



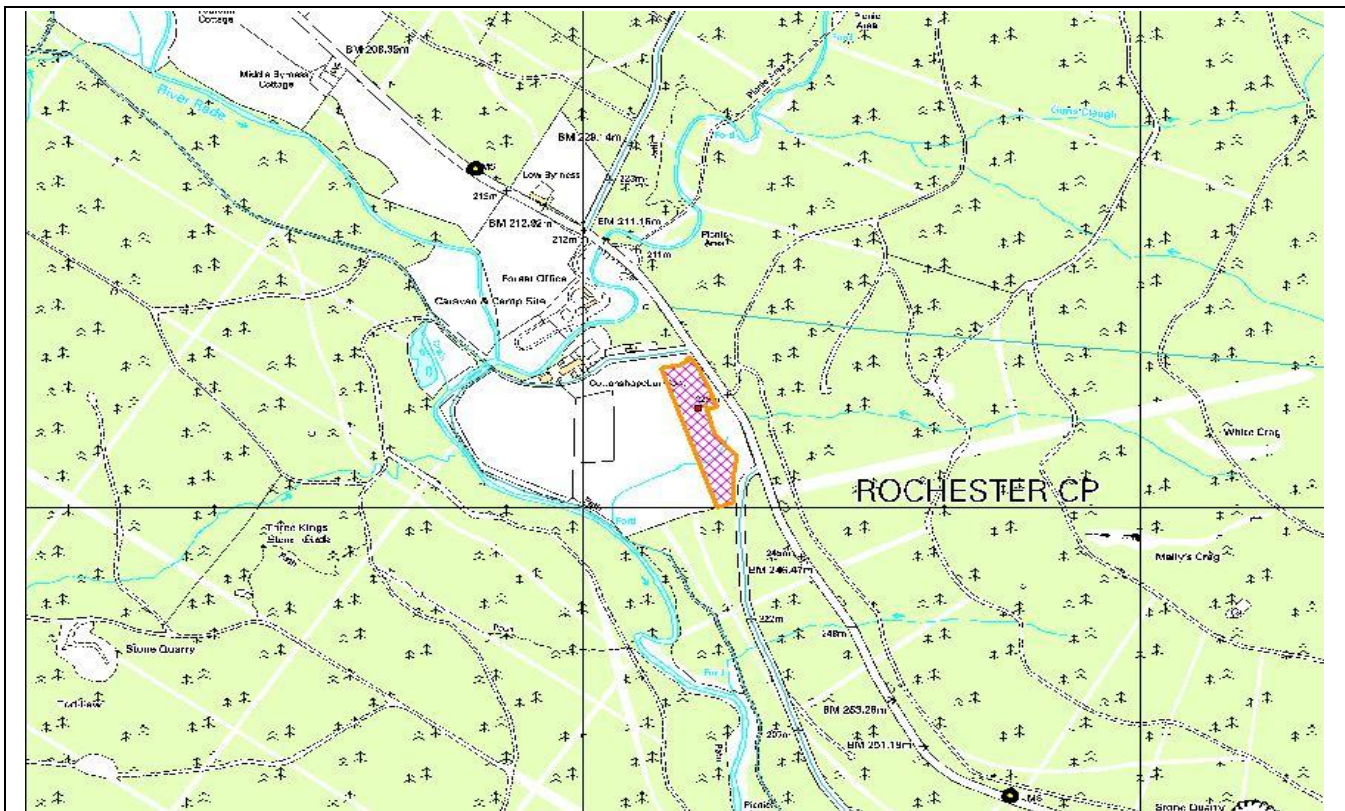
# Northumberland

## County Council

### Tynedale Local Area Council Planning Committee

15 May 2018

<b>Application No:</b>	17/03482/FUL		
<b>Proposal:</b>	Operational development to create roads/pitches for caravans (revised scheme received on 15.03.2018)		
<b>Site Address</b>	Border Forest Caravan Park, Cottonshopeburn Foot, Rochester, Northumberland		
<b>Applicant:</b>	Mr M Flanagan Border Forest Caravan Park, Cottonshopeburn Foot, Rochester, NE19 1TF	<b>Agent:</b>	Mr Keith Butler Unit 11 South Acomb, Bywell, Stocksfield, NE43 7AQ
<b>Ward</b>	Bellingham	<b>Parish</b>	Rochester
<b>Valid Date:</b>	27 September 2017	<b>Expiry Date:</b>	27 December 2017
<b>Case Officer Details:</b>	Name: Mrs Katherine Robbie Job Title: Senior Planning Officer Tel No: 01670 622633 Email: <a href="mailto:katherine.robby@northumberland.gov.uk">katherine.robby@northumberland.gov.uk</a>		



