the approved plans.

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

07. No unit of accommodation shall be brought into use until details of cycle parking for that unit have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before that unit is brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

08. Prior to the development being brought into use, details of surface water drainage to manage run off from private land shall be submitted to and approved in writing by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the

development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with the National Planning Policy Framework.

09. The development shall not be brought into use 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 waste in accordance with the National Planning Policy Framework.

10. No unit of accommodation shall be brought into use until details of car parking area for that unit 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.

11. 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 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.

12. Prior to the commencement of development a scheme which mitigates any overland surface water flows into the development shall be undertaken and any mitigation carried out within the development.

Reason: To prevent the ingress of off-site surface water entering any dwellings on site.

13. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:

- i. Restrict discharge from the development to 5l/s for all rainfall events up to and including the 1 in 100 + CC year event, unless otherwise agreed by LLFA and the local planning authority.
- ii. Adhere to the principles as set out in the drainage strategy from Coast Consulting Engineers "Proposed Holiday Park Fram Hill Farm Longframlington Flood Risk Assessment and Drainage Statement reference 1815-FRA-01 dated 21/12/2018
- iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
- iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- v. Provide details of the adoption and maintenance of all surface water features on site.
- vi. Details of the disposal of surface water from the development through the construction phase.

Reason: To ensure the effective disposal of surface water from the development.

14. An ecological compensation and enhancement scheme shall be submitted at reserved matters stage, comprising landscaping within the site, a lighting scheme that accords with the document entitled 'Lighting and Bats' published by the Institute of Lighting Engineers, in-built nesting and roosting provision and sufficient additional scrub planting outside of the site to compensate for net losses, as identified in the report entitled 'Ecological Appraisal - Framhill Farm (RO2, 17/12/18) E3 Ecology Ltd. The scheme shall be fully implemented as approved.

Reason: To ensure that there is adequate ecological compensation and enhancement, in accordance with the NPPF.

15. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological reports ('Ecological Appraisal - Framhill Farm' vRO2 Final, 17.12.18, 'Bat Survey - Framhill Farm', vRO1, December 2018, 'Breeding Bird Survey - Framhill Farm', vRO3, January 2019 and 'Great Crested Newt Survey - Framhill Farm', vRO1, 18.4.18, E3 Ecology Ltd..) including, but not restricted to, adherence to timing restrictions; adherence to precautionary working methods and reptile Method Statement; amphibian method statement to be submitted to and agreed in writing with the LPA before works commence; adherence to external lighting recommendations and in accordance with 'Bats & Lighting in the UK' Bat Conservation Trust/Institution of Lighting Engineers, 2018; inclusion of 2No. reptile hibernacula on site with types and locations to be agreed in writing with the LPA before works commence; erection of 5No. bat boxes within or close to the site boundary and in the ownership/control of the applicant with types and locations to be agreed in writing with the LPA before works begin; erection of 1No. barn owl box (as specified) on the southern boundary and in the ownership/control of the applicant; erection of 11No. bird boxes (5 suitable for tree sparrow, 3 open fronted boxes and 3 boxes suitable for hole nesting species as specified) close to the south west site boundary and in the ownership/control of the applicant; any deep (in excess of 300mm) excavations left open overnight to be either securely covered 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; post construction Ecological Clerk of Works check to be undertaken on site to confirm compliance with ecological

conditions with the results to be forwarded to the LPA before first occupation of the site; updating ecological surveys to be carried out in the event that works do not commence before the end of August 2020 with the results of those surveys together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the LPA before works commence.

Reason: To maintain the favourable conservation status of protected species.

16. No development /demolition, 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 bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To protect nesting birds, all species of which are protected by law.

17. No development shall be carried out other than in accordance with the guidance set out in 'BS5837:2012 Trees in Relation to Design, Demolition and Development: Recommendations' British Standards Institution, 2012 with a tree and hedge protection plan to be submitted to and agreed in writing with the LPA before works commence.

Reason: To maintain and protect the existing landscape and biodiversity value of the site.

18. No development shall commence until the applicant has submitted a detailed landscape planting plan and management plan for retained habitat as specified in the ecological reports including the planting of locally native trees and shrubs of local provenance and to include sufficient additional scrub planting outside of the site to compensate for net losses, as identified in the report entitled 'Ecological Appraisal - Framhill Farm (RO2, 17/12/18) E3 Ecology Ltd, to be agreed in writing with the LPA and to be fully implemented during the first full planting season (November - March inclusive) following the commencement of development'.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site and to ensure that there is adequate ecological compensation and enhancement, in accordance with the NPPF.

19. Prior to the submission of the reserved matters the developer shall:

Undertake a scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the location and conditions of the two recorded mine entries within the site and establish the risks posed to the development by past coal mining activity;

Thereafter as part of the reserved matters application a report of findings arising from the intrusive site investigations and any remedial measures necessary, including the submission of a layout plan which identifies appropriate zones of influence for the mine entries on site shall be submitted to and approved in writing by the local planning authority.

Thereafter the approved remediation works shall be implemented prior to any work, other than site clearance, commences on the site.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

20. No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

21. The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 19 of this consent, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

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

a) A ground-intrusive site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters as recommended by the Phase 1 report (Phase 1 Land Quality Report produced by Roberts Environmental Ltd, Reference: 180202.R.001 and dated March 2018). It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled

waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the 2017/02/24 GV1/PL2 satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

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

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

23. If during re-development contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

24. The development shall not be brought into use or continue in use, written verification report shall be provided and agreed with the Local Planning Authority, to confirm that there will be a sufficient supply of wholesome water to serve the development. The written verification report shall be based on the average household consumption of 200 litres per person per day. The verification report should include a detailed assessment, prepared by a suitably qualified person (hydrologist), which indicates the suitability of the water supply with regard to quantity and quality of water available and include, if necessary, any methods needed to improve the supply. Thereafter, the development shall be connected to the water supply and any identified approved improvements to the water supply shall carry out prior to the occupation of the premises.

Reason: In the interest of public health and in order to ensure that an adequate private water supply in terms of both wholesomeness and sufficiency can be provided to meet the requirement of the development.

25. During the construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours:

Monday to Friday - 0800 to 1800.
Saturday 0800 to 1300.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

26. Deliveries to and collections from the site, during the construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA.

Reason: To protect residential amenity and provide a commensurate level of protection against noise.

Date of Report: 07/05/19

Background Papers: Planning application file(s) 18/03489/OUT