



Northumberland

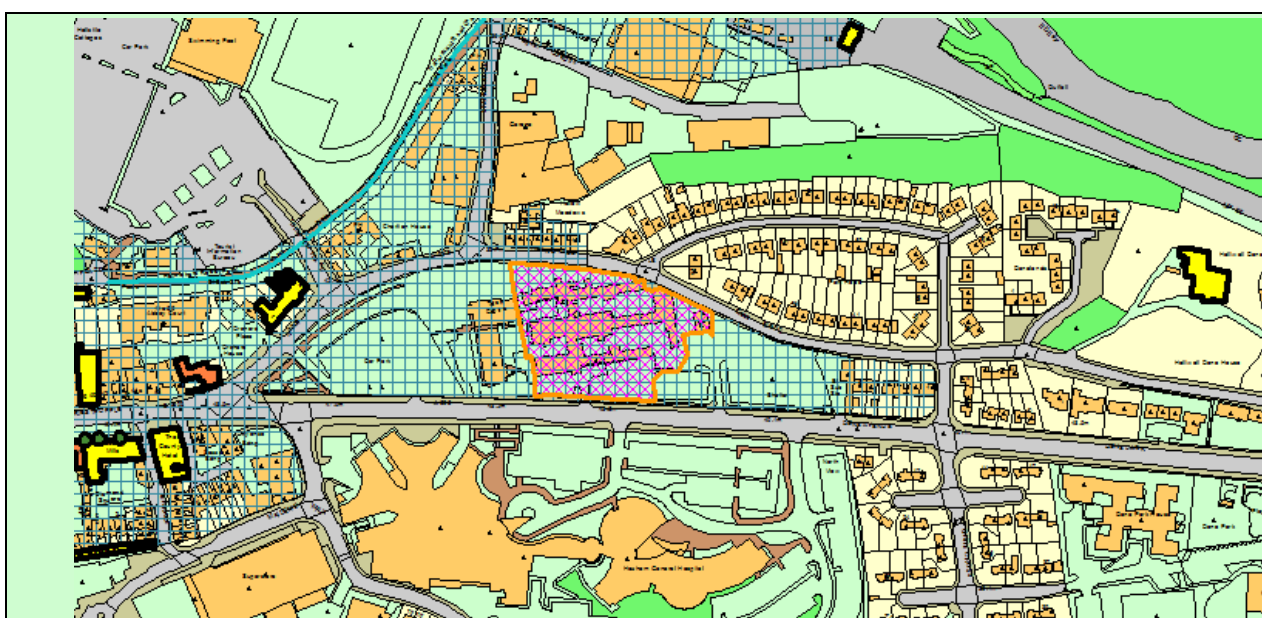
County Council

Tynedale Local Area Council Planning Committee

10 December 2019

Application No:	19/01380/FUL		
Proposal:	Demolition, refurbishment and extension of Old Hexham Workhouse buildings into 34 No. Flats		
Site Address	The Old Workhouse, Corbridge Road, Hexham, Northumberland NE46 1QJ		
Applicant:	Mr Mark McArdle, HMC Group Ltd, Bank Chambers, 1st Floor, 26 Mosley Street , Newcastle Upon Tyne, NE1 1DF	Agent:	Mrs Joanna Wylie, Acanthus Darybshire Architects Ltd, 8 Hawthorn Road, Gosforth, Newcastle upon Tyne, NE3 4DE
Ward	Hexham East	Parish	Hexham
Valid Date:	10 May 2019	Expiry Date:	13 December 2019
Case Officer Details:	Name: Mr Neil Armstrong Job Title: Senior Planning Officer Tel No: 01670 622697 Email: neil.armstrong@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

- 1.1 This application is brought to the Planning Committee given the strategic nature of the proposals and the application site.

