



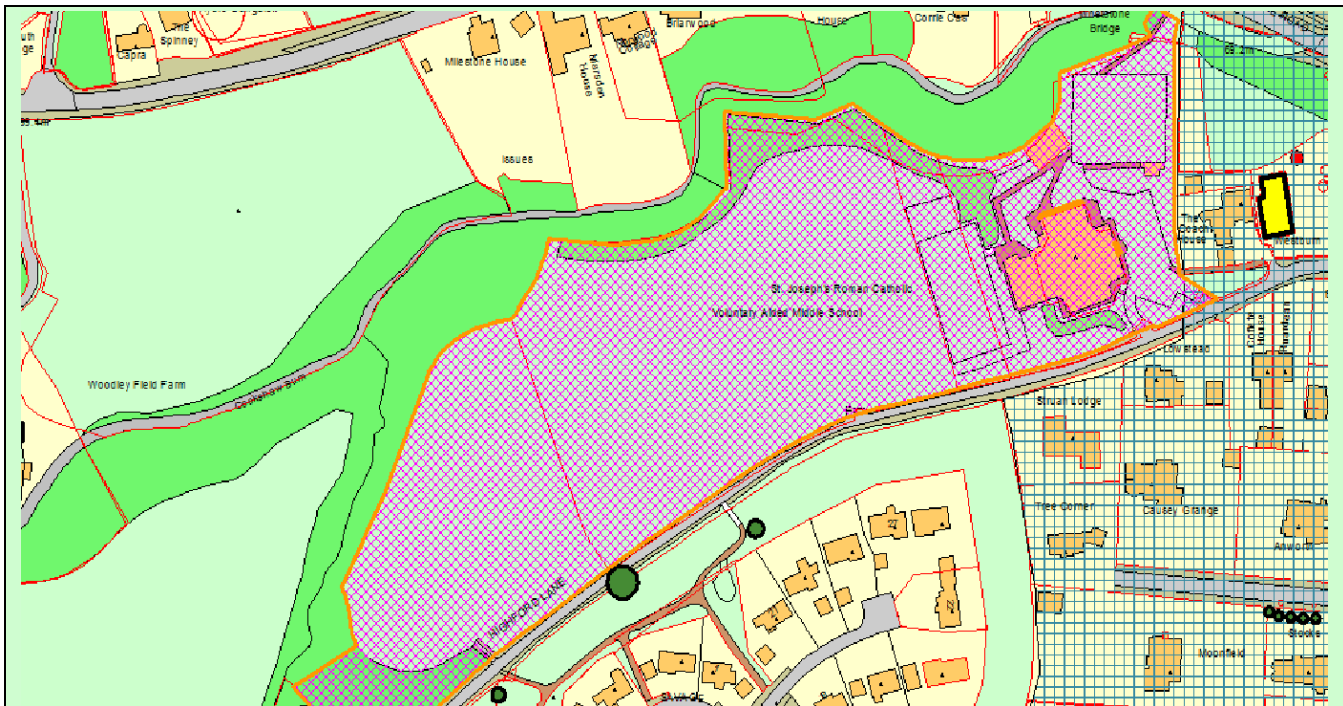
Northumberland

County Council

Tynedale Local Area Council Planning Committee

26 September 2018

Application No:	18/02941/CCD		
Proposal:	Proposal for the construction of a single storey detached log cabin to be used as an outdoor classroom.		
Site Address	St Josephs RC Middle School, Highford Lane, Hexham, Northumberland NE46 2DD		
Applicant:	Trustees Of The Diocese Of Hexham & Newcastle St. Vincent's Diocesan Offices, St. Cuthbert's House, West Road, Newcastle Upon Tyne NE15 7PY	Agent:	Mr Keith Marley Hartford House, Cowen Road, Blaydon, NE21 5TW
Ward	Hexham West	Parish	Hexham
Valid Date:	17 August 2018	Expiry Date:	12 October 2018
Case Officer Details:	Name: Ms Marie Haworth Job Title: Planning Officer Tel No: 01670 623787 Email: Marie.Haworth@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 planning consent for the construction of a single storey detached log cabin to be used as an outdoor classroom at St Josephs RC Middle School, Highford Lane, Hexham.

2.2 The log cabin will be located to the rear of the school building to the north eastern aspect of the site and to the west of the existing playing field adjacent to the existing playground. The playing field gates will be located as part of this application. The cabin will be constructed from Scandinavian Pine or Spruce which will be colour stained and will measure 7 metres in width by 9 metres in length and have an eaves and ridge height of 2.5 metres and 4.1 metres respectively.

2.3 The school is situated within a residential area, with access via Highford Lane which also serves a number of neighbouring houses. The site is within the Hexham Conservation Area and in the Green Belt, and adjacent to but not within Flood Zones 2 and 3.

3. Planning History

Reference Number: C/77/E/764

Description: Provision of fire escapes and alterations to windows

Status: PER

Reference Number: T/93/E/187

Description: Single storey removable classroom building.