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## **1. Introduction**

- 1.1 Under the provisions of the Council's current Scheme of Delegation, in cases where applications are to be recommended for approval contrary to an objection from a Town or Parish Council, they are referred to the Senior Planning Manager and the Chair of the relevant Planning Committee for consideration to be given as to whether the application should be referred to the Planning Committee for determination. The matter was duly considered under these provisions and it was confirmed that the matter should be considered by Committee.

## **2. Description of the Proposals**

- 2.1 The proposal seeks full planning permission for operational development to create roads and pitches for caravans on land at Border Forest Caravan Park, Cottonhopesburn Foot, Rochester. A previous permission (16/02506/FUL) granted permission for the change of use of agricultural land to tourism use for the siting of lodges in December 2016. No layout was approved as part of this application. The current application was originally submitted providing siting for 49 caravans; this has been subsequently reduced to 39.
- 2.2 The site comprises a piece of agricultural land covering approximately 1.68 hectares. The site lies to the west of the A68 at the entrance to the Forestry Commission's Kielder Forest Drive. The parcel of land is to the east of an ethylene pipeline, beyond which is a parcel of land which has planning permission for the siting of lodges. The existing Border Forest Caravan Park lies to the north of the application site. There are a number of residential dwellings to the north of the application site which are not connected to the Caravan Park.
- 2.3 The site would be accessed via the track that has been installed to access the parcel of land to the west of the application site, which has planning permission for 26 timber lodges (planning permission ref: 12/02668/FUL) directly from the A68 to the east of the site. This track is privately owned by the applicant and runs north – south and then west to also serve four dwellings at Cottonshopeburn Foot.

## **3. Planning History**

**Reference Number:** 16/02506/FUL

**Description:** Change of use of agricultural land to tourism use for the siting of lodges

**Status:** Application Permitted

**Reference Number:** 12/02669/REM

**Description:** Reserved Matters for application T/20090759:

Construction of new building to provide facilities and services for existing campsite/caravan park (approval of details of appearance , landscaping, and layout(as amended))

**Status:** Application Permitted

**Reference Number:** 12/02668/FUL

**Description:** Change of use of agricultural land to tourism use for the siting of lodges including associated operational development and replacement bridge over the burn and car park to serve swimming pool facilities/service building

**Status:** Application Permitted

**Reference Number:** 11/00494/COU

**Description:** Change of use of agricultural land to tourism for the siting of caravans/lodges (amended block plan and updated habitat survey received)

**Status:** Application permitted

**Reference Number:** T/93/E/481

**Description:** Increase number of caravan pitches from 13 to 19 in total, change of use to storage of up to 30 caravans

**Status:** Application permitted

**Reference Number:** T/91/E/357

**Description:** Use of part of existing caravan site for the stationing of 13 static caravans – revised siting and amendment to condition 5 to allow revised colours

**Status:** Application permitted

**Reference Number:** T/90/E/97

**Description:** Use of part of existing caravan site for the stationing of 13 static caravans (as amended by plan dated 8.3.90)

**Status:** Application permitted

**Reference Number:** T/88/E/1039

**Description:** Continuation of use of land as caravan site , construction of toilet block, installation of septic tank, change of use and conversion of office to manager's dwelling and garages to holiday accommodation

**Status:** Application permitted

#### 4. **Consultee Responses**

Rochester And Byrness Parish Council	The Councillors all agreed to confirm their previous decision and object the proposal. The Councillors agreed that the same reasons (please see below) raised when previously objecting the proposal still stand and that the revised scheme suggestions do
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not resolve the objections made by the Parish Council.

The Councillors wish also for it to be noted that since the proposal of building two new properties in Rochester were refused due to insufficient infrastructure in the local community the same principal must apply to the proposal for the Border Forest Caravan Park.

Original objection received

As the proposed new application is on high ground it is felt this will have a negative impact on the views available from the Pennine Way. Additionally there is concern that the proposal of the planting to be used as screening will not hide / shelter the location for up to six months of the year as there will be no leaves. There needs to more evergreen planting in the proposal.