2. Description of the Proposals

- 2.1 Full planning permission is sought for the demolition, refurbishment and extension of the Old Workhouse buildings located on Corbridge Road, Hexham into 34no. residential units. The housing mix would comprise 2no. two-bedroom properties; 26no. two-bedroom flats; and 6no. three-bedroom flats.
- 2.2 The 0.71 hectare application site is located to the east of the centre of Hexham and is occupied by a range of buildings associated with the former workhouse and hospital use of the site. It is adjoined to the south by mature trees and the A695 highway (Corbridge Road) from where vehicular access is currently taken, whilst the large buildings and site of Hexham General Hospital are located to the south side of this road. To the north the site is bounded by residential properties at a lower level on Dean Street, with properties located at a higher level to Dean Street located further east on Peth Head. To the west are the buildings at Dale House and the Torch Centre, with the new bus station beyond this.
- 2.3 The privately operated car park land to the east of the site is subject to a separate application from McCarthy and Stone for the development of 43no. retired living apartments (19/01296/FUL), which is also pending determination.
- 2.4 The application site is located within the Hexham Conservation Area and towards its eastern boundary. None of the buildings on the site are listed, and the nearest listed buildings are the Grade II listed 1 – 4 Orchard Place and the Grade II* listed Orchard House located around 130 metres further to the west.

3. Planning History

Reference Number: 16/02273/TREECA

Description: Trees in a Conservation Area: Proposed works: Crown thinning by 30% as part of maintenance works due to overgrowing and excessive shading to T1 - Lime, T2 - Leyland cypress, T3 - Leyland cypress, T4 - Leyland cypress, T5 - Leyland cypress, T6 - Leyland cypress, T7 - Leyland cypress, T8 - Beech and Hedge 1

Status: Permitted

Reference Number: 19/01296/FUL

Description: Erection of 43no. Retirement Living Housing (category II type accommodation), communal facilities, landscaping and car parking, following demolition of existing building (as amended)

Status: Pending consideration

Reference Number: T/20110141

Description: Advertisement consent for one non illuminated car park sign

Status: Permitted

Reference Number: T/20101011

Description: Retrospective: Change of use from private car park to public pay-per-use car park

Status: Permitted

Reference Number: T/20080945

Description: Conservation Area Consent: Demolition of several single storey buildings including free-standing brick walls surrounding compounds

Status: Permitted

Reference Number: T/980896

Description: Outline application for hospital redevelopment and housing

Status: Permitted

4. Consultee Responses

Hexham Town Council	The Council is happy in principle with the proposed development which it believes to be of substantial importance to the town, subject to the various conditions and considerations proposed by the relevant County Council bodies being addressed.
Building Conservation	Building Conservation consider that the proposed conversion of the Workhouse to provide apartments is to be welcomed. The loss of some original fabric is regrettable and any new additions should be of the highest quality in terms of design and materials in order that they can sit comfortably with the original buildings.
County Archaeologist	Conclude that the proposals are acceptable from an archaeological perspective in this instance, providing that an appropriate and proportionate level of recording is carried out on both the standing historic buildings and below ground works.
Historic England	No comments - suggest that the views of the Council's specialist conservation and archaeological advisers are sought.
Highways	No objection subject to conditions in respect of lighting; car and cycle parking; access; parking management strategy; drainage; demolition and construction method statement; and refuse management.
Architectural Liaison Officer - Police	No response received.
Fire & Rescue Service	No objection in principle.

Health Care CG	Request that the developer makes a contribution of £15,000 on completion of the first dwelling to ensure the expansion of the healthcare infrastructure can be completed in a timely manner to serve the new residents.
Public Protection	No objection subject to conditions in respect of impacts during construction period and noise protection for new units.
County Ecologist	There are a number of bat roosts in the buildings which will be affected by the works and recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017. No objection is raised subject to conditions securing appropriate ecological mitigation measures.
Lead Local Flood Authority (LLFA)	No objection subject to conditions.
Environment Agency	No response received.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	49
Number of Objections	1
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Conservation Area: 23 May 2019

Press Notice - Hexham Courant: 23 May 2019

Summary of Responses:

One objection has been received from a neighbour at Peth Head opposite and to the north of the site. This raises concerns that the proposals mean that the new residents will be looking into their property resulting in loss of privacy.

