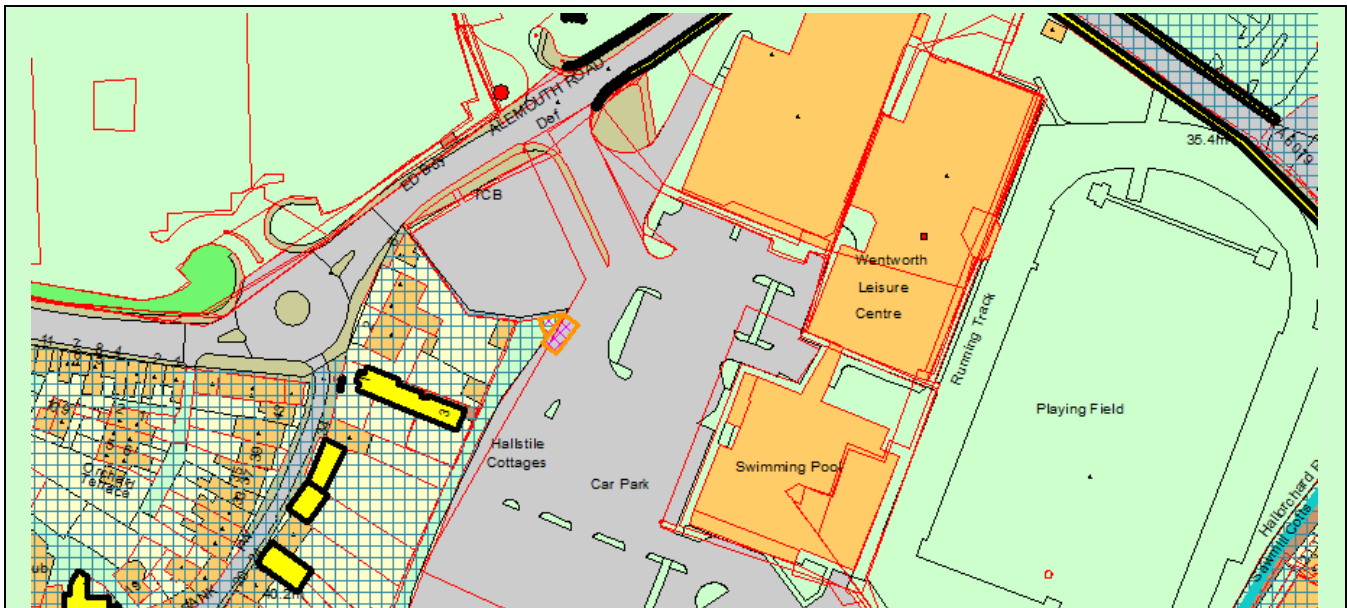




Northumberland County Council

Tynedale Local Area Council Planning Committee 26 September 2018

Application No:	18/02175/FUL		
Proposal:	The conversion of four existing car parking bays into four electric vehicle parking bays to include two new charging units, two new signs and one new feeder pillar. Bays to be painted green with logos and rubber bump stop.		
Site Address	Wentworth Leisure Centre, Alemouth Road, Hexham, Northumberland, NE46 3PD		
Applicant:	Mr Morgan 59-62R Springfield Centre, Bagley Lane, Farsley, Pudsey, LS28 5LY	Agent:	Mr Tom Morgan 2 St Johns North, Wakefield, WF13QA
Ward	Hexham East	Parish	Hexham
Valid Date:	26 June 2018	Expiry Date:	28 September 2018
Case Officer Details:	Name: Miss Rachel Campbell Job Title: Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		



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1. Introduction

1.1 This application falls to be determined by members of the Tynedale Local Area Council Planning Committee, in accordance with the Council's current Scheme of Delegation, as the land is owned by Northumberland County Council.

