



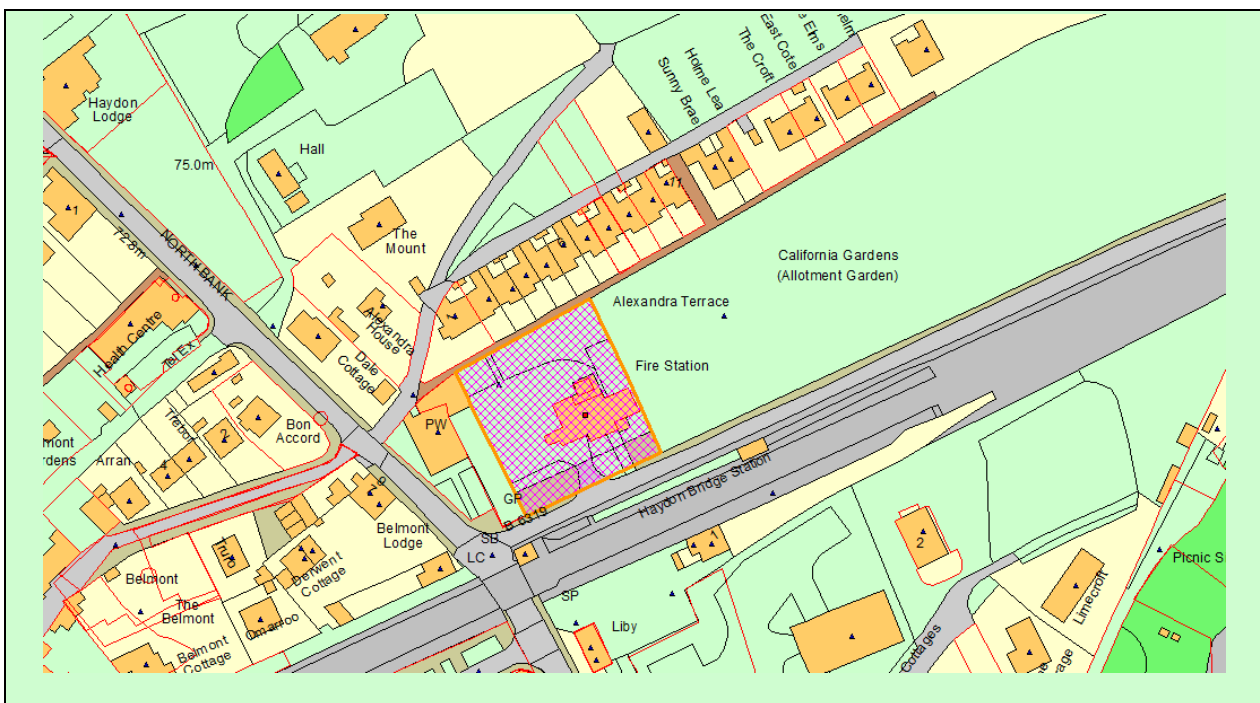
Northumberland

County Council

Tynedale Local Area Council Planning Committee

15 May 2018

Application No:	17/02577/FUL		
Proposal:	Demolition of existing Fire Station and construction of 5no. dwellings with associated landscaping, parking and infrastructure		
Site Address	Former Haydon Bridge Fire Station, California Gardens, Haydon Bridge, Hexham, Northumberland, NE47 6JW		
Applicant:	Mr Tony Douglas Bradley Homes Ltd, Bradley Hall	Agent:	Miss Caitlin Newby, Hedley Planning Services, Unit 3 Burn Lane Enterprise Hub , Burn Lane, Hexham, NE46 3HY
Ward	Haydon And Hadrian	Parish	Haydon
Valid Date:	2 August 2017	Expiry Date:	18 May 2018
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are for a building in the ownership of Northumberland County Council, then the application should be determined by Committee.