The scale of development is disproportionate to a previous application. There 26 cabins were proposed on the other piece of land only marginally smaller than this application however there are 49 being this time.

The first development plan stops at the burn however this new application goes beyond the burn. The plans suggest this is going to be a ford but this detail needs to be confirmed.

Whilst the application highlights one extra full-time employment position will be created this is not really the employment creator that such a large planned development would be expected to attract or indeed what the Rede Valley requires.

It was noted that it was not proposed to develop any linked amenities on site such as a shop, cafe, laundry etc as such it was questioned whether the existing facilities across the valley could cope with full capacity of the proposed development.

If the extension of the park goes ahead then it could mean that the population in the valley would increase by some 400 to 500 people at certain periods in the year. The medical cover for the valley provided by N.E.A.S. and the Bellingham surgery are already stretched, the increase could put peoples life at risk. It is believed that Rede valley

	<p>does not currently have the infrastructure to support this increase in population.</p> <p>There is concern that there is no consideration for the noise and disturbance to occupiers of nearby properties should the development be granted.</p> <p>It is believed that should the application be approved then there should be a condition that would not allow the development to be opened to public until the whole development is completed.</p> <p>It is believed the proposed development is on green belt land and should not go ahead.</p> <p>There were questions from the Councillors as to what the long term plan for the site is. Over recent years there have been a number of applications, some of which have been granted but most have not seen any development.</p> <p>It is unsure what the ultimate objective of the site is. This needs to be determined as the development is potential getting larger and larger. These plans would see the size exceed that of the village of Byrness.</p> <p>The Councillors believe the proposed development is totally out of proportion with neighbouring communities and not in-keeping with the tranquillity of the Rede Valley.</p>
Highways	No objection subject to conditions.
County Ecologist	No objection subject to conditions.
Public Protection	No comments
Tourism, Leisure & Culture	No response received.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Environment Agency	No objection
Highways England	This is a considerable distance from any part of the Strategic Road Network managed by Highways England and it has very little impact. We therefore do not wish to be consulted on this application

Northumberland National Park - Planning Department	No objection subject to conditions
Fire & Rescue Service	<p>Fire Service vehicles should not have to reverse more than 20m from the end of an access road</p> <p>Turning facilities should be provided in any dead end access route that is more than 20m long. This can be by a hammerhead or turning circle.</p> <p>An alternative strategy would be to create a ring road layout within the caravan park so that reversing of Fire Service appliances was not required.</p>
Architectural Liaison Officer - Police	No response received.
Health and Safety Executive	No comments

## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	5
Number of Objections	6
Number of Support	3
Number of General Comments	0

### Notices

A general site notice was posted at the site on 16th October 2017

A press notice was placed in the Hexham Courant on 13th October 2017

### Summary of Responses:

Four objections were received to the original proposal with two further letters of objection being received to the amended proposal. These are on the following material planning grounds:

- Impact on landscape
- Loss of amenity
- Loss of biodiversity
- Layout, density and visual appearance
- Light pollution
- Pressure on local services
- Impact on land throughout the construction

Three letters of support have also been received from two local businesses and a caravan supplier who support the expansion of the caravan park and highlight potential economic benefits.

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=OWW4K5QSJK100>

## **6. Planning Policy**

### **6.1 Development Plan Policy**

Tynedale Local Development Core Strategy (2007)

GD1 General location of development  
GD2 Prioritising sites for development  
GD4 Principles for transport and accessibility  
GD5 minimising flood risk  
NE1 Principles for the natural environment  
EDT1 Principles for economic development and tourism  
EDT5 Kielder Tourism Priority Area

Tynedale District Local Plan (2000)

GD2 Design criteria for development  
GD4 Access to new development  
GD6 Car parking standards outside the built up areas of the main towns  
NE27 Protection of protected species  
TM2 Enhancement of existing tourist facilities, attractions and infrastructure  
TM4 New tourism development in the open countryside  
TM12 Static caravans and chalet development  
TM15 Occupancy condition on self catering tourist accommodation

### **6.2 National Planning Policy**

National Planning Policy Framework (NPPF) (2012)

National Planning Policy Guidance (NPPG) (2014, as amended)

## **7. Appraisal**

7.1 The main issues for consideration in the determination of this application are:

- Principle of development;
- Impact on landscape and visual impact;
- Ecology and biodiversity;
- Highways;
- Impact on residential amenity; and
- Drainage and flood risk.

