

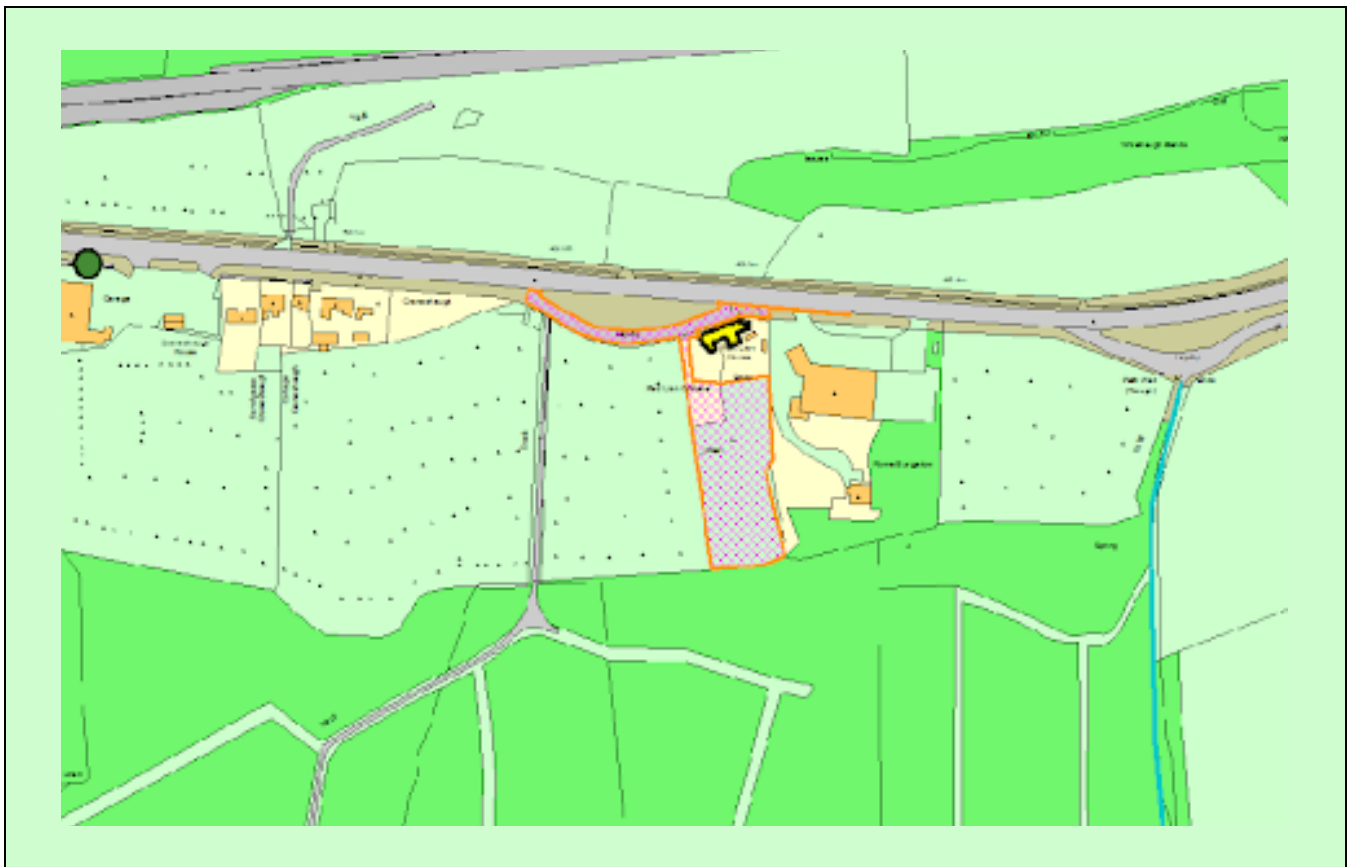


Northumberland County Council

Tynedale Local Area Council Planning Committee 11 December 2018

Application No:	17/04661/FUL		
Proposal:	Proposed development for eight dwellings, including access, landscaping and parking		
Site Address	Land South Of Red Lion House, Corbridge Road, Hexham, NE46 1UL		
Applicant:	Mr G Currie, C/o Currie & Currie, Suite 2, Beaufront Business Park, Hexham, NE46 4TU	Agent:	None
Ward	Hexham East	Parish	Hexham
Valid Date:	9 January 2018	Expiry Date:	12 September 2018
Case Officer Details:	Name: Mr Daniel Puttick Job Title: Senior Planning Officer Tel No: 01670 622635 Email: daniel.puttick@northumberland.gov.uk		

Recommendation: That this application be GRANTED planning permission.



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1. Introduction

1.1 Under the Council's current Scheme of Delegation where, in the opinion of Officers, the application raises significant planning issues it can be presented to the relevant Local Area Committee for determination. In this instance, the Head of Service has considered the proposed development and finds that significant planning issues are raised which justify consideration by Members of the Tynedale Local Area Committee.

1.2 The application was presented at Tynedale Local Area Committee on 26th September 2018, where Members were minded to grant planning permission, subject to the application coming back to be determined by committee should any additional conditions be proposed as a result of consultation with the LLFA. For clarity, the revised recommendation as recorded in the minutes was:

“Minded to approve subject to conditions as set out in the Committee Report and additional conditions received from consultees, and subject to resolution of outstanding issues with the LLFA, and subject to any new conditions being approved by Committee.”

1.3 The above recommendation was unanimously agreed by Members on 26th September. Since this date, further consultation has been undertaken with the Council's LLFA Officers. In summary, there are no objections raised by the Council's LLFA Officers subject to conditions which are set out in the report. Additional information has been received relating to boundary treatments within the curtilage of Red Lion Cottage, with amended plans submitted which re-introduce a stone wall and gates along the boundary of Red Lion Cottage. This element was removed earlier during the course of the application, however following further discussion with the applicant and the landowner in question this element again forms part of the application.

1.4 The purpose of this report is to provide an overview of the main issues, and provide update on matters which have evolved since the application was presented at Tynedale Local Area Committee in September. Following the resolution by Members, the main issues to consider fall on drainage issues and conditions relating to surface water drainage recommended by the Council's LLFA Officers, and the addition of the stone wall and gates within the curtilage of Red Lion Cottage.