2. Description of the Proposals

2.1 Planning permission is sought for the demolition of the existing fire station and the construction of 5 no. dwellings with associated landscaping, parking and infrastructure at Station Road, Haydon Bridge. The site consists of the former Haydon Bridge Fire Station, which was developed in the 1960s but was closed in 2016, since when the site has no longer been used. It is within the centre of Haydon Bridge, opposite the railway station, to the west of the allotment gardens and to the east of the Grade II listed Congregational Chapel. The site covers some 0.21 hectares and is previously-developed land accessed on the southern side of the site with the existing fire station building in the centre, and an electricity sub-station in the south-west corner. The site is bounded on the western side by the Grade II listed stone wall and dwelling, The Old Chapel; on the northern side by wooden picket fencing; and on the southern side of the site a grassed area with three mature cherry trees. The site is separated from the allotments to the east by a low stone wall. Adjacent to the northern boundary of the site is a footpath, which runs parallel to the front gardens of Alexandra Terrace to the north.

2.2 The proposal is for the demolition of the existing fire station and the construction of 3 detached two storey dwellings, one with an attached garage; the construction of two semi-detached dwellings, one with an attached garage; and the construction of two detached garage buildings, one for Plot 1 and the other to be shared between Plots 3 and 5. All properties would have four bedrooms and would be constructed of red brick with a stone built front elevation and slate roofs. The front elevations of the buildings would look towards Station Road where the site access point would be located, leading to a driveway branching to the west and the garage for Plot 1, and to the east to provide access to Plots 2 and 3 and the garage for Plots 3 and 5. The two cherry trees located on the south-western side of the site would be retained, with that on the eastern side being removed. Two visitor parking bays would be provided within the site. The site would be divided by dry stone boundary walls with half round coping, stone walls with close timber fencing and both high timber and low picket fencing.

2.3 The site is within the centre of Haydon Bridge, adjacent to the B6319 and within the Haydon Bridge Conservation Area.

2.4 Submitted with the application were the following documents which have been assessed as part of this application:

- Supporting Planning Statement (Hedley Planning Services July 2017)
- Noise and Vibration Survey (Apex Acoustics Report: Version B 21 September 2017)
- Design and access statement (Blake Hopkinson Architecture and Design) July 2017 (revised April 2018)
- Arboricultural Method Statement, Impact Assessment and Tree Protection Plan

- Updated Bat Survey Report (Penn Associates July 2017)
- Tree Protection Plan
- Heritage Statement (Sarah Dyer January 2017)
- Phase 1 Land Quality Report (Roberts Environmental Ltd December 2016)
- Foul Sewerage and Utilities Assessment (Roberts Environmental Ltd December 2016)
- Swept Path Analysis – Fire Tender (Milestone Transport Planning)
- Flood Risk and Drainage Assessment Addendum (S M Foster Associates Ltd) April 2018

2.5 The development has been subject to a number of amendments during the course of the application, including changes to materials, moving plot 1 further south and removing the strip of land adjacent to The Chapel from the development site. All amendments have been subject to full consultation.