Principle of development

7.2 Planning permission was granted in 2016 for the change of use of the site from agriculture to tourism use for the siting of lodges. The current application is made for the operational development to create roads and pitches in order

to implement this already permitted change of use. The principle of the overall development on the application site has therefore been established by the previous extant permission.

- 7.3 Tynedale Core Strategy Policies GD1 and GD2, identify that development should take place on a sequential basis within main towns, local centres or smaller villages; unless covered by development plan policies. The Tynedale Core Strategy subsequently identifies at Policy EDT1 that tourism development can be allowed where appropriate to increase the range, quality and type of facilities available. The Core Strategy continues by advising at Policy EDT5 that proposals for new-build tourism in the Kielder Tourism Priority Area, which this proposal is located within, will be permitted, including those of a larger scale.
- 7.4 The National Planning Policy Framework (NPPF) also forms a material consideration in determining the application. The Framework identifies that the planning system should promote sustainable rural tourism.
- 7.5 The landscape within the Kielder Tourism Priority Area is identified as having a scale and character that can accommodate tourism development of a larger scale than elsewhere in the former Tynedale area. The Area is also seen as offering a unique physical environment and is identified as having strategic importance to the region's tourism and leisure industries, and where there has been significant investment in recent years. By its nature, the vast majority of the Tourism Priority Area is in the open countryside and could not be considered as within or close to existing settlements, and whilst the development would be accessed by vehicle, the development would still have the potential to benefit the range of services and businesses in the locality such as shops, cafes and tourist destinations. Thus most of the Area would not meet the sustainability criteria set out in the NPPF or in Core Strategy Policy GD2.
- 7.6 Whilst acknowledging that the application site is not well located in relation to facilities and services, and most travel to and from the site would be by private vehicle, the development represents an extension to a well-established tourist facility and would provide additional tourist accommodation within the Kielder Tourism Priority Area, lying within the area identified in the development plan as being able to accommodate larger scale tourism development. The strong presumption in favour of such development is set out in Policy EDT5 of the Core Strategy.
- 7.7 Core Strategy EDT4 states that new build tourism accommodation other than small scale camping, caravan and chalet development will not be permitted in the open countryside. A development of this size is not considered to be small scale, as defined in the Core Strategy.
- 7.8 As an extension to an existing tourist facility within the Kielder Tourism Priority Area, the principle of development would be acceptable and would accord with Core Strategy Policies GD1, EDT1 and EDT5 and with Local Plan Policy TM12, which permits, in principle, extensions to existing caravan sites. Given the site's location within the Tourism Priority Area, on balance, the non-compliance with policy EDT4 is considered to be justified.



- 7.9 A condition to restrict the occupancy of the caravans as holiday accommodation only would ensure that the development accords with Local Plan Policy TM15, which seeks to ensure that permissions for self catering tourist accommodation do not result in the units being used as full time residences.
- 7.10 Whilst the principle of the development may be acceptable in this location, and the site already benefits from an extant planning permission for the change of use from agricultural land to tourism use, both national and local policy include a number of detailed criteria that must be satisfied in order for such a scheme to be deemed acceptable. Local Plan Policies TM4 and TM12 require new build tourism developments to be capable of being absorbed into the landscape without causing harm, which will be considered further below.

#### Impact on Landscape and Visual Impact

- 7.11 The Core Strategy notes that the large area around Kielder Water and Forest is recognised as a place where tourist development can be on a larger scale than in other parts of the Former Tynedale District (subject to other policy considerations) due to the scale and character of the landscape in the area, the unique opportunities offered by the physical environment and the strategic importance of the area to the region's tourism and leisure industries.
- 7.12 Core Strategy NE1 sets out a number of principles in relation to the natural environment, including a requirement to protect and enhance the character and quality of the landscape. This policy aligns with the NPPF which encourages Local Planning Authorities to protect and enhance the most valued landscapes. In order to assist in the assessment of the impact of new development a Landscape Character Assessment of Northumberland has been produced. This identifies the site as being within the Kielder and Redesdale Forests Landscape Character Area, which is characterised by expansive areas of plantation and moorland with limited outward views.
- 7.13 The proposal, which is the subject of this application, is for operational development to provide access roads and pitches for the siting of caravans, which has already been permitted by planning permission 16/02506/FUL, and which to a degree assessed the impact of caravans or lodges on the landscape.
- 7.14 The site, in terms of short range views, would be visible, but partially screened, from the A68 to the east by the existing tree planting, which would not be affected by the proposed development and which would be augmented by additional planting as part of the current proposal. The traffic on the A68 has a diluting impact on the tranquillity of the landscape in this location. The site would be visible briefly when travelling north along this route due to roadside planting and forest blocks. Travelling south on this route the existing caravan park is visible and already has a moderately intrusive impact on the landscape in this location.
- 7.15 There would be further views of the site from the Public Rights of Way to the north and west of the site, including the Pennine Way. These would, however,