2. Description of the Proposals

- 2.1 The application seeks permission to convert four existing car parking bays into four electric vehicle parking bays at Wentworth Leisure Centre, Alemouth Road in Hexham. The proposal includes the installation of two charging units which would both be identical in size and would measure 0.41 metres in width by 0.94 metres in length and with a height of 1.8 metres. The proposal also includes the installation of one feeder pillar which would measure 0.55 metres in width by 2.04 metres in length and with a height of 2 metres. The proposed charging units and feeder pillar would be located on land to the north west of the four car parking bays which are proposed to be converted.
- 2.2 Two small signs fixed onto metal posts would be erected as part of the proposal and on land to the north west of the parking bays. The tarmac surface of the new parking bays would be painted green with a solid white outline and logo, so that these four parking spaces can easily be identified as electric vehicle parking spaces. The proposal also includes the installation of rubber bump stops to the front of each parking bay. The applicant does not own the land subject to this application; however the applicant has served notice on the land owner, which is Northumberland County Council.
- 2.3 The application site is located within the existing car parking area at Wentworth Leisure Centre within the centre of Hexham Town. The two charging points, feeder pillar and signage would be located on a grassed area within the north western section of the application site and which is within Hexham Conservation Area. The car parking bays to the south east of the application site would not be within Hexham Conservation Area but would be directly adjacent to it. There are three Grade II Listed Buildings within the immediate vicinity of the application site. The application site is within an Impact Risk Zone for a nearby SSSI, is within a low risk coal advice area and is within Flood Zone 2 and 3.

3. Planning History

Reference Number: 17/01882/CCD

Description: Internal conversion works with minor external alterations including the introduction of 3no. window openings and change of use of 3no. rooms from Class D2 to Class D1

Status: Application Returned

Reference Number: 14/00056/LIC

Description: Variation to premises licence for sale of alcohol.

Status: No Objection

Reference Number: 12/01242/ADE

Description: Advertisement Consent for 1 fascia sign and chrome lettering signage.

Status: Permitted

Reference Number: 11/02629/CCD

Description: Resubmission - Installation of solar photo voltaic panels on the leisure centre roof.

Status: Permitted

Reference Number: 11/01905/CCD

Description: Installation of solar photo voltaic panels on the building roof.

Status: Permitted

Reference Number: T/20100729

Description: Advert consent - Illuminated raised profile lettering on northern elevation and non illuminated fascia sign on entrance doorway

Status: Permitted

Reference Number: T/20080459

Description: Retrospective: Demolition of existing gas meter housing and construction of new gas metre housing and associated staircase and handrailings.

Status: Permitted

Reference Number: T/20080379

Description: Construction of triple conical canopy to create an external dry area

Status: Permitted

Reference Number: T/20070951

Description: Advert Consent - Consent to display 1 site hoarding

Status: Permitted

Reference Number: C/07/00041/DCD

Description: Reroofing works to existing leisure centre, formation of new door opening to east elevation, erection of new fence and gate to form secure courtyard, amendments to fence to create new access to athletics track and installation of 1 cabin

Status: No Objection

Reference Number: T/20070474

Description: Variation of condition 19 of planning permission 20061025 - Construction of a new swimming pool complex connected by a new link corridor to the existing Wentworth Leisure Centre and incorporating a new 25m six lane pool, studio pool, fun and splash pools,

Status: Permitted

Reference Number: T/20070187

Description: Reroofing works to existing Wentworth Leisure Centre, formation of new door opening to east elevation, erection of new fence and gate to form secure courtyard, amendments to fence to create new accessway to athletics track and installation of 1 no. cabin

Status: Permitted

Reference Number: T/20020132

Description: Construction of extension to provide play area

Status: Permitted

Reference Number: T/990634

Description: Construction of new fitness suite and internal alterations

Status: Permitted

Reference Number: T/990503

Description: Siting of steel storage container to the rear

Status: Permitted

Reference Number: C/96/E/134

Description: Erection of fencing to south-west boundary of playing field

Extension of hardstanding

Location of secure storage unit

Status: No Objection

Reference Number: C/95/E/612

Description: Siting of eight 16 m floodlighting columns

Status: No Objection

Reference Number: T/950224

Description: Proposed upgrading of running track and erection of 22 no. floodlights

Status: Permitted

Reference Number: T/86/E/448

Description: Additional use of sports centre and bowling hall as leisure centre (incorporating Classes XVI and XVII and XVIII of the Town and Country Planning Use Classes Order 1972).