2. Description of the Proposals

2.1 Planning permission is sought for the construction of eight dwellings on land to the south of Red Lion House, a Grade II listed former coaching inn which has been divided into two properties; Red Lion House and Red Lion Cottage. The proposed development would result in the construction of eight dwellings of four house types; The Linnel, The Dipton, The Dilston and The Duke. The Dipton is proposed as a five bedroom property, of which there would be two dwellings, with the remaining six dwellings having four bedrooms. Each dwelling would be constructed of stone, with cast stone, timber and brick detailing, slated roofs, zinc clad dormer windows. Windows are proposed to be in light grey powder coated aluminium, with black UPVC rainwater goods.

- 2.2 The site plan indicates that parking would be provided within the curtilage of each dwelling, with a mix of driveway and garage spaces. The garage to plot 1 has been removed, allowing for three parking spaces within the driveway without affecting an existing borehole for neighbouring dwellings. Two visitor parking bays are proposed within the site, accessed from the road into the development which is to be privately maintained and would not be adopted by the Council.
- 2.3 Access would be taken from the A695, through an existing grassed island adjacent to Red Lion House. The existing section of highway immediately adjacent to Red Lion House, between the property and the A695, would be upgraded to allow for pedestrian access, with appropriate surface upgrades. Pavement connection would be provided to the east and west, in order that a footpath links toward the existing bus stop near Mole Country Stores, and provides a footpath link to the traffic island crossing to the west on the A695, allowing for pedestrian connectivity with the footpath network towards the town centre.
- 2.4 Drainage is proposed to be diverted from the site in an open gully on the western side, which would divert underground to connect with the wider network. The existing watercourse on the eastern side of the site would be retained, with a dry stone wall proposed to exclude this from private residential gardens. Additional information has been provided following the Committee meeting in September to address concerns raised by the Council's LLFA Officers.
- 2.5 The application site is an existing field located within the built up area of Hexham towards its eastern edge. The site forms part of the Parkwell housing allocation as set out in Tynedale Local Plan Policy H6, and as shown on the proposals map for the Tynedale Local Plan.

3. Planning History

Reference Number: 15/00073/OUT

Description: Outline: Construction of 5no. dwellings.

Status: Withdrawn

Reference Number: T/20021116

Description: Construction of three terraced dwellings and construction of detached garage unit on land south of red Lion House, Corbridge Road

Status: Refused – Dismissed on Appeal

4. Consultee Responses

Building Conservation	Building Conservation welcomes the interesting and well-designed high quality housing scheme, and do not consider that the development would be harmful to the setting of the listed buildings. Conditions
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	regarding external materials, boundary treatments and hard and soft landscaping are recommended.
County Archaeologist	No objections are raised and no further archaeological work is required.
Lead Local Flood Authority (LLFA)	The proposed development is under 0.5ha and under 10 dwellings and so the LLFA are not statutory consultees. They have, however, provided some comments on the proposed development due to there being a watercourse running through the development site. Additional information has been provided as part of the process and further consultation has been carried out with the LLFA. There are now no objections to the development, subject to conditions.
Public Protection	No objections have been raised to the application, however the Council's Public Protection Team have highlighted the potential implications with regard to private water supply with the bore hole for neighbouring properties located within the application site. Conditions are recommended to protect the private water supply during construction.
Hexham Town Council	Hexham Town Council originally objected to the proposed development on the basis that it was contrary to the Hexham Neighbourhood Plan. On review of this they expanded upon their objection, raising concerns about the impact on the amenity of neighbouring residents, a lack of clarity on access and the potential negative effect on wildlife corridors and nature conservation. Following further consultation on amended plans, Hexham Town Council responded with no objections or comments.
Highways	No objections subject to conditions.
Waste Management	No response received.
Environment Agency	No response received.
Northumbrian Water Ltd	Northumbrian Water recommend a condition be imposed to secure details for a scheme for the disposal of foul and surface water from the development.
Hexham Business Improvement District	No response received.
County Ecologist	No objections subject to conditions.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	4
Number of Objections	5
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Listed Building, displayed on 1st February 2018
 Press Notice – Published in the Hexham Courant on 26th January 2018

Summary of Responses:

Objections have been received from five local residents, including from or on behalf of occupants of Red Lion House and Red Lion Cottage. The following is a summary of the concerns raised:

- the proposals would be harmful to the setting of the listed building
- there are no mains services on the site
- no ecology mitigation has been proposed and the development would impact on biodiversity value of the site
- the design of the new dwellings is of a poor quality, is not in keeping with the area and is gimmicky in nature
- development would affect an existing borehole providing private water supply
- the site has issues with flooding
- there are discrepancies with the proposed plans, which raise land ownership issues
- the proposals would be harmful to the amenity of neighbouring residents

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=P1DE1PQSLDC00>

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy (2007)

- GD1 Locational policy setting out settlement hierarchy
- BE1 Principles for the built environment
- NE1 Principles for the natural environment
- H1 Principles for housing
- H2 Provision of housing and the management of supply
- H3 Location of new housing and the definition of sustainable settlement
- H4 Maximising housing development on Previously Developed Land
- H5 housing density for new dwellings

Tynedale Local Plan (2000, Policies Saved 2007)

GD2 Design Criteria for development, including extensions and alterations
GD4 Range of transport provision for all development
GD7 Car parking standards within the built up areas
BE22 The setting of Listed Buildings
NE27 Protection of Protected Species
NE33 Protection of Trees, Woodlands and Hedgerows
NE34 Tree felling
NE37 Landscaping in developments
H6 Land safeguarded to meet possible future housing needs of Hexham
H32 Residential design criteria
CS23 Development on contaminated land
CS27 Sewerage

6.2 National Planning Policy

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

6.3 Other Documents/Strategies

Northumberland Five Year Supply of Deliverable Sites (2017-2022)

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

Hexham Neighbourhood Development Plan - Regulation 14 Pre-submission Consultation Draft Plan - March 2018

7. **Appraisal**

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

- principle of the development
- design
- residential amenity
- heritage impact
- highways safety
- ecology and landscaping
- drainage and sewerage
- archaeology

Principle of the Development

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 NPPF is a material consideration in decision making and holds a presumption in favour of sustainable development, stating that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the

needs of the present without compromising the ability of future generations to meet their own needs.

