



Northumberland County Council

Strategic Planning Committee
6th November 2018

Application No:	18/02326/CCD		
Proposal:	Expansion of existing car park area at Craster plus provision of 2 EV charging bays		
Site Address	Upper Car Park, Craster Quarry Car Park, West End, Craster, Alnwick, Northumberland NE66 3TW		
Applicant:	Mrs Ruth Bendell County Hall, Morpeth, NE61 2EF,	Agent:	Mr Peter Thompson County Hall, Morpeth, NE61 2EF
Ward	Longhoughton	Parish	Craster
Valid Date:	3 July 2018	Expiry Date:	28 August 2018
Case Officer Details:	Name: Mr Jon Sharp Job Title: Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

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



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1. Introduction

1.1 This application falls to be determined by the Strategic Planning Committee. It is recommended for Approval.

2. Description of the Proposals

2.1 The application seeks permission for the extension of an existing car park and the installation of 2no. electric vehicle charging points on land at Craster Quarry Car Park, West End, Craster.

2.2 The proposal would see an additional 47no. car parking spaces created within the upper car park along with 3no. motorcycle bays. It is also proposed to resurface the lower car park to improve provision of accessible parking bays of which there are proposed to be 7no. spaces.

2.3 The proposed charging apparatus would be located near the entrance to the car park and would include 1no upstand measuring 1.4m in height. An area measuring 4.8 x 4.8 metres would be marked out as 2no EV charging bays.

2.4 The application site is located within a former quarry on the western edge of Craster. It is bound to the east by the village, to the south and west by open countryside and to the north by public highway from which the car park is accessed.

3. Planning History

Reference Number: 16/03899/MISC

Description: Installation of high speed Broadband cabinet.

Status: Permitted Development

4. Consultee Responses

County Ecologist	Further info required in order to assess the potential impacts on the designated sites on the coast
Natural England	There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Public Protection	Application falls below Public Protection's risk appetite
Northumberland Wildlife Trust	No response received.
Craster Parish Council	The Parish Council Supports this application
Highways	No objections subject to condition
Countryside/ Rights Of Way	No objections on condition that Public Footpath No.13 is protected throughout
Northumberland Coast AONB	The Northumberland Coast AONB Partnership is supportive of this scheme as it passes the three tests set out in management plan policy CE16 above - there is local support, demand can be demonstrated outside of peak times and the scheme

	achieves a net reduction in impact on the special features of the AONB. However it is essential that the highways markings and signs are proportionate and in keeping with the setting within the designated landscape and in accordance with the AONB Highways Design Guide. The Partnership especially requests that all lines are 50mm and that any yellow is primrose yellow.
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County Ecologist	No objections are raised on ecological grounds, on condition that the avoidance, mitigation and enhancement measures detailed in the recommended condition are carried out in full.
Natural England	No objection subject to appropriate mitigation being secured

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	0
Number of Support	0
Number of General Comments	1

Notices

Site notice - Public Right of Way, posted 16th July 2018

Press notice - Northumberland Gazette, published 26th July 2018

Summary of Responses:

1no representation received noting that the adjacent land owner had not been notified of the proposals as a letter had been sent to a business which no longer operates from the premises.

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=PB2UEWQSHI400>

6. Planning Policy

6.1 Development Plan Policy

Alnwick LDF Core Strategy (2007)

S1 Location and scale of new development

S2 The sequential approach to development

S3 Sustainability criteria

S10 Tourism development

S11 Locating development to maximise accessibility and minimise impact from travel

S12 Protecting and enhancing biodiversity and geodiversity
S13 Landscape character
S14 Development in the open countryside
S16 General design principles

Alnwick District Wide Local Plan (1997)

TT5 Controlling car parking provision (and Appendix E)
APPENDIX E Car parking standards for development

6.2 Emerging Policy

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

6.3 National Planning Policy

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

6.4 Other Documents/Strategies

Northumberland Coast AONB Management Plan 2014 - 2019

7. Appraisal

7.1 This application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. In assessing the application the key considerations are;

- Principle of development,
- Scale, Design and Visual Impact,
- Amenity,
- Highways,
- Ecology, and
- AONB.

Principle of the development

7.2 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. The presumption in favour of sustainable development is however restricted by Paragraph 172 of the NPPF, which states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

7.3 Paragraph 213 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. The adopted development plan for the area the application

site is located in comprises the saved policies of the Alnwick District Wide Local Plan (1997) (ALP) and the Alnwick LDF Core Strategy (2007) (ACS) and the Alnwick and Denwick Neighbourhood Plan (2017) (ADNP). The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.4 Paragraph 48 of the NPPF states that weight may also 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 emerging Northumberland Local Plan - Draft Plan for Regulation 18 Consultation was published on 4th July 2018. The policies contained within this document carry minimal weight in the determination of planning applications at this stage.

7.5 Policies S1, S2 and S3 of the ACS seek to ensure that the location and scale of new development is appropriate. Craster is identified within Policy S1 as a Local Needs Centre where development will be restricted to that which satisfies local needs only. Whilst it is acknowledged that the purpose of the car park is to accommodate visitors and tourists to the area, the proposal to expand the car park will help alleviate the current parking problems experienced by residents within the village, particularly in respect of reducing traffic congestion within the village itself.

7.6 Development within Craster would generally have good access to local services and public transport links, and can be considered a sustainable location for small scale development. The proposed site would be located with suitable access to local services and amenities and in this sense would be an appropriate area in which to site new development. In this context it is therefore considered that the principle of the proposal is acceptable.