Status: PER

Reference Number: T/91/E/459

Description: Construction of extension to provide two classrooms and carrying out of external works.

Status: PER

Reference Number: T/77/E/764

Description: Provision of fire escapes and alterations to windows.

Status: PER

Reference Number: T/20040389

Description: Amendment to ref:20030639 - Construction of single storey flat roofed extension to provide staff room extension

Status: PER

Reference Number: T/20030639

Description: Construction of single storey flat roofed extension to provide staff room extension

Status: PER

Reference Number: T/980851

Description: Construction of admin offices and boys changing rooms

Status: PER

4. Consultee Responses

Building Conservation	No response received.
Hexham Town Council	No objection.
County Ecologist	No objection.
West Tree And Woodland Officer	No response received.
Strategic Estates	Due to land ownership issues the applicant is required to engage with the Strategic Estates Department.
Hexham Business Improvement District	No response received.

5. Public Responses

Neighbour Notification

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

Notices

General site notice – 30 September 2018

No Press Notice Required.

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=PDI4BMQS0L100>

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy (2007)

GD1 – General Location of Development
BE1 – Principles for the Built Environment
CS1 – Principles for Community Services

Tynedale District Local Plan (2000)

GD2 – Design Criteria for Development
BE18 - Development affecting the character and setting of a Conservation Area
NE7 – New Buildings in the Green Belt

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 and Impact on the Green Belt
Design and amenity
Impact on the Hexham Conservation Area

Principle of Development and Impact on the Green Belt

7.2 The NPPF maintains that the starting point for the determination of planning applications remains with the development plan, unless material considerations indicate otherwise. The Policies within the Tynedale District Core Strategy and Tynedale Local Plan provide the starting point for assessing development proposals, with Policy GD1 of the Core Strategy establishing a settlement hierarchy with Hexham identified as a main town and a main focus for new development.

7.3 In addition to being located within the main town of Hexham, the site is located in the Green Belt. The NPPF advocates that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances or is detailed as an exception as set out in Paragraph 145. The provision of a new outdoor classroom for a school would not fall within one of these exceptions and the development would therefore be considered to be inappropriate. However, it is considered that very special circumstances exist to permit the development in this instance. The proposed development is small in scale, and is located within the existing school site and adjacent to the existing built form of the school including the playground. The additional classroom is required to accommodate pupil numbers and is essential for the continuing growth of the school.

7.4 Tynedale Local Plan Policy NE7 permits the construction of new buildings within the Green Belt subject to certain criteria which includes essential facilities which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Tynedale District Core Strategy Policy CS1 seeks to address deficiencies in community services and facilities and facilitate improvements in their level of provision, quality and accessibility.

7.5 The proposed log cabin will provide additional classroom facilities for the school which are considered a necessary educational facility; and the siting of the building will not have a wider impact on the openness of the Green Belt. As the proposal is considered to comply with Policy GD1 and CS1 of the Core Strategy and GD2 and NE7 of the Local Plan and the NPPF and therefore the principle of the development is considered to be acceptable.

Design and amenity

7.6 In terms of design and neighbouring amenity Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policy GD2 are prevalent. The existing school building is of a modern design, with previous alterations and extensions reflecting the architectural influence of the building. There is an existing smaller log cabin to the east of the proposed site. This application seeks permission for a log cabin which will provide an additional 63 metre square of classroom space. The log cabin will be located within the grounds of the existing school and will not be visibly prominent from the street scene or from the public highway; it is not in close proximity to residential development and as such there would be no adverse effect on neighbouring amenity. It is considered that the proposal is in accordance with the aims of Policy BE1 of the Tynedale Core Strategy, Policy GD2 of the Tynedale Local Plan and the aims of the NPPF.

Impact on the Hexham Conservation Area

7.6 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. The Building Conservation Officer has been consulted as part of this application process and has raised no objection to the application and considered that the proposal would not cause harm to the nearby heritage assets. It is therefore considered that the proposals would not have a negative impact on the character and setting of the Corbridge Conservation Area and as such would accord to Local Plan Policy BE18 and the NPPF.

Other Matters

Equality Duty

7.7 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

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

Human Rights Act Implications

7.9 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.

7.10 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.

7.11 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 The development is acceptable in principle and in terms of design; it would not have an adverse effect of the on adjacent land uses, protected species or highways safety. The proposal would not have a negative impact on the natural environment or on neighbouring amenity and as such accord to local and national planning policy.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

02. The development hereby permitted shall not be carried out other than in complete accordance with the following approved plans:

Location Plan, Drawing No 01

Site Plan, Drawing No 02

Layout Plans and Elevations, Drawing No 03A

Reason: To ensure the development is carried out in accordance with the approved plans in the interests of proper planning and in line with the NPPF.

Date of Report: 13.09.2018

Background Papers: Planning application file(s) 18/02941/CCD