



Northumberland County Council

**North Northumberland Local Area Council
20 February 2020**

ADDENDUM REPORT

Application No: 18/02965/OUT

Proposal: Outline application with all matters reserved for the demolition of an existing building and redevelopment with up to 5 no. residential properties

Site Address: Christon Bank Farm, Christon Bank, Alnwick, Northumberland, NE66 3EZ

Applicant: Mr R Jeffreys, C / O George F White

1. Introduction

1.1 The purpose of this report is to seek approval from North Northumberland Local Area Council for the conditions following discussions with the applicant and consultees.

1.2 This application was previously considered by the North Northumberland Local Area Council on the 18 April 2019. The resolution of the Council as recorded in the Minutes is as follows:

RESOLVED that the application be GRANTED subject to the provision and approval of information listed in refusal reasons 2 - 5 on page 21-22 of the report being delegated to officers, and the provision of conditions for future approval by the Local Area Council.

1.3 The officer report previously considered by Members at the April 2019 meeting is appended to this addendum report.

2. Resolution of consultee objections

2.1 Since the application was presented to the committee at the meeting on the 18th April 2019, the following consultee objections, and consequently reasons for refusal relating to such issues, have been overcome:

- Public Protection
- LLFA
- Ecology

2.2 However, notwithstanding the agent submitting additional information in the form of a Heritage Statement to resolve the following reason for refusal, the Conservation Officer has advised that the position has not changed:

4. Insufficient information has been provided to fully assess the impact of the proposed development on the setting of the listed buildings, contrary to Policies S3 and Policy S15 of the Alnwick District Core Strategy and the National Planning Policy Framework.

2.3 The conservation officer has advised that their position as originally reported still remains. This was:

- There is insufficient information for Building Conservation to properly assess impact on the setting of the listed buildings.

3. Conditions

Outline Approval - with matters reserved

1. 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 51 of the Planning and Compulsory Purchase Act 2004.

Outline Approval – submission of reserved matters

2. 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 92 of the Town and Country Planning Act 1990 (as amended)

Outline Approval – Commencement of Development

3. 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 comply with Section 92 of the Town and Country Planning Act 1990 (as amended)

Approved plans

4. The development hereby permitted shall be in accordance with the approved plans. The approved plans for this development are:-

Drawing no 01 titled site plan submitted 16th Aug 2018

Drawing no 02 titled site plan submitted 22nd Oct 2018

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

Landscape planting

5. Prior to the commencement of development a plan for the landscape planting of the site shall be submitted for the written approval of the LPA. The plan shall detail the species and number of trees, hedgerows, shrubs and use only Northumberland native species.

Once approved the plan shall be implemented in full during the first 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 in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Birds and bat boxes

6. Prior to the commencement of development above damp proof course level, a scheme for the provision of bird boxes and bat boxes integrated into the fabric of the buildings shall be submitted for the written approval of the LPA. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. No fewer than 5 features in total shall be provided. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: To protect and enhance the biodiversity of the site in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Lighting levels

7. The lighting scheme should be designed so that lighting levels are minimised in accordance with the document 'Bats and Lighting in the UK', Institute of Lighting Engineers and BCT, 2018. External lighting shall be low level, low power and directed downwards.

Reason: To prevent the risk of harm to protected species from the outset of the

Development in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Trenches

8. i) All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals.
- ii) Gaps shall be created and retained in all boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure no less than 13cm by 13cm.

Reason: To enhance the biodiversity of the site for a UK BAP priority species in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Retention of hedgerows

9. All hedgerows are to be retained. Retained hedgerows and trees shall be protected from root compaction during the course of the development works in accordance with the guidance set out in '*BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations*' British Standards Institution, 2012.'

Reason: To maintain and protect the existing landscape and biodiversity value of the Site in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Tree felling

10. i) No demolition, development, tree felling or vegetation clearance 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.
- ii) Netting of hedgerows or trees shall only be used in exceptional circumstances in accordance with the Chartered Institute of Ecology and Environmental Management/Royal Society for the Protection of Birds advice. A methodology and management plan for the installation and maintenance of the netting will be agreed in writing with the Local Planning Authority prior to installation.

Reason: To protect nesting birds, all species of which are protected by law and in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Tree felling method statement

11. No earlier than 1 week prior to intended tree felling, checks for squirrel dreys and roosting bats shall be undertaken by the project ecologist. Trees shall only be felled once the project ecologist confirms that felling can be undertaken with negligible risk of harm to these species. If there is risk of harm then a tree felling method statement

shall be submitted for the written approval of the LPA. Once approved tree felling shall be undertaken in strict accordance with the approved method statement.

Reason: To prevent harm to species which are protected by law and in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Bat and amphibian method statement

12. Prior to the commencement of development a precautionary bat method statement and amphibian method statement shall be submitted for the written approval of the LPA. The works shall detail working methods to avoid and reduce the risk of harm to bats and amphibians. Once approved the development shall be implemented in strict accordance with the method statement.

Reason: To reduce the chance of harm to a protected species in accordance with the NPPF and Policy S12 of the Alnwick District Core Strategy.

Surface water disposal

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 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 M DESIGN reference MD1356/rep/001 Rev A. A full CCTV and dye test shall be undertaken in the pipe marked in blue in section 3.2 of the drainage strategy. The outfall shall be located. Only in the event it is not feasible to discharge into this system may the development proceed with a connection into the NWL surface Water sewer. Permissions from NWL will be required.
- 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.