- 7.3 For decision making, NPPF sets out at Paragraph 11 that the presumption in favour of sustainable development means
- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining applications are out-of-date, granting permission unless:
 - i. the application of Policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 7.4 Paragraph 213 of the NPPF states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. It states that due weight should be given to them, according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 7.5 Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage and preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 7.6 In the above context, regard is had to the policies in the Tynedale Core Strategy and Tynedale Local Plan. Policy GD1 of the Tynedale Core Strategy establishes a settlement hierarchy with which new development is expected to conform, and identifies Hexham as a main town and a main focus for new development during the plan period of the Strategy up to 2021.
- 7.7 Policies H1 and H3 of the Core Strategy set out that new housing development will only be located in the main towns, service centres and smaller villages with adequate services in order to fulfil the sustainability aims of the development plan so that new residential development is located in sustainable places with access to services and facilities. The provision of housing more generally in the main towns of Hexham, Haltwhistle and Prudhoe is accepted and encouraged within the Core Strategy, with Policy H3 seeking distribution aims of approximately 55% in the main towns, 15% in

local centres and 30% in smaller villages where there is an adequate range of services.

- 7.8 The development plan identifies the site as lying within the open countryside, to the east of Hexham. The site is allocated for new housing under Policy H6 of the Tynedale Local Plan, forming part of the 1.7ha parcel referred to as Parkwell. As safeguarded land, the site is excluded from the Green Belt, the boundary of which is drawn around the eastern portion of the Esh development, granted permission and developed under application 14/01279/FUL. The construction of this development, in addition to development immediately west of the application site by David Wilson Homes, is such that this application site now appears as an infill site on safeguarded land in between two larger developments, rather than as an extension to the existing settlement into open countryside.
- 7.9 In this respect, the site would be regarded as being within the built up area of Hexham, albeit towards its easternmost extent. With this in mind, the proposed development would comply with the aims of Policies H1 and H3 of the Core Strategy in that it would provide development within the main town of Hexham, which is recognised as a sustainable settlement in both NPPF and development plan terms.
- 7.10 The detailed provisions of Core Strategy Policies H2 and H3 are considered to be relevant to the supply of housing and should, in the context of the NPPF, be assessed as to whether they are up to date. The key to that assessment is overall housing land supply and whether the Local Planning Authority is able to demonstrate a five-year supply of deliverable housing sites. The NPPF advocates a buffer of 5% to ensure choice and competition in the housing market, 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year, or a further 20% buffer in areas with persistent under-delivery of housing over the previous three years, to improve the prospect of achieving the planning supply.
- 7.11 Paragraph 74 of the NPPF states that a five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
- a) has been produced through engagement with developers and others who have an impact on delivery, and have been considered by the Secretary of State; and
 - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.
- 7.12 The Northumberland Five Year Supply of Deliverable Sites (2017-2022) sets out housing figures for the County and concludes that the local planning authority is able to demonstrate a supply of housing in excess of five years. This has not been established in a recently adopted plan, moreover it forms part of the evidence base for the Northumberland Local Plan which has recently undergone initial consultation.

- 7.13 In this respect, it could be said that policies for the supply of housing should not be viewed as being up-to-date, and that a presumption in favour of sustainable development should apply. Notwithstanding the position on five year housing supply, the construction of new homes in the settlement of Hexham is clearly consistent with the aims of both national and local planning policies and would represent a sustainable form of development. The site is safeguarded land for new residential housing within the settlement of Hexham, a town which is identified within the Tynedale Local Plan and Core Strategy as a primary focus for new development, recognised in the emerging Northumberland Local Plan which affords Hexham the same importance on a County-wide scale.
- 7.14 Even if the Council were not able to demonstrate a five year supply, the development would be consistent with national planning policies. In this instance, the Council consider that it can demonstrate a five year housing supply in excess of five years, however the evidence base and thrust of the emerging Northumberland Local Plan seeks not to impose a maximum threshold on housing numbers for delivery. In this sense, the development would contribute more generally to housing development in the County, and would represent a sustainable form of development in one of the main towns.
- 7.15 Further to the above, in terms of sustainability it is pertinent to note the proposals involve the consolidation, construction and extension of footpaths in order to ensure connectivity with the site, Hexham Town Centre via existing footpaths and the wider public transport network through connections toward existing bus stops. The extension of footways to the east and west would help encourage the use of sustainable modes of transport, such as walking and cycling. Although the site is some distance from the town centre and its services, improving connections to the footpath and public transport networks would help discourage the use of private modes of transport.
- 7.16 For these reasons, it is concluded that principle of new residential development in this location is acceptable in accordance with both local and national planning policies. Even in the event that the local planning authority were unable to demonstrate a five year supply of housing land, policies in the NPPF would indicate that the development should be supported and would represent a sustainable form of development. In this instance, the local planning authority would contend that it is able to demonstrate a supply of housing land in excess of five years, and as such view the application to be acceptable in accordance with Policies GD1, H1 and H3 of the Tynedale Core Strategy.

Housing Density

- 7.17 Policy H5 states that proposals for additional dwellings involving new building will be required to have a minimum site density of 30 dwellings to the hectare unless such development would adversely affect the character of an existing area of low density housing. Paragraph 122 of the NPPF states that planning policies and decisions should support development that makes use of efficient use of land. Paragraph 123 states at part c) that local planning authorities

should refuse applications which they consider fail to make efficient use of land, taking into account policies in the Framework.

- 7.18 The application proposes eight dwellings on an area of land approximately 0.48ha in size. This would, on the face of it, provide for a housing density of approximately 16 dwellings per hectare, below the requirement of Policy H5. The NPPF does not impose minimum or maximum densities for new housing development but, rather, encourages efficient use of land subject to consideration of policies elsewhere in the plan. Policy H5, on the other hand, states that proposals for additional dwellings will be required to have a minimum site density unless it would adversely affect the character of an existing area of low density housing. In this respect, it is somewhat limited in its scope and as such is afforded limited weight given the position within the NPPF which requires development to be considered in the round, in the context of a presumption in favour of sustainable development.
- 7.19 The density of the development is consistent with the density of development of adjacent sites, with a comparable density evident on the site to the east which has approximately 16 dwellings per hectare, as set out in the report for committee prepared for application 14/01279/FUL. In this report, it was identified that the edge of settlement location was such that a lower density was considered appropriate in terms of character of place. In turn, development of this site at a similar density would be consistent with the character of the area, and would be acceptable in accordance with Policy H5 in this respect. Furthermore, the site is to the rear of a listed building and a lower density would help reduce the impact on its setting, as well as the amenity of occupants of the property, which is assessed in more detail below. Therefore, setting the footprint of the development further into the site assists in addressing other considerations which, when viewed in the round, would lead to the conclusion that the density of the development is appropriate to the site as, clearly, a higher density would be likely to have a greater, and potentially harmful, impact on the setting of the listed building, the amenity of local residents and upon surface water drainage and sewerage issues.
- 7.20 Notwithstanding the acknowledgement that the density of the development falls below the 30 dwellings per hectare required in Policy H5, the proposal is considered an efficient use of land which is of an appropriate density for the site and surroundings. The development is therefore considered to be acceptable in accordance with Policy H5 of the Tynedale Core Strategy, and the aims of Paragraphs 122 and 123 of the NPPF.