3. Planning History

Reference Number: C/05/00239/CCD

Description: Construction of a garage

Status: Permitted

Reference Number: C/10/00168/CCD

Description: Installation of an 0.8 metre antenna on the southeast elevation

Status: Permitted

Reference Number: T/20051402

Description: County Council: 05/00239/CCD - Construction of a garage

Status: No objection

4. Consultee Responses

<p>Haydon Parish Council</p>	<p>Objection - The amended plans do not address the Parish Council's concerns regarding the use of materials ie buff brick. This does not blend in with the surrounding stone built properties in the conservation area.</p> <p>Concerns over flooding in this area have not been addressed. Do not consider that any further development should be allowed in this part of the village until upgrading the main drain on North Bank as recommended by Northumbrian Water following the floods of December 2015 has been addressed.</p> <p>Amended plans suggest insufficient parking on the site so residents could park on Station Road which is already used by passengers on the railway.</p> <p>No pavement has been provided in front of the development and so residents cross to the pavement on the railway side of Station Road which means that people will be heading into the traffic heading up around the level crossing.</p> <p>Amended plans suggest a raised level for the proposed dwellings suggesting flood risk at this site.</p>
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	Plans refer to 14 vehicles for proposed dwellings. Parking for all vehicles must be provided on site.
Highways	No objection subject to conditions
Building Conservation	No objection - The amended plans illustrate the dwelling on plot 1 has been brought forward (south) by 3 metres. Now consider the proposal would have less than substantial harm to the significance of the adjacent grade II listed former chapel. Consider that the glazed panels to the sides of the front doors as shown on the proposed elevations should be omitted from the scheme. Final amended scheme no objection subject to relevant conditions.
County Ecologist	No objection subject to conditions. Concerns regarding refuse collection laydown and visitor parking in RPAs of protected trees.
West Tree And Woodland Officer	No response received.
Public Protection	No objection subject to conditions.
Waste Management - West	No response received.
Northumbrian Water Ltd	No objection but does not provide sufficient detail in relation to management of foul and surface water from the development and so recommend a condition.
Network Rail	No objection but comments on level crossing, abnormal loads, noise/soundproofing and access to the railway. Recommend that soundproofing should be subject to conditions.
Lead Local Flood Authority	As a minor development the LLFA are not a statutory consultee. As result of historical flooding in the area in past want to ensure that proposed dwellings not susceptible to flooding and the surface water drainage from the development does not increase risk of flooding elsewhere. Would like to see a surface water drainage strategy which identifies the point of discharge, the discharge rate and attenuation on site.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	15
Number of Objections	4
Number of Support	1
Number of General Comments	0

Notices

Site notice: expired 25 August 2017

Press notice: expired 1 September 2017

Summary of Responses:

One letter of support has been received, which states that the site is now unused and will only become derelict if not used. Good quality modern houses needed on site. Research says that the site is not subject to flooding as in report by Environment Agency.

Nine letters of objection have been received from 4 households outlining the following issues:

- Disagree with Heritage Statement. Addition of 5 houses would detract from view compared to what is there now.
- No need for more residential development in village to meet housing targets or market demand.
- Will adversely affect adjoining listed building and not sympathetic to the conservation area.
- Position of housing obscures Alexandra Terrace and the Chapel.
- No information on finished floor levels
- No information on proposed lighting
- Flood risk not acknowledged. Site flooded during Storm Desmond in December 2015
- Foul sewage and utilities cannot connect to sewer to north as on private land
- Buff brick and render out of keeping and application generally scant on use of materials
- Impact on the former Chapel including fencing, access to maintain grade II listed chapel, including use of gate to the north, right to light, proposed hedging and maintenance of adjoining strip of land
- The site has always been for non-residential use
- Parking already a problem and this would make it worse

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=OTDNJRQSIAS00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale Local Development Core Strategy (2007)

GD1 General development principles

GD5 Flood risk

BE1 Principles for the environment

CS1 Community services and facilities

H1 Principles for housing

H2 Housing provision and management of supply
H3 The location of new housing
H5 Housing density

Tynedale Local Plan (Adopted April 2000)

GD2 Design criteria
GD4 Range of transport provision for all development
GD Car parking standards outside the built up areas
H32 Residential design criteria
BE22 The setting of listed buildings
CS21 Location of noise sensitive uses
CS23 Development on contaminated land
CS27 Sewerage
NE27 Protection of Protected Species
NE33 Protection of Trees, Woodlands and Hedgerows
NE34 Tree felling

6.2 National Planning Policy

National Planning Policy Framework (2012)
National Planning Policy Guidance (2014, as amended)

7. Appraisal

7.1 The main issues in the determination of the application are:

- Principle of development
- Housing density and the impact on the character of the area
- Siting, design and amenity of proposed residents
- Impact on the setting of the adjoining listed building and the conservation area
- Impact on adjoining residential amenity
- Access and parking
- Ecology
- Impact on trees
- Foul and surface water
- Flooding

Principle of development

7.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicates otherwise. The NPPF is a material consideration. The Tynedale Core Strategy and the Tynedale Local Plan remain the development plan, and as outlined in paragraph 12 of the NPPF, is the starting point for decision making. Paragraph 215 of the NPPF does, however, advise that the weight given to Local Plan policies depends on their degree of consistency with the NPPF.