be read in conjunction with both the existing holiday development and other built development in close proximity to the site, and consideration should also be given to the extant consent for further development immediately to the west of the site.

- 7.16 To the north of the site are 4 dwellings at Cottonshopeburn Foot, which would have views of the site. The right to a view is not a material planning consideration and so the visual impact on the development of views from these properties currently enjoyed by the residents cannot be taken into account in the consideration of the planning application, although officers have considered the impact of the development on visual amenity at the site and the wider landscape. The previous 2012 permission for the lodge development to the west of the current application site proposed a tree planting belt, which has been implemented.
- 7.17 The Northumberland National Park lies immediately to the east of the site on the opposite side of the A68. The National Park Authority has been consulted on the proposed application and has raised no objection to the amended proposal reducing the number of units, subject to a condition covering Dark Skies compliant lighting, the colour of the proposed caravans and the submission of a detailed planting scheme.
- 7.18 It should be noted that a number of the objections which have been received refer to both the Green Belt and the Area of Outstanding Natural Beauty (AONB). As a matter of clarification it should be noted that the site is located in neither the designated Green Belt or the North Pennines AONB and policy considerations referring to either of these designations are not relevant to the determination of this application.
- 7.19 The current proposal is for the operational development required in order to implement the already consented change of use of the land for the siting of caravans. Nevertheless, it would be appropriate to condition the appearance of the caravans, restrict lighting and require a more detailed landscape planting plan to be submitted as conditions of the permission to ensure that the proposed development is effectively absorbed into the landscape.
- 7.20 In imposing conditions to any permission granted the proposal would be made acceptable and would therefore be in accordance with Core Strategy Policy NE1, Local Plan Policy TM12 and the provisions of the NPPF in this respect.

#### Ecology and Biodiversity

- 7.21 Paragraph 109 of the NPPF requires that the planning system minimises impacts on biodiversity and provides net gains where possible, and paragraph 118 requires Local Planning Authorities to encourage opportunities to incorporate biodiversity in and around developments. The County Ecologist has assessed the proposal and has concluded that this could be achieved at this site by building in features such as bat roosting and bird nesting sites and through appropriate landscaping.
- 7.22 A number of the objections have raised concerns over the impact of the development upon protected species. The impact of the development has

been assessed in the Phase 1 habitat and species report submitted with the application. The County Ecologist has reviewed the submitted ecological appraisal and has concluded that the proposal is acceptable subject to conditions covering ecological mitigation for the potential impacts on the site and accordingly has raised no objection to the application.

- 7.23 No detailed landscaping plan has been submitted with the application. This should be provided by condition, as part of a biodiversity enhancement plan including provision for nesting birds and bats in nearby woodland.
- 7.24 Subject to conditions securing appropriate mitigation the proposal is therefore in accordance with Local Plan Policy NE27, Core Strategy Policy NE1 and the provisions of the NPPF in that respect.

#### Impact on residential amenity

- 7.25 Local Plan policy GD2 requires all new development to respect its surroundings and not cause conflict with adjoining land uses and land users. This principle aligns with the NPPF which, as one of its core planning principles, seeks to ensure that a good standard of amenity for all existing and future occupants of land and building is achieved.
- 7.26 The proposed development for operational development to enable the implementation of the already consented change of use would increase the amount of comings and goings from the site and the access track, which was granted consent for the development of lodges to the west of the current application site and that would be utilised. Public Protection have not offered any comments on the application in relation to residential amenity. The 2016 application for the change of use of the land accepted the principle of the development of this land for the siting of caravans and at that point the impacts which would inevitably arise in terms of noise and disturbance from the proposed change of use was considered and was deemed to be acceptable. The operational development proposed by this current application to enable the siting of the caravans would not in itself give rise to any additional adverse impacts that would not arise through the granting of previous permissions.