Design

- 7.21 The site is located on one of the main road entrances to Hexham, with Corbridge Road providing a tree lined approach to the settlement. The character of this part of the settlement has significantly changed following the granting of planning permission and construction of dwellings on land at Parkwell and Craneshough on the southern side of the road, as well as a small group of affordable units to the north of Corbridge Road near to the site. As the site is infilling in between two larger developments, the impact on the character of the area would be negligible, as it now has a very residential character, aside from the existence of Mole Country Stores and the Arnold

Clark Ford dealership. Whilst the site would be visible from the public domain, its redevelopment would be read in context with the changes to the surrounding areas.

- 7.22 The application proposes eight bespoke, Architect designed dwellings of four styles, the Duke, Linnel, Dipton and Dilston, utilising a contemporary style within a traditional context. The materials palette seeks to include a mixture of traditional and modern materials, consisting of natural stone, facing brick and brick detailing, natural slate roofing, cast stone detailing, timber and zinc cladding. In this sense, the development would be reflective of its surroundings given the variety in house types in the immediate area, particularly the modern Esh development to the east of this site. Owing to the high standard of design demonstrated, the proposals would be consistent with the aims of the NPPF which seeks to secure good quality design, reaffirming this by introducing policies to prevent the quality of development from being diminished from approval to construction.
- 7.23 The development of eight dwellings would inevitably change the character of the site, but due to its position between two large housing developments and to the rear of an existing dwelling, it would not appear out of context and would not impose harm to the character of the landscape in this location, or to the setting of the town. The proposals would be regarded as being compatible and consistent with the requirements of Policies BE1 and NE1 of the Tynedale Core Strategy, Policies GD2 and H32 of the Tynedale Local Plan and the aims of the NPPF in this respect.

Heritage Impact

- 7.24 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local planning authorities to have regard to the desirability of preserving a listed building, its setting and any features of architectural or historic interest it possesses in considering whether to grant planning permission for development which affects a listed building or its setting.
- 7.25 Policy BE1 of the Tynedale Core Strategy seeks to conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas. Policy BE22 of the Tynedale Local Plan states that proposals for development which adversely affect the essential character or setting of a listed building will not be permitted. It also states that proposals for the development within the setting of a listed building will only be appropriate where the following criteria are met:
- the detailed design is in keeping with the listed building in terms of scale, height, massing and alignment; and
 - the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the listed building.
- 7.26 Planning applications have been refused and dismissed on appeal, the most recent of which is understood to have been dismissed by the Planning

Inspectorate on 11th November 2003, prior to the adoption of the Tynedale Core Strategy, prior to the saving (by way of direction) of policies in the Tynedale Local Plan and prior to the introduction to the 2012 NPPF and 2018 NPPF. Significant policy change has been made since these applications and appeals were determined, however legislation has remained consistent since 1990 that regard must be had to the desirability of preserving or enhancing the setting of a listed building, with planning law also requiring that each application be viewed on its merits.

- 7.27 Application T/20021116 proposed the construction of three dwellings and garaging on land south of Red Lion House, within the safeguarded land to which this application relates. In this decision, the construction of new dwellings was found not to give rise to any impact on the setting of the listed building. In this respect, it is clear that residential development could occur at the site without compromising the setting of the listed building.
- 7.28 The Council's Building Conservation Officer has assessed the proposed development, and acknowledges the significance of Red Lion House, which originally formed the Red Lion Public House dating from the late 18th century and which has now been subdivided into two properties. The original building occupies an imposing position fronting Corbridge Road, turned slightly to the west owing to the former route of the highway which it fronted, prior to upgrades of the A695, and is an attractive building of architectural and historic significance.
- 7.29 The Council's Building Conservation Officer has concluded that the design, scale and siting of the proposed dwellings are considered to be sympathetic to the character and appearance of the area and, importantly, would not cause harm to the setting of the adjacent listed building. It is recognised that the initial element of built form would be a single storey flat roof garage, which would provide additional distance between the existing garage and shed to the rear of Red Lion Cottage. For other reasons, this element has been removed and as such Plot 1 now features a property with no garage, attached or otherwise, which further offsets the built form from the curtilage of Red Lion House and Red Lion Cottage. High Quality hard and soft landscaping is proposed as part of the application which include the re-introduction of a stone wall and gates within the curtilage of Red Lion Cottage, the purpose of which is to reduce the impact caused by vehicular movements along the lane past the west elevation of this dwelling. As these are situated within the curtilage of a listed building, planning permission is sought however this element has already been considered during the early stages of the process by the Council's Building Conservation Officer, and there are no further objections raised in this respect. When combined with the high quality design, the hard and soft landscaping proposals are factors which would ensure that the development is sympathetic to the listed building and preserves its setting. The replacement of the timber fence within the curtilage of Red Lion Cottage with a stone wall would be considered to enhance the setting of the listed building, introducing materials more consistent with those in the original building as well as providing additional benefit to the amenity of its occupants.
- 7.30 Accordingly, the Council's Building Conservation Team welcome what they consider is an interesting and well designed, high quality contemporary

housing scheme, and conclude that there will be no harm to the significant of the important Grade II listed building. As set out above, the additional boundary treatments within the curtilage of Red Lion Cottage have been re-introduced. These have been assessed previously but for clarity further discussion has been had with the Council's Building Conservation Officer again, who conclude that there remain no objections to the scheme proposed within this application subject to conditions.