7.3 The site is located in Haydon Bridge which is classified as a local centre in the Tynedale LDF Core Strategy where the principles of Core Strategy Policy GD1 state that local centres are, to a lesser extent than the main towns, the focus for development. The development would result in the demolition of the existing fire

station, which ceased use in 2016 following a rationalisation of services. Core Strategy Policy CS1 encourages the retention and development of local services but as the decision to close the fire station was made some time ago, and outside the planning system, this is not being assessed as part of this application. The site is now abandoned and as such a new use for the site is required.

7.4 The NPPF states that all housing applications should be considered in the context of the presumption in favour of sustainable development. The site is, as the former Fire Station, classified as previously-developed land. Core Strategy Policy GD2 applies a sequential approach to sites considered for development, where priority is given to previously developed land and buildings in the built up area of settlements. Core Strategy Policy H4 encourages the use of previously-developed land for new housing. Haydon Bridge as a local centre, with a range of services, facilities and public transport links, including a railway station, provides a sustainable location for new development, and as such the development of this site for housing would accord with Core Strategy Policies H1 and H3, which seeks to limit new build housing to main towns, local centres and smaller villages with adequate services.

7.5 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. The five year housing land supply position is pertinent to proposals for residential development in that paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites. In such cases, the presumption in favour of sustainable development, as stated in paragraph 14 of the NPPF will be engaged.

7.6 For details of the five year housing land supply assessment, the Council's Five Year Supply of Deliverable Sites 2017 to 2022 report, published in November 2017 should be referred to. This report identifies housing land equivalent to a 6.5 years supply. Therefore, in the context of paragraph 49, policies for the supply of housing should not be considered out of date.

Housing density and the impact on the character of the area

7.7 The NPPF states that Local Planning Authorities should set their own approach to housing density. The provisions of Core Strategy Policy H5 generally align with this aim taking a flexible approach to residential density seeking to make best use of land but to reflect densities and character of surrounding areas. The site covers an area of 0.21 hectares on which five properties would be situated. This would equate to a density of some 23 dwellings per hectare. Within the context of Haydon Bridge, which has a varied density of dwellings from rows of terraced housing to detached houses in their own grounds, this would be considered appropriate to the site and in accordance with Core Strategy Policy H5, subject to consideration of the impact on the conservation area and listed buildings as discussed below.

7.8 The site is now abandoned and as a brownfield site it provides an unattractive feature within the centre of Haydon Bridge. The redevelopment of the site, including appropriate landscaping, which would be subject to conditions, would improve the character of the area. The design of the development, including materials for both the housing and the landscaping is, subject to detailed consideration below, a

reflection of the character of the locality and would be in accordance with Local Plan Policy H32. Lighting has not been included in the application, which has been referred to by an objector. A condition for any future external lighting requirements would be attached to any grant of planning permission to ensure that lighting appropriate to the character of the site and the area in accordance with Local Plan Policies GD2 and H32 would be provided.

Siting, design and amenity of proposed residents

7.9 The housing would use the existing site access and retain the grassed area and cherry trees on the south-western corner of the site. The housing has been developed in a linear form parallel to the terrace to the rear, and to Station Road to the front. It has been designed in a traditional form with chimney pots, gabled features to the front stone elevations, timber doors and windows, and slate roofs. Traditional boundary features, including dry stone walls with stone coping and low timber picket fencing on the northern boundary, would provide boundary features that would match the character of the area.

7.10 Amendments have been made to the design and materials of the proposed dwellings over the course of the application, which is now more reflective and more appropriate for new housing within the context of the village of Haydon Bridge. The Parish Council has objected to the materials to be used and refers to buff brick. The brick to be used in the construction would be red brick, with a condition for samples of both this and other materials to be provided prior to construction. One objector has referred to the use of render but this material has now been removed from the application. The Conservation Officer, who has assessed the application has no objection to the design and materials proposed. Subject to relevant conditions in relation to materials, it is considered that the application would accord with Core Strategy Policy BE1 and Local Plan Policies GD2 and H32.