#### Highways

- 7.27 The submitted plan shows that the site would connect to an existing access to the north which then leads in an easterly direction towards the A68. The Highway Authority have examined these arrangements and raised no objection, subject to conditions covering the details to be submitted. The proposal would therefore be in accordance with Core Strategy Policy GD4, Local Plan Policies GD4, GD6 and the provisions of the NPPF in that the developments would not have a severe residual impact upon highway safety.

#### Drainage and flood risk

- 7.28 The Lead Local Flood Authority have been consulted on the application and are satisfied that the design of the layout and the materials proposed would not lead to additional run off that would cause flooding either on the site or

adjacent sites. Subject to the conditions recommended to be imposed on the permission, the proposal would therefore be in accordance with Core Strategy policy GD5.

- 7.29 The site would be served by a private water supply and a number of objectors have raised concern regarding the adequacy of the supply. No response has been received from Public Protection who are responsible for the monitoring of private water supplies. The applicant has stated that a new borehole and extraction system has been installed at the site and all necessary filtration and treatment will be carried out to serve the new caravans. Notwithstanding this, it would be appropriate for the applicant to provide details of this supply to ensure that there is adequate supply to serve this development and the previously consented 2012 development, which has not been fully implemented, without compromising the existing users of the supply

#### Other Matters

##### *Equality Duty*

- 7.30 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

##### *Crime and Disorder Act Implications*

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

##### *Human Rights Act Implications*

- 7.32 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 7.33 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights

legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

- 7.34 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 Having taken all previous planning permissions for this site into account, and assessed the proposal against relevant local planning policies and the guidance set out in the National Planning Policy Framework, the proposal is considered to be acceptable in the planning balance and in accordance with the development plan and the NPPF. Conditions can be applied to the permission where necessary to ensure that the development is made acceptable in terms of its scale, visual appearance, impact on ecology and biodiversity, and flood risk amongst other matters. Furthermore, it is considered necessary to impose conditions on the occupancy of the caravans to ensure that they do not become permanent residences in a location where planning permission would not be granted for such development.

## **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 be carried out in accordance with the following approved plans and documents:

BF/09/NPB/26 Location Plan

BF/09/PBP/03 Rev 15/03/2018 Proposed Block Plan

BF/09/PS/25 Typical Road Section and Typical Road Section Across Ditch

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and documents and to ensure that a satisfactory form of development is obtained.

03. Prior to the siting of any caravans on the site, details of the proposed colour of the external walls and roof of the caravans shall be submitted to and approved in writing by the Local Planning Authority. The development shall be

undertaken in accordance with the approved details and shall be retained as such in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that there is no harmful impact upon the landscape character and tranquillity of the National Park, in accordance with Tynedale Core Strategy Policy NE1 and the National Planning Policy Framework.

04. Prior to commencement of the development hereby permitted details of a proposed landscaping scheme for the site including layout, species and maintenance shall be submitted to and approved in writing by the Local Planning Authority. The landscaping measures shall be implemented in accordance with the approved details.

Reason: In order to ensure that there is no harmful impact upon the landscape character and tranquillity of the National Park, in accordance with Tynedale Core Strategy Policy NE1 and the National Planning Policy Framework.

05. Prior to development commencing, a biodiversity enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall be fully implemented as approved. The plan will include bat and bird boxes and a detailed landscape/hedge planting plan including the planting of locally native trees and shrubs of local provenance to be fully implemented during the first full planting season (November ' March inclusive) following the commencement of development.

Reason: To ensure that ecological enhancement is secured through the development process in accordance with paragraph 118 of the National Planning Policy Framework and S.40 of the Natural Environment and Rural Communities Act 2006.

06. No development will take place unless in accordance with the recommendations of the report Preliminary Ecological Appraisal Border Forest Caravan Park, October 2016 by E3 Ecology, including:

1. Lighting within the site should be kept to a minimum in line with the Kielder Dark Skies initiative. High intensity security lights will be avoided. Any lighting required on site will be low level (2m) and low lumin. No lighting shall be installed or spill on to the woodland to the south of the site or the scrub adjacent to the eastern boundary.