- 7.31 Conditions regarding external materials, boundary treatments and hard and soft landscaping proposals are recommended to be imposed on any grant of permission, to ensure that the quality is maintained and the setting of the listed building is preserved. Accordance with such conditions would result in an acceptable scheme which, in the opinion of the local planning authority, would preserve the setting of the listed building. The proposal would therefore viewed to be acceptable in accordance with Policy BE1 of the Tynedale Core Strategy, Policies GD2 and BE22 of the Tynedale Local Plan, and the aims of the NPPF.

Residential Amenity

- 7.32 The application proposes eight dwellings on land to the rear of Red Lion House and Red Lion Cottage, both of which are permanent residential dwellings in occupation. The site would be accessed via a single track road, which would be accessed directly from the A695, passing to the side of Red Lion Cottage. There are only a limited number of windows on the western elevation, with those on the rear extension serving the kitchen. The existing garage, as recognised in the appeal decision for application T/20021116, combines with the rear extension to create a private area to the rear of the cottage, with open garden to the side.
- 7.33 As reflected in this earlier appeal decision, the proposed access would pass an existing dwelling which is not dissimilar to the relationship of dwellings adjacent to nearby housing development, with the Craneshough site to the west serving as a good example. In this instance, however, and by comparison to the larger neighbouring development the resultant traffic movements would be comparatively low.
- 7.34 In line with current guidelines, traffic movements for new residential schemes would be approximately 3-4 times the number of units, equating to 24-32 trips per day across the site, which takes into account daily traffic variations. The use of private vehicles would be further discouraged by the introduction of footpath links to the east and west, ensuring pedestrian connectivity to the town and public transport network. As a consequence, it is not anticipated that vehicular trip generation will be significant from the site, and in any event would not be to a level that would be harmful to the amenity of neighbouring residents, taking account of properties in similar positions. Whilst there would be a significant change to the amenity of occupants of Red Lion House and Cottage, the overall effect as a result of traffic movements would not be considered to be harmful.
- 7.35 In terms of other impacts, the proposals have been amended to address concerns raised by the local planning authority and those raised in letters of

objection received. Plot 1 has been amended to remove the garage, thus setting the development limit further into the site, away from existing buildings. The distance from the rear elevation of Red Lion Cottage to the gable of Plot 1 is 17m, in excess of the 15m distance sought in Policy H15. This would help reduce any overbearing impact caused by this particular property to an acceptable level, given its separation distance from the rear walls of Red Lion Cottage and Red Lion House. The lack of windows in this elevation, save for two rooflights on the lean-to entrance lobby, is such that there would be no direct overlooking from this building into neighbouring dwellings. Given the layout of the site and treatment of openings elsewhere, the dwelling on Plot 1 would largely prevent there being any direct overlooking from other properties into neighbouring dwellings to the north. Similarly, owing to the scale and layout of the site and the topography of the land rising to the south, the dwellings further into the site would have no greater impact on the existing dwellings in terms of an overbearing impact than that imposed by Plot 1, which would be acceptable. The garage to Red Lion Cottage and orientation of Red Lion House away from the development site are also factors which help to reduce the impacts of the development.

- 7.36 Landscaping proposals have been provided as part of this application. The scheme presents suitable boundary treatments for the enclosure of each property in planning terms, which would ensure adequate privacy is maintained for existing and future residents. At present, Red Lion House is bound to the south by a high close boarded timber fence, which also runs towards the rear of Red Lion Cottage. The western portion of Red Lion Cottage is currently open, enclosed only by a low post and rail timber fence. The application proposes additional boundary treatments, re-introducing a stone wall along the perimeter of the site which would help to mitigate against harm to the amenity of this property. In any event, the property would still benefit from a private and enclosed area beyond the rear extension, ensuring that adequate private amenity space would be maintained for this dwelling. As such, the construction of the stone walls is not essential but would provide additional benefit to maintain adequate standards of amenity for occupants of Red Lion Cottage.
- 7.37 The design and layout of the estate is such that the new dwellings would be afforded an acceptable standard of amenity, with adequate private rear gardens and suitable living accommodation. In this respect, the amenity of occupants of the new dwellings would be acceptable in terms of privacy, outlook and sunlight.
- 7.38 Taking the above into consideration, it is considered that the proposals comply with the aims of Policies GD2 and H32 of the Tynedale Local Plan, and would provide a well-designed scheme which ensures adequate standards of amenity for occupants of existing dwellings, as well as those of occupants of the proposed development.

Highways Safety

- 7.39 Extensive discussions and negotiations have been undertaken during the course of the application process to address matters related to highways safety and development of the site. No formal response had been received at

the time of writing the report presented to the Committee on 26th September, however members were updated prior to the meeting whereby it was advised that the Highways Authority had no objection subject to conditions.

- 7.40 The development has evolved during the process of discussions to now include pedestrian connectivity to the existing pavements on the northern side of the A695, by providing a footpath extension on the southern side westward towards Hexham so that it links with an existing traffic island crossing point in the centre of the carriageway. Additional footpath extension is proposed eastward to the existing bus stop. Amendments have been made to the access track, reducing it slightly in width to account for land ownership issues. The result is that the access track cannot be fully compliant with standards required to be adoptable, and as such would result in the creation of a private road maintained by the residents or, in the alternative, a private limited company or management company into which residents pay a fee. The aim is, however, to provide a development which strives to achieve adoptable standards, and still proposes a high quality finish.
- 7.41 From a planning perspective, there are wider public benefits derived from the scheme which would weigh positively in the overall planning balance, which include the improvements of the public footpath network as these would enable continuous pedestrian access to the town centre from the site for its residents, and would improve existing arrangements for users of developments nearby, including the David Wilson Homes and Esh developments.
- 7.42 In summary, there are no objections from the Highway Authority, who are satisfied that adequate provision is made within the site for the parking and manoeuvring of cars and refuse collection vehicles. The internal road network is to a high standard, however due to the width constraints of the access road this would not be adopted. The access road would therefore become a private road to be maintained by occupants of the development, with private refuse collection provision required to be made as a result. Notwithstanding this, subject to conditions the development would not have an adverse impact upon the safety of the road network, and would be in accordance with Policies GD4 and GD7 of the Tynedale Local Plan, and the aims of the NPPF.