7.11 The proposed housing has both small gardens to the front and rear garden space. Local Plan Policy H32 states that private and usable open space should be provided for all new residential development with a recommendation for a rear garden depth of 10 metres. All of the housing meets this requirement, apart from Unit 5, which would have a rear garden of some 8 metres in depth. This is considered acceptable in this instance and a reasonable area of private and usable space would be provided for the properties, which would accord with Local Plan Policy H32 in this respect.

7.12 In terms of the layout of the site, there would be a distance of some 18 metres between the rear elevation of plot 5 with the front elevation of plot 2; and 20 metres between the rear elevation of plot 4 with the front elevation of plot 3. This is considered a reasonable separation distance and would provide adequate privacy for the occupiers of the properties as outlined in Local Plan Policy H32. In terms of overlooking, the side elevations of plot 1 have no windows, and plots 2 and 3 have a first floor window to an en-suite, which could be conditioned to have opaque glazing. Plot 4 has a first floor bedroom window, but would not result in any overlooking of other properties.

7.13 The site is close to the railway line and both Network Rail and Public Protection have made comments in relation to the impact of rail traffic on future residents. A Noise and Vibration Survey has been submitted, which has been

assessed by Public Protection who have recommended a condition in relation to glazing and ventilation options to ensure that future residents are protected from noise; and Network Rail, who have recommended a condition in relation to soundproofing. Subject to these conditions the application would accord with Local Plan Policy CS21 and GD2 in this respect.

Impact on the setting of the adjoining listed building and the conservation area

7.14 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local authority to have special regard to the desirability of preserving the listed building, its setting and any features of special architectural or historic interest which it possesses.

7.15 The NPPF states that when determining planning applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Where harm is identified, this is weighed against the public benefits of bringing the site back into use.

7.16 The heritage assets that need to be assessed as part of this development are the Grade II listed Chapel and the Haydon Bridge Conservation Area. Following amendments to the proposal, plot 1, which is the house adjacent to the listed Chapel has been moved further south within the site, and the house and the proposed garage for this plot are set away from the listed building and the attached listed stone wall. Both the location of this and the other properties on the site are considered to cause less than substantial harm to the setting of the listed building. This harm is outweighed by the demolition of the abandoned fire station, which neither sustains or enhances the setting of the heritage assets, and the re-use of this site for housing, which overall would improve and enhance this prominent part of the village.

7.17 Additionally, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. During the course of the application there have been amendments, particularly in relation to the design and materials for the proposed housing. This has resulted in a scheme which has made reference to features and the local vernacular style, more appropriate to this prominent site within the village and the Conservation Area. At the present time the site includes a tower for the fire station, which appears incongruous in this location and out of proportion with the surrounding buildings and the centre of the Conservation Area. The Conservation Officer has assessed the application and has no objection subject to relevant conditions. Overall it is considered that the application would not harm the essential character and setting of the Conservation Area, and that the redevelopment of the site would lead to less than substantial harm to the heritage assets. Again, this would be weighed against the removal of an abandoned and unsightly site and its redevelopment within the centre of the Haydon Bridge conservation area. The development would therefore accord with Core Strategy Policy BE1, Local Plan Policy BE22 and the NPPF.

Impact on adjoining residential amenity

7.18 New residential development is required, as outlined in Local Plan Policy H32, to provide adequate privacy, outlook and daylighting by the appropriate spacing of dwellings. Plots 1-3 are sited to the south of Alexandra Terrace. The distances from the rear of the proposed properties to Alexandra Terrace would be some 25 metres for plot 1, 23 metres for plot 2 and 21 metres for plot 3. Although these distances fall below the recommended guideline of 25 metres within Local Plan Policy H32, it is considered that both in the siting of the houses and the positioning of windows, adequate privacy, outlook and daylight would be provided to the existing houses. In relation to the impact on The Chapel, which has been outlined in objections to the development, plot 1 has been moved south, and a hedge would be planted along the boundary of a strip of land excluded from the development. This would result in the habitable rooms, which are located along the eastern side of The Chapel, not being overlooked, and adequate daylight being provided to the property. The application would therefore accord with Local Plan Policies GD2 and H32 in this respect.