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=PQQ9UTQSFS800>

6. Planning Policy

6.1 Development Plan Policy

Tynedale District Local Plan (2000)

GD2 Design criteria for new development
GD4 Range of transport provision
GD7 Car parking standards
NE27 Protected Species
NE33 Tree protection
NE34 Tree felling
NE35 Tree Preservation Orders
NE37 Landscaping in developments
BE17 Demolition of buildings in conservation areas
BE22 Setting of listed buildings
BE27 Archaeology
BE28 Archaeological assessment
BE29 Development and preservation
H4 Commuter pressure area housing site allocations
H16 Community facilities and infrastructure requirements associated with housing development
H32 Residential design criteria
LR11 Outdoor sports facilities for new development
LR15 Play areas in new residential developments
CS21 Location of noise sensitive uses
CS23 Development on contaminated land
CS24 Development adjacent to or in the vicinity of contaminated land
CS27 Sewerage

Tynedale Core Strategy (2007)

GD1 Location of development
GD2 Prioritising sites for development
GD4 Transport and accessibility
GD5 Flood risk
GD6 Planning obligations
NE1 Natural environment
BE1 Built environment
H1 Principles for housing
H2 Housing provision and management of supply
H3 Location of new housing
H5 Housing density
H6 Change of use of existing buildings to housing
H7 Meeting affordable housing needs
H8 Affordable housing on market sites
EN1 Principles for energy
EN3 Energy conservation and production

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG) (2018, as updated)

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

STP 1 Spatial strategy
STP 2 Presumption in favour of sustainable development
STP 3 Principles of sustainable development
STP 4 Climate change mitigation and adaptation
STP 5 Health and wellbeing
QOP 1 Design principles
QOP 2 Good design and amenity
QOP 3 Public realm design principles
QOP 4 Landscaping and trees
QOP 5 Sustainable design and construction
QOP 6 Delivering well-designed places
TRA 1 Promoting sustainable connections
TRA 2 The effects of development on the road network
TRA 4 Parking provision in new development
TRA 5 Rail transport and safeguarding facilities
ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment
ENV 2 Biodiversity and geodiversity
ENV 3 Landscape
ENV 7 Historic environment and heritage assets
ENV 9 Conservation Areas
WAT 2 Water supply and sewerage
WAT 3 Flooding
POL 1 Unstable and contaminated land
POL 2 Pollution and air, soil and water quality
INF 1 Delivering development related infrastructure
INF 2 Community services and facilities
INF 6 Planning obligations

Hexham Neighbourhood Plan - Submission Draft March 2019

HNP1 Sustainable development in the Neighbourhood Area
HNP2 High quality sustainable design in the Neighbourhood Area
HNP3 Design in the Hexham Conservation Area
HNP4 Non designated heritage assets
HNP7 Designated heritage assets
HNP8 Housing site allocations
HNP9 New housing development
HNP10 Affordable housing and community-led housing
HNP17 Hedgerows, trees and verges in Hexham
HNP 21 Walking and cycling in Hexham

6.4 Other Documents/Strategies

Hexham Conservation Area Character Appraisal (March 2009)
The Setting of Heritage Assets (Historic England – December 2017)

7. Appraisal

- 7.1 In assessing the acceptability of any proposal regard must be given to policies contained within the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration and states that the starting point for determining applications remains with the development plan, which in this case contains policies from the Tynedale Local Plan and Tynedale Core Strategy as identified above.
- 7.2 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Council submitted the Northumberland Local Plan, in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 and Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019 for examination. The Plan is currently in the process of Examination.
- 7.3 In addition, Hexham Parish is a designated Neighbourhood Area. A Neighbourhood Plan has been prepared and consultation has been undertaken on that Plan in accordance with statutory requirements and has now been submitted to the Council. The Draft Neighbourhood Plan is therefore a material consideration in the determination of this planning application, although it may only be afforded some weight at this stage.
- 7.4 The main issues for consideration include:
- Principle of development
 - Affordable housing
 - Design and impacts on heritage assets
 - Residential amenity
 - Highway safety
 - Ecology and trees
 - Flood risk and drainage
 - Planning obligations