Ecology and Landscaping

- 7.43 The application has been supported by a landscaping plan and ecological survey, which recognises the value of the site from an ecological perspective. Extensive discussion has been undertaken between the Council's Ecologists and the applicant in order to address concerns raised with regard to the potential impact on biodiversity value of the site, and issues facing the viability of the landscaping scheme as presented within the application. Fundamentally, the development of the site will result in the loss of habitats and as such mitigation or compensation will be required. As it stands, the applicant is in the process of addressing concerns raised in order to provide a scheme which mitigates against the impact of the development on the biodiversity value of the site.

- 7.44 Amended plans have been received which, at the time of writing the report prior to the previous Committee, were being considered by the Council's Ecologists. These take account of a request for the use of native species within the development, being of primary importance for maintaining local biodiversity, and the introduction of a dry stone wall to ensure the existing watercourse on the east of the site is kept out-with residential curtilage in order for it to avoid being maintained as garden land which could result in the loss of the remaining habitat on the site.
- 7.45 The Town Council has previously objected to the scheme on the basis that there would be a negative effect on wildlife corridors and nature conservation. The applicant has sought to address this issue in consultation with the Council's Ecologists, in order that any impacts imposed by the development are properly compensated for or mitigated against. Following re-consultation on receipt of amended information, the Town Council have advised that there are no objections or comments regarding this application and, in this respect, it is assumed that the previous objections have been satisfactorily addressed through the submission of amended plans. The Council's Ecologists are now satisfied that the development would provide adequate mitigation and biodiversity enhancement, and subject to conditions there are no objections raised to the proposed development. The development is considered to be acceptable in accordance with Policy NE1 of the Tynedale Core Strategy, Policies NE27 and NE37 of the Tynedale Local Plan, and the aims of the NPPF.

Drainage and Sewerage

- 7.46 As with the above considerations, the drainage and sewerage provision proposed as part of the application has evolved during the process. Following the September Committee, amended plans have been received which seek to provide a sustainable urban drainage system on the site, as well as new drainage channels on the western portion to divert surface water run-off from the site through new drainage routes, rather than through the existing watercourse which occurs at present. As a consequence, localised flooding experienced when the watercourse receives increased flows would be reduced, as the new drainage system would capture existing runoff as well as that from the development site itself. The effect is that only the small portion of watercourse on the southernmost end of the site would run to the existing watercourse, with the remainder channelled to an exposed drainage, which in turn would be diverted underground and to the mains system. Additional information has sought to clarify the size of the culvert channel, with further information provided in support of this. The scheme has been designed so that if any out of system flooding was to occur, water would flow into a visitor parking bay which would have gullies that will connect directly into the culverted watercourse. A linear drain would be installed at the entrance of the site to collect any remaining surface water or flood water which may be present on the site.
- 7.47 The effect of the above would reduce the burden on the existing watercourse and prevent additional run-off from entering this, thereby reducing the risk of this flooding for existing properties in accordance with the aims of Policy GD5 of the Core Strategy. The revised proposal now addresses the concerns raised by the Council's LLFA Team who, although not statutory consultees,

have been involved as part of the process due to the presence of. The proposed development is now considered to be satisfactory and would not be likely to increase the risk of flooding within the site, for neighbouring properties or the surrounding area. Subject to conditions as recommended by the LLFA Officers, it is considered that a suitable scheme for surface water drainage would be provided as part of the development in accordance with the aims of Policy GD5 of the Tynedale Core Strategy, Policy CS27 of the Tynedale Local Plan and the wider aims of the NPPF.

- 7.48 The site accommodates a borehole which provides drinking water for existing residents of Red Lion House and Cottage. The scheme has been amended to remove the garage from plot one and provide alternative arrangements for parking, thereby ensuring that this borehole remains exposed and not developed upon.
- 7.49 No formal objections have been raised by the Council's Public Protection Team as part of the application process; however concerns had been raised about the potential ability for the developer to maintain the adequacy of the private water supply, resulting in the submission of amended plans. At present, the application would not impact on the private water supply on completion however it is anticipated that there are a number of technical and civil issues that require addressing, particularly during construction in terms of access to the borehole for maintenance and ensuring it remains protected throughout. Accordingly, it is recommended that a condition be imposed to secure precise details of the method of protection during construction, with information provided to the developer regarding access and private water supply sampling regulations, which may impact on the local authority's ability to undertake sampling in the future. Due to the issues related to this, no formal final consultation response has been received in relation to this point from the Council's Public Protection Team. Accordingly, delegated authority is sought for the imposition of any necessary conditions as recommended by the Council's Public Protection Team in addition to those included as part of this recommendation, accordance with which would be imposed to ensure conformity with Policy CS27 of the Tynedale Local Plan, as well as the wider aims of the NPPF.

Archaeology

- 7.50 The proposed development comprises eight dwellings and associated works in an area between two recent development sites, which have been subject to geophysical survey, trenching or watching brief during the course of the planning and development phases. No significant archaeological remains were identified in those larger development areas and as a result the Council's Archaeologists have concluded that the proposed development is unlikely to impact on significant archaeological remains. Based on the information available, therefore, no further survey work is considered necessary. The proposals are considered acceptable in accordance with the aims of Policy BE1 of the Tynedale Core Strategy, Policy BE27 of the Tynedale Local Plan and the aims of the NPPF.

Equality Duty

- 7.51 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

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

Human Rights Act Implications

- 7.53 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.
- 7.54 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.
- 7.55 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 site forms part of an allocated housing site within the built up area of Hexham. The principle of new residential dwellings is considered to be acceptable, and would represent a sustainable form of development. The proposals are consistent with the aims of Policies GD1, H1 and H3 of the Tynedale Core Strategy in this respect, and would contribute towards the supply of housing.