7.19 A Phase 1 Land Quality Report has been submitted and this has been assessed by the Council's Public Protection Officers. There are issues relating to the creation of dust in the demolition of the existing fire station and the possible existence of contamination on the site, which has not previously been identified. Public Protection have recommended conditions to cover these eventualities, and subject to these the application would accord with Local Plan Policies CS23 and CS27.

Access and parking

7.20 The existing access point into the site would be utilised with a shared driveway constructed to provide vehicular access and parking for properties 1, 2, 3 and 5. An additional access would be created to the side (east) of property no 4 to provide parking and entrance to the attached garage. Property 1 would have a detached garage with provision for two vehicles, property 2 would have an attached single garage and properties 3 and 5 would have access to a shared detached garage. In addition, two visitor parking spaces would be provided on the site. The Parish Council considers that insufficient parking has been provided, which would result in residents parking on Station Road, and no pavement has been provided at the front of the site. The Highway Authority has been consulted on the application and considers that the principle of the development, subject to a S278 Agreement in relation to highway improvements and relevant conditions, is acceptable. It is considered that adequate parking would be provided and subject to relevant conditions, the development would accord with Local Plan Policies GD4 and GD6.

Ecology

7.21 A Bat Survey was submitted with the application (Penn Associates July 2017), which has been assessed by the County Ecologist who considers that there remains some potential that bats could use the fire station building as an occasional bat roost and recommends some ecological enhancement on the site in accordance with paragraph 118 of the NPPF. Subject to relevant conditions, the County Ecologist has no objection to the application. It is considered that subject to these conditions the application would accord with Local Plan Policy NE27 and the NPPF.

Impact on trees

7.22 The site has three flowering cherry trees located on the grass verge fronting Station Road. The proposal seeks the removal of the easternmost tree, with the two trees located in the south-western corner being retained within a grassed area. The two trees on the western side are both highly visible and important in softening the approach into Station Road. The trees are therefore important to the amenity of that particular locality and within the context of the conservation area. The County ecologist has concerns regarding the visitor parking area and the location of the refuse collection laydown being within the Root Protection Area (RPA) of the trees. A stone wall and tarmac surface are already within the RPA, which is unlikely to be affected. A condition relating to the location and design of the refuse collection area would enable the Local Planning Authority to ensure that this does not impact on the trees.

7.23 The retention of the trees, both within the current proposal and within a wider context, is important, and as such a condition to protect the trees during development would be attached to any grant of planning permission. As trees located within a conservation area, they also have the benefit, under section 211 of the Town and Country Planning Act 1990, of six weeks prior notice being given to the Local Planning Authority for anyone wishing to cut down or carry out works to the trees. This allows the Local Planning Authority to consider whether the works are acceptable or whether a Tree Preservation Order should be made. It is therefore considered that there is an adequate level of protection to the two trees to be retained, and subject to a condition protecting the trees during development, the application would accord with Local Plan Policies NE33 and NE34.

Foul and surface water

7.24 A Foul Sewerage and Utilities Assessment has been submitted with the application. Northumbrian Water has been consulted and considers that the application does not provide sufficient detail with regards to the management of foul and surface water and in order for them to be able to assess the capacity to treat the flows from the development. An objector has highlighted that foul sewage and utilities cannot connect to the sewer to the north as this is on private land. The Parish Council considers that no further development should be allowed in this part of Haydon Bridge until the upgrading of the main drain, as recommended by Northumbrian Water in 2015 has been implemented. Northumbrian Water does, however, not object to the application but recommends a condition. Subject to this condition being attached to any grant of planning permission, it is considered that the application would accord with Core Strategy Policy CS27.

Flooding

7.25 The site is not within a flood zone but concerns over flooding, including from the Parish Council, have been expressed following some flooding in the past. The Lead Local Flood Authority are not a statutory consultee for this type of development but have commented that as there has been historical flooding in the past, they want to ensure that the proposed dwellings would not be susceptible to flooding and the surface water drainage from the development would not increase the risk of flooding elsewhere. In this respect they recommend a condition in relation to a surface water drainage strategy, which identifies the point of discharge, the discharge rate and

attenuation on site. Subject to this condition it is considered that the application would accord with Core Strategy Policy GD5.