Status: Permitted

Reference Number: T/85/E/834

Description: Erection and display of 2 No illuminated signs on gables

Status: Permitted

Reference Number: T/85/E/834(A)

Description: The erection of the proposed two illuminated signs on the north and south gables and the free standing illuminated sign.

Status: Refused

Reference Number: T/84/E/224

Description: Proposed sports centre and superstore development.

Status: Permitted

4. Consultee Responses

Hexham Town Council	No comments/objections.
Highways	No objection.
Fire & Rescue Service	No response received.
Building Conservation	No objection.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	9
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site notice – Displayed on 3rd July 2018

Press notice in Hexham Courant – Published on 5th July 2018

Summary of Responses:

None received.

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=PAKPQQSH9000>

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy (2007)

Policy BE1 – Principles for the Built Environment

Policy GD1 – General Location of Development

Policy GD4 – Principles for Transport and Accessibility

Policy GD5 – Minimising Flood Risk
Policy NE1 – Principles for the Natural Environment

Tynedale District Local Plan (2000)

Policy BE22 – The Setting of Listed Buildings

Policy GD2 – Design Criteria for Development
Policy GD4 – Range of Transport Provision for all Development
Policy GD7 – Car Parking Standards within the built up areas

6.2 Neighbourhood Plan Policy

Draft Hexham Neighbourhood Plan

(at Regulation 14 stage and can be afforded no weight at present)

6.3 National Planning Policy

National Planning Policy Framework (NPPF) (2018)
National Planning Practice Guidance (NPPG) (As amended 2018)

6.4 Other documents/strategies

Northumberland Local Plan – Draft Plan for Regulation 18 Consultation (July 2018)

7. Appraisal

7.1 The main considerations in the determination of this application are:

- Principle of the development;
- Design and impact on the Hexham Conservation Area;
- Impact upon residential amenity;
- Highway safety;
- Flood risk

Principle of the Development

7.2 Policy GD1 of the Tynedale LDF Core Strategy relates to the principles for the general location of development. The policy states the main towns of Hexham, Prudhoe and Haltwhistle should be the main focus for development and also where any large scale individual developments should be located, unless otherwise allowed under alternative policies in the development plan. The proposed conversion of four existing car parking bays into four electric vehicle parking bays with associated charging points would constitute small scale development. The scale of the proposal would be acceptable within the town of Hexham and would accord with Policy GD1 of the Tynedale LDF Core Strategy.

Design and Heritage Impact

- 7.3 The application site is partially located within Hexham Conservation Area and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character, appearance and setting of Conservation Areas. The application site is also within the setting of three Grade II Listed Buildings; 1 to 3 Hallstile Cottages, and therefore due regard is had to Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which seeks to preserve listed buildings, their setting and their architectural and historic interest. Chapter 16 of the NPPF also places emphasis on the preservation and enhancement of heritage assets.
- 7.4 Building Conservation has been consulted on this application to assess the impact of the proposed new electric vehicle parking bays and associated works on the Grade II Listed Buildings and Hexham Conservation Area. The Building Conservation Officer has no objections to the proposed development. It is considered that the proposal would not cause harm to the Hexham Conservation Area or the nearby listed buildings.
- 7.5 The application site is located within a central location within the market town of Hexham. The proposed electric vehicle parking spaces would be situated at the western edge of the car park at Wentworth Leisure Centre. The western edge of the existing car park adjoins the rear gardens of the residential dwellings of Hallstile Bank and adjoins the residential dwellings on Alemouth Road. The proposed development would be located within a public car park and therefore would be highly visible to the public domain.
- 7.6 The design and materials used for the two charging points and feeder pillar are typically associated with charging equipment for electric vehicles and are considered to be acceptable in this commercial location. The design and appearance of the proposed development would not adversely affect the character of the area or the character of Hexham Conservation Area. The proposed development would accord with Policy BE1 of the Tynedale LDF Core Strategy, Policies GD2 and BE22 of the Tynedale District Local Plan, Policies BE1 and BE3 of the Hexham Neighbourhood Plan and the principles of the NPPF.