Scale, Design and Visual Impact

7.6 Policy S16 of the ACS sets out criteria against which new development shall be assessed. Paragraph 124 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.7 Policy S13 of the ACS requires all proposals for development and change to be considered against the need to protect and enhance the distinctive landscape character of the former district. Under this policy, 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. This echoes Policy BE12 of the ALP, which states that planning permission should not normally be granted for new development which would encroach upon existing areas of open space and landscape.

7.8 Given the contained nature of the site within a former quarry, it is considered that the expansion and reorganisation of space within it would not have a detrimental impact on the character or appearance of the settlement. It is therefore considered that the proposal would be acceptable in relation to Policy BE12 of the ALP, Policies S13 and S16 of the ACS and the NPPF in this respect.

Amenity

7.9 Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users. It is considered that there would be little or no adverse impact upon the amenity of the adjoining properties as a result of the proposed works. As such the proposal is in accordance with the NPPF in this respect.

Highways

7.10 Policy S11 of the ACS sets out criteria to assess the extent to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated.

7.11 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.

7.12 The Local Highway Authority has responded to consultation stating that the proposal is in accordance with the NPPF in highways terms and that there are no proposed amendments. It is therefore considered that the proposal is acceptable and in accordance with Policy S11 of the ACS and the NPPF in this respect.

Ecology

7.13 Policy S12 of the ACS seeks that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the area. Paragraph 118 of the NPPF states that local planning authorities should aim to conserve and enhance biodiversity based on detailed principles.

7.14 Both Natural England and the County Ecologist responded to initial consultation requesting further information in relation to the expected impacts of increased visitor numbers upon the Northumberland Shore SSSI and Northumbria Coast SPA. This information has been provided by the applicant and the County Ecologist has raised no objections subject to a condition in respect of protected species mitigation. Natural England have responded raising no objections subject to appropriate mitigation being secured.

AONB

7.15 The application site is within the Northumberland Coast AONB and as such consideration must be given to the impact of the proposals on that designated area.

7.16 Policy RE16 of the Alnwick Local Plan (ALP) states that planning permission will not normally be granted for developments which would adversely affect the Area of Outstanding Natural Beauty or Heritage Coast. Paragraph 172 of the NPPF meanwhile, states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

7.17 The AONB Partnership has responded to consultation stating that it is supportive of the proposals as there is local support, demand can be demonstrated outside peak times and it would achieve a net reduction in impact on the special features of the AONB. It is noted however that the Partnership considers it essential that highway markings and signage are proportionate and in keeping with the AONB Highways Design Guide. A condition is recommended below to secure this and on that basis it is considered that the proposal would not have an adverse impact upon the AONB and is therefore in accordance with Policy RE16 of the ALP and the NPPF.

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 It is considered that the proposals are of an appropriate design in relation to the host property and represent an appropriate form of development that would not have a significant adverse impact on the appearance of the property, the street scene or the amenity of nearby residents. It is therefore considered that the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

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 other than in complete accordance with the following approved plans:

1. Drawing No FC140001/00/C74/01/28 Rev A - Site Location Plan
2. Drawing No FC140001/00/C74/01/26 - Proposed Site Plan.

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

03. Notwithstanding the approved plans, the marking out of parking spaces and the erection of signage within the car park shall be in accordance with the guidance set out in the "Design Guide for the Maintenance of Roads Within The Northumberland Coast AONB". Specifically all lines shall be no more than 50mm wide and any yellow lines shall be pale primrose yellow.

Reason: In order to conserve and enhance the landscape and scenic beauty of the Northumberland Coast AONB and in accordance with Policy RE16 of the Alnwick Local Plan and Paragraph 172 of the NPPF.

04. The development shall be carried out in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Ecological Walkover Survey Protected Species & Habitats Risk Assessment Craster Car Park Extension. July 2018') and this condition, including, but not restricted to-

- Adherence to 'Bat Conservation Trust. Guidance Note 08/18. Bats and artificial lighting in the UK Bats and the Built Environment series' No development shall be carried out other than in accordance with the guidance set out in 'Pollution Prevention for Businesses' (<https://www.gov.uk/guidance/pollution-prevention-for-businesses>).

- Production and implementation of a landscaping plan (including long-term management) to be fully implemented during the first full planting season (November – March inclusive) following commencement of works and to comprise species native to Northumberland. To be submitted to and agreed in writing with the LPA and fully implemented as approved.
- Production and installation of an interpretation board will be installed at the car park entrance (footpath exit to the village and Dunstanburgh Castle) informing people about the importance of the coast and the need to keep dogs on leads. Production of leaflets informing visitors about coastal birdlife and responsible dog walking. Leaflets will be provided to the Tourist Information Centre and made available to members of the public.
- Species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), will be removed prior to works commencing and following a method statement. The method statement will be submitted to and agreed in writing with the LPA prior to works commencing.
- Any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 30 degrees to provide an escape route for ground animals that might otherwise become entrapped.
- No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.
- Piles of rubble will be hand-cleared from the site.

Reason: To maintain the favourable conservation status of protected species and to conserve and enhance the biodiversity of the site in accordance with paragraphs 8, 118 and 170 of the NPPF.

Date of Report: 04.10.2018

Background Papers: Planning application file(s) 18/02326/CCD