8. Conclusion

8.1 As outlined in the assessment above the principle of the demolition of the fire station and the construction of five houses is considered acceptable, and subject to relevant conditions, would be appropriate to the setting of the adjoining listed building and the character of the conservation area. Design, residential amenity and the impact of the development on the ecology of the site, trees, flooding and foul drainage have all been assessed. In this respect the application would accord with Local Plan Policies as identified and the NPPF.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

1 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).

2 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:

Drawing nos: 150/01 Rev 2; 200/01 Rev 22; 260/01/Rev 3; 300-01/Rev 7; 300-02 Rev 9; 300-03/Rev 7; 300-04 Rev 7; 300-05/Rev 7; 300-06/Rev 7; 300-07/Rev 7; 300-08/Rev 11; 300-09; 300-10/rev 2; 500/01/Rev 7

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

3 Before development commences above damp proof course level, samples of the stone, brick and slate to be used in the construction of the dwellings, and details of the boundary treatments hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area and the amenity of neighbouring properties, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policies GD2 and H32.

4 All windows shall be painted timber sliding sash windows.

Reason: In the interest of the appearance of the conservation area, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policy GD2.

5 Details of the external paint colour to be used in the construction of the houses shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policy GD2.

6 No dwelling shall be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Tynedale Local Plan Policies GD4 and GD6.

7 No development shall commence until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the highway works have been constructed in accordance with the approved plans

Reason: In the interests of highway safety, in accordance with Tynedale Local Plan Policies GD4 and GD6.

8 No development 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.

Reason: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with Tynedale Local Plan Policies GD4 and GD6.

9 Prior to occupation of any dwelling, 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 Tynedale Core Strategy Policy GD5.

10 No development shall commence until a Construction Method Statement 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 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
- vi. Measures to control the emission of dust and dirt

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with Tynedale Local Plan Policies GD2 and GD4.

11 No development shall commence until details of the existing and proposed site levels and finished floor levels of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of visual amenity of the area and the amenity of adjacent residents, in accordance with Tynedale Local Plan Policies GD2 and H32.

12 Prior to the commencement of development, samples of the materials to be used in the construction of the external surfaces of the access road shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the area, in accordance with Tynedale Local Plan Policies GD2 and GD4.

13 No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety in accordance with Tynedale Local Plan Policies GD2 and GD4.

14 Deliveries to and collections from the demolition and 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 otherwise agreed in writing with the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Tynedale Local Plan Policy GD2.

15 Prior to the commencement of the development, details of the fine glazing and ventilation option(s) shall be submitted to the Local Planning Authority for approval in writing. The building envelope of plots shall be constructed so as to provide sound attenuation against external noise, to achieve an internal noise level of LAeq of 30dB(A) and a maximum noise level LAMax of 45dB(A) during the day and night. This should demonstrate that these internal levels will be achieved. Using the

calculated internal reverberant noise level provide by the selected glazing and ventilation.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Tynedale Local Plan Policies GD2 and CS23.

16 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 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 acceptable risks to any future occupants, in accordance with Tynedale Local Plan Policy CS23

17 No development shall commence until a dust management plan/method statement to mitigate the effects of any dust created during the demolition on neighbouring premises has been submitted to and approved in writing by the Local Planning Authority. This dust action plan/statement shall contain emergency contact telephone numbers in event of a dust complaint being received. (Guidance on the assessment of dust from demolition and construction can be found at the following: www.iaqm.co.uk). The development shall thereafter be undertaken in accordance with the approved details.

Reason: To protect residential amenity and provide a commensurate level of protection against dust, in accordance with Tynedale Local Plan Policy GD2.

18 No development shall commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details and be implemented prior to the occupation of any dwelling.

Reason: To prevent the increased risk of flooding from any sources in accordance with Core Strategy Policy GD5.