Impact upon Residential Amenity

- 7.7 There are six neighbouring dwellings within the immediate vicinity of the application site; 2 Alemouth Road, 4 Alemouth Road, 4A Alemouth Road, 1 Hallstile Cottages, 2 Hallstile Cottages and 3 Hallstile Cottages.
- 7.8 The proposal seeks to convert four existing car parking bays into four electric vehicle parking bays. The separation distances between the six dwellings and the proposed development ranges from 30 metres to 40 metres, with 3 Hallstile Cottages being the closest dwelling. The vegetation and stone wall at the western curtilage boundary would partially screen the proposed development from these neighbours. The separation distances combined with this screening is considered to be acceptable, particularly as the use of the application site is not changing as a result of the proposal. The proposed development would not adversely affect the residential amenity of these neighbouring properties. It would not have an overlooking, overshadowing or overbearing impact on these

six dwellings. The proposed development would be in accordance with Policy GD2 of the Tynedale District Local Plan.

Highway Safety

7.9 Policy GD4 of the Tynedale LDF Core Strategy sets out the principles for transport and accessibility. Policy GD4 of the Tynedale District Local Plan sets out criteria relating to transport provision for all types of development. Policy GD7 of the Tynedale District Local Plan relates to the car parking standards within the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge. The application proposes to convert four existing car parking bays into four electric vehicle parking bays with associated charging points.

7.10 The Council's Highway Development Management Team has been consulted on this application and has no objection to the proposal. The conversion of the four car parking bays into four electric vehicle parking bays would not have an adverse effect on the wider highway network. The spaces would not be wider or longer, however a bump stop would be installed at the front of each space so that it protects the charging points. The spaces would be painted green to depict from normal car parking spaces and this is considered to be acceptable. No highway land and property issues arise from this proposal. The proposed development would therefore accord with Policy GD4 of the Tynedale LDF Core Strategy, Policies GD4 and GD7 of the Tynedale District Local Plan, and the aims of the NPPF.

Flood Risk

7.11 The application site is located within Flood Zone 2 and 3. Policy GD5 of the Tynedale LDF Core Strategy relates to minimising flood risk. A Flood Risk Assessment has been submitted in support of this application and indicates that the surface water drainage is to remain as existing. The Flood Risk Assessment concludes that the conversion of the existing car parking bays would not increase the surface area of the impermeable material, therefore would not increase the risk of flooding. The proposed development would not alter the existing area of tarmacked hard standing surfacing. The proposal constitutes small scale development and has been assessed against the standing advice issued by the Environment Agency, and it is concluded that due to the nature and scale of the proposed development, the Environment Agency would not need to be consulted. The proposed development would not give rise to any greater risk of flooding at the site or elsewhere, and in this respect the proposal would be in accordance with Policy GD5 of the Tynedale LDF Core Strategy.

Other Issues

Equality Duty

7.12 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

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

Human Rights Act Implications

7.14 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.

7.15 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.

7.16 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 National and local planning policies have been taken into consideration when assessing this application. The proposal would accord with Policies BE1, GD1, GD4, GD5 and NE1 of the Tynedale LDF Core Strategy, Policies BE22, GD2, GD4 and GD7 of the Tynedale District Local Plan, Policies BE1, BE3 and LE4 of the Hexham Neighbourhood Plan and the principles of the National Planning Policy Framework.

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 permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:

1. PROPOSED SITE PLAN, Drawing No: 15493-102 (Date: 01/06/2018) (Received on: 19/06/2018)
2. Feeder Pillar Plan, Drawing No: VR13 (Date: 14.06.13) (Received on: 19/06/2018)
3. Raption 50, DC Fast Charging Station for Electric Vehicles Specification (No Date) (Received on: 19/06/2018)
4. CONJUNTO RAPTION 50 C1, Drawing No: 162800_00-001 (Date: 28/03/2017) (Received on: 26/06/2018)
5. Flood Risk Assessment (Date: 25th June 2018) (Received on: 26/06/2018)
6. Heritage Statement (Date: 25th June 2018) (Received on: 26/06/2018)

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

Date of Report: 05.09.2018

Background Papers: Planning application file(s) 18/02175/FUL