- 8.2 The former Red Lion coaching inn is a Grade II listed building, which has been subdivided to form two dwellings: Red Lion House and Red Lion Cottage. The application has been assessed and members are advised that the setting of the listed building would be preserved, and that the proposals raise no archaeological issues. The design of the scheme, which is welcomed by the Council's Building Conservation Officer, is considered to be of a high quality and would help raise standards of design more generally. It is not considered that there would be significant harm to the amenity of existing residents to a degree which would justify withholding planning permission, with the proposed stone wall within the curtilage of Red Lion Cottage providing additional benefit to the amenity of its occupants. The proposals are considered to be acceptable in these respects, in accordance with Policy BE1 of the Tynedale Core Strategy, Policies GD2, H32, BE22 and BE27 of the Tynedale Local Plan, and the wider aims of the NPPF.
- 8.3 Significant alterations are proposed to the site to achieve suitable access, and provide improvements to footpath network in the immediate area. The development would provide for upgraded footpath links towards the existing bus stop at Mole Country Stores, and the pedestrian traffic island to the west of the site within the A695. Adequate parking would be provided within the site, with suitable access and turning areas provided. The restrictions of the access width are such that the road would become private, and would not be adopted by the Highway Authority. Notwithstanding this, the specification is high and there are no objections from the Highway Authority, subject to conditions. The proposals would comply with the aims of Policies GD4 and GD7 of the Tynedale Local Plan and the NPPF in this respect.
- 8.4 There are no objections from the Council's Public Protection Officers or Ecologists, who are satisfied that conditions would ensure the scheme preserves amenity and private water supply. Following further consultation with the Council's LLFA Officers, a suitable drainage scheme has been provided which would prevent the risk of localised flooding from surface water. The proposal would be considered to be acceptable in these respects, and would comply with Policies BE1, NE1 and GD5 of the Tynedale Core Strategy, Policies NE27 and CS27 of the Tynedale Local Plan, and the NPPF.

9. Recommendation

That members be minded to grant planning permission, subject to the following conditions:

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, except where modified by conditions elsewhere in this permission, be carried out other than in complete accordance with the following approved plans:

1. Location Plan LP_01 (received 09 August 2018)
2. Proposed Site Plan SP_01 Rev F
3. Proposed Boundary Treatments BT_01 Rev C
4. Detailed Landscape Proposals 2947/1 Rev D
5. The Linnel Floor Plans HT1_A100
6. The Linnel Elevations HT1_A200
7. The Linnel - Side Aspect Floor Plans HT1_S_A100
8. The Linnel - Side Aspect Elevations HT1_S_A200
9. The Dipton Floor Plans HT2_A100
10. The Dipton Elevations HT2_A200
11. The Dilston Floor Plans HT3_A100
12. The Dilston Elevations HT3_A200
13. The Duke Floor Plans HT4_A100
14. The Duke Elevations HT4_A200
15. Proposed Drainage Strategy DS_01 Rev A
16. Proposed Site Entrance and Highway Improvements SP_02 Rev C
17. Proposed Alterations to Red Lion Cottage RL_01

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

03. No development shall commence beyond the construction of the wall and enclosures within the curtilage of Red Lion Cottage 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, including details of contact number for site management in the event of a complaint being received by the local planning authority;
- vii. floodlighting; and
- viii. the disposal of surface water from the site during construction.

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

04. Notwithstanding the detail contained within the application, no development shall commence beyond damp proof course level of any dwelling hereby permitted until a full schedule of materials to be used in the exterior of proposed dwellings and within landscaping of the site has first been submitted

to and approved in writing by the local planning authority. The schedule of materials shall include details and specification of the external facing stone, brick, timber and slate, windows and doors, rainwater goods, hard surfaces and materials for all boundary treatments within the site. Thereafter, the development shall be constructed in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the development upon completion of the works, in accordance with the requirements of Policies GD2 and H32 of the Tynedale Local Plan.

05. No development shall commence beyond damp proof course level of the dwellings hereby permitted until a detail scheme for the disposal of foul and surface water from the development hereby approved has first been submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To prevent the risk of flooding and to ensure adequate provision is made for the disposal of foul and surface water, in accordance with Policy GD5 of the Tynedale Core Strategy and Policy CS27 of the Tynedale Local Plan.

06. During the construction period, there shall be no noisy activity i.e. audible at the site boundary on Sundays or Bank Holidays, or outside the following hours:

Monday to Friday 0800-1800hrs
Saturday 0800-1300hrs

Reason: To safeguard the amenity of neighbouring residential properties, in accordance with Policy GD2 of the Tynedale Local Plan.

07. The development hereby permitted shall not be commenced beyond the construction of the wall and enclosures within the curtilage of Red Lion Cottage until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:
- a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.
 - b) If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It

shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.

- c) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.
- d) Two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

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 unacceptable risks to any future occupants, in accordance with Policy CS23 of the Tynedale Local Plan.

- 08. If during development 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 the 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.

Reason: To ensure that any contaminants not previously considered within the site are dealt with in an appropriate manner to afford protection to the public.

- 09. An assessment of noise emanating from the road traffic (A695) upon the proposed development shall be submitted to and approved in writing by the Local Planning authority prior to any development commencing beyond construction of the wall and enclosures within the curtilage of Red Lion Cottage. No dwelling shall be constructed until an acoustic design scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that internal noise levels of 35dB LAeq during the day and 30dB LAeq and 45dB LAMax during the night can be achieved in habitable rooms. Habitable rooms on the façade facing away from the A695 shall have windows which are not restricted from opening. The scheme shall include internal room layouts to show that the main habitable rooms shall have access to a window which can be opened without causing the ingress of obtrusive noise above guidance levels. Thereafter, the approved acoustic design scheme shall implemented in full before the occupation of the dwelling it relates to and retained in perpetuity.

Main habitable rooms shall be taken to mean living rooms (07:00 - 23:00) and the master bedrooms (23:00 - 07:00)

Reason: To ensure that the development is not detrimental to future residential occupiers by reason of undue noise emission and vibrations from road traffic, in accordance with the aims of Policy GD2 of the Tynedale Local Plan.

10. All trees and hedges within the site and on its boundaries shall be retained and protected throughout the course of the development. No materials, plant or machinery shall be stored within root protection areas of trees during construction.

Reason: To ensure the protection of trees within the site, in accordance with Policy NE33 of the Tynedale Local Plan.

11. The landscaping of the site shall be carried out in accordance with the approved plans no later than the first planting season following occupation of the first dwelling. The landscaped areas shall be maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants which fail within a period of up to 5 years from the completion of the development.

Reason: In the interests of visual and residential amenity, in accordance with Policies GD2 and NE37 of the Tynedale Local Plan.

12. No development shall commence beyond the construction of the wall and enclosures within the curtilage of Red Lion Cottage until a scheme that specifies the provision that will be implemented to protect the Private Water Supply Borehole on plot 1 during the construction period has first been submitted to and approved in writing by the local planning authority. Thereafter, the borehole shall be protected throughout the duration of the construction period in accordance with the approved scheme.

Reason: To protect and maintain clean drinking water.