2. The strips of coarse unimproved grassland which line the burn in the southern section of the site will be retained as part of a minimum of a 5m buffer either side of the burn.

3. Vegetation clearance will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ornithologist confirms the absence of active nests.

4. The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012.

5. All works will comply with the 'Pollution Prevention Guidelines - Works and maintenance in or near water: PPG5' which is attached to this document, in order to minimise the impact of the proposals on the riverine habitats.
6. During works an area away from the watercourses will be designated for storage of materials, mixing concrete and so on to ensure wastewater does not enter the river or its tributaries.
7. Works should be undertaken in accordance with the reptile precautionary working method statement provided
8. Generous tree and shrub planting will be incorporated into the development plans and will include trees of native species and/or species of known benefit to wildlife, with priority given to stock of local provenance.
9. Where possible hedgerow planting should be undertaken across the site to create new hedgerows using a range of native species of local provenance.

Reason: To maintain the biodiversity interest of the site in accordance with Policy NE1 of the Tynedale Core Strategy.

07. Prior to the fixing of any external lighting in association with the development hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with paragraph 125 of the National Planning Policy Framework.

08. No development shall take place until a scheme has been submitted to demonstrate to the satisfaction of the Local Planning Authority that there will be a sufficient supply of water to serve the development without detriment to other users of the supply. This scheme shall be fully implemented before the development is brought into use.

Reason: To protect the quality and quantity of drinking water for all consumers on the supply, in accordance with Policy GD2 of the Tynedale District Local Plan.

09. No pitch shall be occupied until the car parking area indicated on the approved plans 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 the National Planning Policy Framework.

10. The development shall not 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 the National Planning Policy Framework.

11. All pitches and roads throughout the development shall be constructed of a permeable material.

Reason: To ensure the risk of flooding does not increase on and off site in accordance with Tynedale Core Strategy Policy GD5 .

12. The culverting of the existing ditch shall be in accordance with drawing no. BF/09/PS/25.

Reason: To prevent any increase in flooding in accordance with Tynedale Core Strategy GD5.

13. This permission relates to the provision of holiday accommodation. The caravans shall:

- (a) be occupied for holiday purposes only;
- (b) the caravans shall not be occupied as a person's sole or main place of residence, and;
- (c) the owners/occupiers shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the approved holiday accommodation is not used for unauthorised permanent residential accommodation in accordance with Policy TM15 of the Tynedale District Local Plan.

14. No more than 39 caravans shall be on the application site the subject of this application at any one time.

Reason: To ensure that the use remains compatible with the surrounding environment and to ensure that the effects of any additional development upon the environment can be fully considered, in accordance with Policies



NE1 of Tynedale Local Development Core Strategy and TM12 of the Tynedale District Local Plan and the National Planning Policy Framework.

15. For the avoidance of doubt any "caravan" located on the site is defined as any structure that complies with the definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960, as amended by the Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravans) (Amendment) (England) Order 2006, or any order revoking and re-enacting those orders with or without modification.

Reason: In the interests of the character and appearance of the area.

### **Informatives**

1. This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).
2. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
3. The culverting of any watercourse or alternations of any existing culverted watercourse will require the prior written consent of Northumberland County Council, under the Land Drainage Act (1991). Please contact the FCERM team ([fcerm@northumberland.gov.uk](mailto:fcerm@northumberland.gov.uk)) for further information.
4. The risk of encountering bats, nesting birds or other protected species in connection with the execution of this planning consent is low, but there is a small risk that individual animals may be encountered during works. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them. All species of amphibians and reptiles are protected from killing or injury.
5. Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a small chance of encountering protected species during works.

In the unlikely event of protected species such as bats or nesting birds being encountered during development then works should cease immediately and professional advice should be sought straight away. Applicants and contractors can obtain advice and a list of appropriately qualified consultants by telephoning Natural England's bat advice line on 0345 1300 228.

Further information about protected species and the law can be found on the government website

<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>.

6. With respect to non-mains drainage and discharges exceeding 5 cubic metres (5,000 litres) per day, the applicant will be required to apply for an Environmental Permit from the Environment Agency. We would recommend that the applicant includes the existing un-permitted caravans on the site in their Environmental Permit application. Further information on how to apply for an Environmental Permit can be found at:  
<https://www.gov.uk/permits-you-need-for-septic-tanks/apply-for-a-permit>

**Background Papers:** Planning application file(s) 17/03482/FUL