



# Northumberland County Council

Strategic Planning Committee  
6th November 2018

## ADDENDUM REPORT

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**Application No:** 17/03252/FUL

**Proposal:**

Installation of 120 hardstanding bases (for 120 static caravans) with associated car parking, new internal access road, footpaths, landscaping, creation of new lakes and adventure trails and infrastructure above and below ground - Amended 08/05/18

**Site Address:**

Land North Of Haggerston Castle Holiday Park  
Berwick-Upon-Tweed

**Applicant:**

Haggerston Castle Limited %

Mr Ian Kettlewell, Lichfields,  
3rd Floor - St Nicholas Building,  
St Nicholas Street,  
Newcastle Upon Tyne,  
NE1 1RF

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**RECOMMENDATION:**

That Members be minded to grant permission and delegate authority to officers to determine the application subject to conditions and completion of a legal agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended).

### 1. Introduction

- 1.1 The purpose of this report is to update Members on any implications arising from the publication of the revised National Planning Policy Framework (NPPF) in July 2018. In light of this, there has also been revisions to Planning Practice Guidance (PPG).
- 1.2 This application was previously considered by Strategic Planning Committee on the 7th of August 2018. Members resolved that planning permission should

be granted subject to conditions, expiry of consultation and legal agreement as follows;

*That Members authorise the Head of Service to GRANT planning permission subject to the:-*

- *expiry of statutory publicity period and providing no new planning issues are raised;*

*A Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following obligations:*

- *Coastal mitigation contribution of £36,000 (£300 per unit);*
- *Northumberland Coast AONB Partnership contribution of £9039; and*

*The recommended conditions*

- 1.3 The recommendation was modified by update to include a further condition for external lighting following response from Northumberland Coast AONB Partnership as follows;

*Lighting Strategy to be Submitted*

*Prior to occupation of the development hereby approved, a lighting strategy to include;*

- a) *Details of external lighting;*
- b) *Hours of illumination;*
- c) *Program of delivery.*

*Shall be submitted to and approved by the Local Planning Authority. The lighting strategy shall be implemented in accordance with the program of delivery.*

*Reason: To ensure that the development does not contribute to light pollution in an area of intrinsically dark skies, in accordance with the National Planning Policy Framework.*

## **2. Appraisal**

- 2.1 Following assessment of the application against the provisions, definitions and tests of the revised NPPF, there are not considered to be any changes in stance or conclusions upon review of the main of considerations set out in the appraisal of the Committee Report.

## **3. Conclusion**

- 3.1 It is considered by officers that in this instance the revisions to the NPPF would not have a material impact on the application's recommendation.
- 3.2 An amendment has been made to the recommendation to omit the expiry of statutory publicity and issues arising from consultation as the period has now elapsed with no further responses received.

#### **4. Recommendation**

That Members authorise the Head of Service to GRANT planning permission subject to the:-

- expiry of statutory publicity period and providing no new planning issues are raised;

A Legal Agreement pursuant to s106 of the Town & Country Planning Act 1990 (as amended) to secure the following obligations:

- Coastal mitigation contribution of £36,000 (£300 per unit);
- Northumberland Coast AONB Partnership contribution of £9039; and

The recommended Committee Report conditions as modified within this addendum.

#### **Author and Contact Details**

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#### **Appendix:**

Report to Strategic Planning Committee 03 July 2018

**Date of Report:** 22.10.2018

**Background Papers:** Planning application file(s) 17/00499/OUT