13. No development shall commence beyond the construction of the wall and enclosures within the curtilage of Red Lion Cottage until precise 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 Policy GD4 of the Tynedale Local Plan.

14. No dwelling shall be occupied until the car parking area indicated on the approved plans, associated with that dwelling, 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 and to ensure adequate parking provision is made, in accordance with Policy GD7 of the Tynedale Local Plan.

15. No dwelling shall 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.

16. No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('Preliminary Ecological Appraisal Corbridge Road, Hexham Northumberland December 2017) and this condition, including, but not restricted to;
 1. Adherence to 'Bat Conservation Trust. Guidance Note 08/18. Bats and artificial lighting in the UK Bats and the Built Environment series'
 2. No development shall be carried out other than in accordance with the guidance set out in 'Pollution Prevention for Businesses' (<https://www.gov.uk/guidance/pollution-prevention-for-businesses>).
 3. Production of revised landscaping plan to comprise only species native to Northumberland and not include non-native species Juneberry Amelanchier arborea "Robin Hill" (native to North America) and Swedish birch Betula pendula dalecarlica. With the exception of the non-native species, the landscaping scheme will be otherwise carried out inline with drawing number 2947/1 revision D. Replacement species to be specified as native in Northumberland in the following document:
<https://www.nwt.org.uk/sites/northumberland.live.wt.precedenthost.co.uk/files/files/Notes%20on%20Tree%20Planting%20And%20The%20Use%20of%20Native%20Species%20In%20North%20East%20England.pdf> The landscaping scheme will be fully implemented during the first full planting season (November – March inclusive). The revised landscaping plan will be submitted to and agreed in writing with the LPA prior to construction commencing and fully implemented as approved.
 4. Installation of bat and bird boxes as specified in LD_01 Proposed external hard landscaping (received by email on the 16/08/19)

5. An updating ecological survey to be carried out in the event that development works do not commence before the end of 2020 with the results of that survey together with any necessary modifications to avoidance, mitigation or enhancement measures to be forwarded to and agreed in writing with the Local Planning Authority before development works commence.
6. Any deep (in excess of 300mm) excavations left open overnight to be either securely covered, fenced or provided with an earth or timber ramp not less than 300mm wide and no steeper than 45 degrees to provide an escape route for ground animals that might otherwise become entrapped.
7. No removal of vegetation or felling of trees shall be undertaken between 1 March and 31 August unless a suitably qualified ecologist has first confirmed that no birds nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.
8. Root protection zones will be implemented around all retained trees and hedgerows in accordance with the guidance given in BS5837
9. Gaps of 15cm are provided in every boundary fence for houses to allow for free movement of hedgehogs.”

Reason: To protect and enhance biodiversity, in accordance with Policies NE27 and NE37 of the Tynedale Local Plan.

17. Prior to first occupation of the dwellings hereby permitted, precise details of the arrangement from the existing watercourse to the new swale through the development site shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved plans before the dwellings are occupied.

Reason: To ensure the risk of flooding does not increase elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy.

18. Prior to first occupation of the dwellings hereby permitted, precise details of the watercourse through plots 104 inclusive, including gaps through any fencing and moderations of the existing outlet structure, shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved plans before the dwellings are occupied.

Reason: To reduce the risk of flooding to the new dwellings and to ensure the risk of flooding does not increase elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy.

19. Notwithstanding the detail contained within the application, finished floor levels shall be set at least 150mm above ground level.

Reason: To reduce the risk of flooding to the new dwellings, in accordance with Policy GD5 of the Tynedale Core Strategy.

20. Prior to first occupation of the dwellings hereby permitted, precise details of the swale and inlet to the pipe, including any grille, shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved plans before the dwellings are occupied.

Reason: To reduce the risk of flooding to the new dwellings and to ensure the risk of flooding does not increase elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy.

21. Prior to first occupation of the dwellings hereby permitted, precise details of the gullies in the visitor parking bays and their method of connection to the culverted watercourse shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in accordance with the approved plans before the dwellings are occupied.

Reason: To reduce the risk of flooding to the new dwellings and to ensure the risk of flooding does not increase elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy.

22. Prior to first occupation of the dwellings hereby permitted, precise details of the adoption and maintenance of all SuDS features shall be submitted to and approved in writing by the local planning authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development, shall be comprised within the submitted details and be implemented in full thereafter for the life of the development.

Reason: To reduce the risk of flooding to the new dwellings and to ensure the risk of flooding does not increase elsewhere, in accordance with Policy GD5 of the Tynedale Core Strategy.

Informatives:

1. You are advised that off site highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at highwaysplanning@northumberland.gov.uk to progress this matter.

2. You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offer this service. You should contact highwaysplanning@northumberland.gov.uk
3. You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk
4. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
5. You are advised to contact the Councils Lighting Section on HighwaysStreetLighting@northumberland.gov.uk before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.
6. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.
7. The risk of encountering bats, nesting birds or other protected species in connection with the execution of this planning consent is low providing the conditions are strictly adhered to, but there remains 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. 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. Further information about protected species and the law can be found on the Natural England website at www.naturalengland.org.uk
8. Bat and bird boxes should be installed within the structure of the new building/s i.e. be integrated within the building. This ensures the longevity of the feature. A web search for 'integrated bird boxes' or 'integrated bat boxes' will provide information about designs and suppliers. Further information on bats in buildings can be found at

http://www.bats.org.uk/pages/accommodating_bats_in_buildings.html
http://www.bats.org.uk/pages/bat_boxes.html#Integrated%20bat%20boxes

9. For more information on bat friendly timber treatments please refer to:

<https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>

More information on Breathable Membranes for re-roofing:

http://www.bats.org.uk/pages/breathable_roof_membranes.html

10. Using native species in landscaping schemes has many advantages. They are the most likely to support the most wildlife, and avoid the risk of the problems that invasive species bring. Many of them are just as attractive as ornamental varieties, and will bring a sense of local distinctiveness to planting schemes. Suppliers of these species can easily be found on the internet, but an especially good resource is the Flora Locale website; this provides extensive advice but also has a list of suppliers that have signed up to its code of conduct for the growing and supply of native plants.

<http://www.northumberlandcoastalb.org/files/Downloads/Botanical%20species%20native%20to%20Northumberland%20-%20Google%20Docs.pdf>

Date of Report: 22nd November 2018

Background Papers: Planning application file(s) 17/04661/FUL, T/20021116