Thereafter the approved surface water drainage scheme shall be implemented in accordance with the approved details within 6 months of the date of approval and thereafter maintained in accordance with the approved details.

Reason: To ensure the effective disposal of surface water from the development and in accordance with the NPPF and Policies S3 and S16 of the Alnwick District Core Strategy.

SuDS

14. Prior to first occupation of the dwellings hereby approved, details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be comprised within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the developments lifetime in accordance with the NPPF and Policies S3 and S16 of the Alnwick District Core Strategy.

Disposal of surface water

15. Prior to the commencement of development, details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority. The approved details shall be adhered to throughout the construction period.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features in accordance with the NPPF and Policies S3 and S16 of the Alnwick District Core Strategy.

SuDS

16. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

1. As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
2. Construction details (component drawings, materials, vegetation);
3. Health and Safety file;
4. Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-statutory technical standards in accordance with the NPPF and Policies S3 and S16 of the Alnwick District Core Strategy.

Ground Gas Protection

17. No dwellings 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).

The development shall thereafter be implemented and maintained in accordance with the approved details.

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 in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Validation and Verification of Ground Gas Protection

18. The dwellings shall not be occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 17, which has been approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

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 and in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Potentially Contaminated Land

19. 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 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 site investigation (Phase 2) 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 I Geo-Environmental Risk Assessment produced by Roberts Environmental Ltd, Reference: 190502.R.001 and dated May 2019). 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 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 any contaminants within the site are dealt with in an appropriate manner to afford protection to the public, the buildings and the environment in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Contamination not Previously Discovered

20. If during redevelopment contamination not previously considered is identified, then an additional method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the 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 implemented.

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 in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Noise Management Plan

21. Within three months of approval, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the management of noise from the use of the premises immediately west of the development site. The premises to the west of the site shall thereafter be operated in accordance with the approved noise management scheme.

Reason: To protect nearby residents from undesirable noise impacts in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Noisy Working Hours

22. 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 in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Construction Delivery / Collection Hours

23. Deliveries to and collections from the demolition and/or 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.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with the NPPF and Policy CD32 of the Alnwick District Wide Local Plan.

Details - Boundary treatment

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

Reason: In the interests of visual amenity and highway safety, in accordance with the NPPF and Policies S11 and S16 of the Alnwick District Core Strategy.

Details of car parking to be submitted

25. No dwelling shall be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details

Reason: In the interests of highway safety, in accordance with the NPPF and Policy S11 of the Alnwick District Core Strategy.

Details of means of vehicular access and reinstatement of highway (Amended)

26. The development shall not be occupied until details of the vehicular access and reinstatement of highway have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access and highway shall be retained in accordance with the approved details and NCC Type C specification

Reason: In the interests of highway safety, in accordance with the NPPF and Policy S11 of the Alnwick District Core Strategy

Management and Maintenance of Estate Streets

27. No development above damp proof course level shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the NPPF and Policy S11 of the Alnwick District Core Strategy.

Details of cycle parking to be submitted

28. No dwelling shall be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each dwelling is occupied. 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 NPPF and Policy S11 of the Alnwick District Core Strategy.

Surface water drainage (Private Land)

29. Prior to occupation, details of surface water drainage to manage run off from private land have been submitted to and approved 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 NPPF and Policy S11 of the Alnwick District Core Strategy.

Construction Method Statement (including Plan)

30. Development shall not commence until a Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the NPPF and Policy S11 of the Alnwick District Core Strategy.

Refuse – Details of refuse storage facilities and strategy

31. No dwelling shall be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangement for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Chapter 7 of the NPPF and Policy S11 of the Alnwick District Core Strategy.

Informatives:

SUDS

1. Any areas within the front garden of the development shall be constructed of a permeable surface so flood risk is not increased elsewhere. There are three main types of solution to creating a permeable driveway:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt or concrete.

If gravel drives are proposed, please speak to Northumberland County Council Highways team over their suitability. Further information can be found here -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

In addition the development should explore looking at and installing rainwater harvesting units and water butts.

Statutory Nuisance

2. The Public Health Protection Unit would advise that the prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice.

Failure to address issues of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of The Environment Protection Act 1990 in respect of statutory nuisance.

Burning Materials Onsite

3. There shall be no burning of any material associated with the construction phase on the site.

Alterations to vehicle crossing point (Upgrade access) (S184)

4. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:

- North Northumberland northernareahighways@northumberland.gov.uk

Highway condition survey

5. You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

Reminder to not store building material or equipment on the highway

6. 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

Contact Local Highway Authority - Management and Maintenance of Estate Streets

7. The applicant is advised that to discharge condition Management and Maintenance of Estate Streets the Local Planning Authority requires a copy of a completed agreement between the applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes. You can contact Highway Development Management at highwaysplanning@northumberland.gov.uk

Reminder to not deposit mud/ debris/rubbish on the highway

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

Pre-application discussions for site layout

9. The applicant is advised to enter into pre-application discussions with the Local Planning and Highway Authority in respect of the internal layout of the development area in order to establish broad principles of the adoptable highway network.

Public Right of Way

10. A public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.

Author and Contact Details

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Appendices:

Appendix 1 - Report to North Northumberland Local Area Council dated 18 April 2019

Background Papers: Planning application file(s) 18/02965/OUT