19 No development shall take place unless in full accordance with the recommendations and method statement of the report, "Haydon Bridge Former Fire Station, Northumberland, July 2017, Bat Survey Report – July 2017", authored by Penn associates, including:

- Works shall be undertaken in accordance with the method statement (Appendix 5 of the above document), which shall be provided to and held by the site foreman.
- An Ecological Clerk of Works (ECoW) who is an appropriately licensed bat ecologist will be retained by the developer to provide advice and guidance

throughout the duration of the demolition works. The ECoW will make site checks and oversee works where necessary in compliance with the method statement and resolve any ecology issues as they arise.

- Prior to the commencement of demolition all contractors on site will be provided with a tool box talk delivered by the ECoW.
- External cladding/fascia/soffits will be hand stripped under the supervision of a suitably qualified ecologist.
- In the event that bats are discovered during the works then work will stop immediately and the project ecologist will be informed.
- 5 bat boxes built into the fabric of the buildings will be incorporated within the new development.
- Any water tanks present in any new roof spaces will be covered to prevent debris and bats from falling in.
- Timbers will be treated only with 'bat friendly' products, permethrin or cypermethrin as insecticides.
- A re-survey of the site and buildings for bats in the event that demolition is not carried out by 30 April 2018. If the mitigation requires significant amendment following a re-survey this shall be reported to and agreed in writing by the Local Planning Authority.

Reason: To maintain the favourable conservation status of protected species, in accordance with Tynedale Local Plan Policy NE27.

20 Prior to the commencement of development a plan for the landscape planting of the site shall be submitted for the written approval of the Local Planning Authority. The plan, which shall use only Northumberland native species, shall detail the species and number of trees, hedgerows and shrubs with the hedge being a mixed hawthorn, blackthorn, dog rose, guilder rose, hazel, holly and crab apple. 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 Tynedale Core Strategy Policy NE1 and Tynedale Local Plan Policy NE27.

21 Prior to the commencement of development above damp course level, a scheme for the provision of 5 bird boxes and 5 bat boxes integrated into the fabric of the buildings shall be submitted for the written approval of the Local Planning Authority. The scheme shall detail the location, height, orientation, numbers and specification of bird nesting provision. 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 Tynedale Local Plan Policy NE27.

22 Prior to the commencement of development, a scheme for the installation of any permanent and temporary external lighting on the site shall be submitted to and agreed in writing with the Local Planning Authority. 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, 2009. The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: In the interests of amenity and public safety and to prevent the risk of harm to protected species from the outset of the development, in accordance with Tynedale Local Plan Policies GD2, GD4 and NE27.

23 The trees to be retained as shown on the plans hereby approved shall be protected during the development of the site from root compact, and in accordance with the tree method statement and BS5837:2012 Trees in Relation to Design, Demolition and Construction: Recommendations' British Standards Institution, 2012.

Reason: To protect the existing trees on the site, in accordance with Tynedale Local Plan Policies NE33 and NE34.

24 In order to protect mammals such as hedgehog (a UK priority species and therefore a potential material consideration) that may enter the site during the works and following the development, the following mitigation measures shall be adhered to:

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 Tynedale Local Plan Policy NE27.

25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification) the following works shall not be carried out to the dwellings hereby approved unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

(a) The construction of any extension.

(b) The creation of any additional window or door openings

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties and the appearance of the building, in accordance with Tynedale Local Plan Policies GD2 and H32.

26 Notwithstanding the details shown on drawing no: 500/01/Rev 7 all stone walling on the site shall be finished with half round coping stones and all boundary walls and fences shall be constructed in the materials and height as detailed in drawing no: 500/01/ Rev 7. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interests of the appearance of the area, in accordance with Tynedale Core Strategy Policy BE1 and Local Plan Policy GD2.

27 Notwithstanding the details shown on drawing no: 500/01/Rev 7, details of the location and construction method of the visitor parking and the refuse collection area shall be submitted to and approved in writing by the Local Planning Authority prior to the development of the site. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: In the interest of the appearance of the area and to consider the potential impact on trees to be retained, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policy GD2.

28 The first floor windows on the western elevations of units 2 and 3 serving the en-suite shall have opaque glazing and shall be retained as such thereafter.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent properties, in accordance with Tynedale Local Plan Policies GD2 and H32.

Background Papers: Planning application file(s) 17/02577/FUL