Principle of Development

- 7.5 Having regard to the Tynedale Local Plan, the larger site including the car park land to the east site is allocated for housing development under saved Policy H4 (site H4.4 – Hexham Hospital North) and this continues to be a saved policy at this time. Policy GD1 of the Tynedale Core Strategy identifies Hexham as a main town that will be the focus for new development, whilst the development of the site for housing would also be in accordance with Policies H1 and H3 of the Core Strategy. Policy H6 of the Core Strategy also permits the change of use of existing buildings to residential use.
- 7.6 The publication draft Northumberland Local Plan has been informed by much more up-to-date evidence than the previous 'saved' plan policies, with that

evidence base also being a material consideration of reasonable weight in itself. In terms of housing, the draft Local Plan allocates this wider 1.15ha former workhouse/hospital site in Policy HOU 4 for circa 80-85 dwellings as part of meeting the Plan's distributed housing needs for the Hexham area (a minimum 530 net additional dwellings as set out in Table 7.1 and Policy HOU 3 for the corresponding designated Neighbourhood Plan area). The proposed development would therefore be in accordance with this draft allocation. The supporting text to Policy HOU5 also highlights the identified needs for providing smaller 1 and 2-bedroom homes (as informed by the latest needs in the 2018 Strategic Housing Market Assessment Update), and particularly the provision of homes in accessible central locations suitable for older and vulnerable people.

- 7.7 The draft Neighbourhood Plan is broadly consistent with the emerging Local Plan in respect to this site, allocating the 1.3ha Workhouse (Old Hospital) site on Dean Street and Corbridge Road under Policy HNP8 for housing and more specifically in Policy HNP8.1 for at least 41 dwellings. The specific policy allocation at Policy HNP8.1 states:

This site is allocated for housing development. Any proposal on this site must demonstrate through a Design and Access Statement how the following have been incorporated into the scheme:

- a) Retention of existing buildings, which are non-designated heritage assets which make a positive contribution to the conservation area. This will be best determined through submission of a Heritage Statement; and*
- b) How the development will preserve or enhance the character and appearance of the Hexham Conservation Area; and*
- c) High quality landscaping along the frontage and within the development; and*
- d) Safe access for vehicles, pedestrians and cyclists into the site.*

New build on undeveloped parts of the site will be appropriate and should comprise high density development due to the central location of the site.

The site can accommodate 41+ dwellings.

- 7.8 The supporting text in the Plan also goes on to state that *"This site is proposed for a mixed-use, affordable housing scheme including some employment and business use. Support will be given for a community-led housing scheme on this site. A key principle for any development on this site will be the retention and where possible interpretation of the historic buildings related to the Workhouse. The total site is 1.3ha and could accommodate at least 41 dwellings and other small-scale uses."*

- 7.9 The application must be assessed on its own merits against extant development plan policies and relevant material considerations, including the NPPF and the emerging new Northumberland Local Plan and Hexham Neighbourhood Plan and their associated evidence base. The application site

is a previously-developed 'brownfield' site within the Green Belt-defined settlement boundary for the town, and situated within the town's Conservation Area. The site is allocated for residential development in extant/'saved' development plan policies as well as the emerging Local Plan and Neighbourhood Plan, and as such the proposal would be in general accordance with these allocations, while also making effective use of 'brownfield' land for homes and avoiding low densities as encouraged by the NPPF, as well as helping to meet identified local housing needs for smaller 2-bedroom homes in particular. Subject to achieving a satisfactory design and satisfying other matters to be discussed in more detail, the proposal could deliver a sustainable form of development within a suitable location having regard to the NPPF.

Affordable Housing

- 7.10 Evidence prepared to inform the emerging Northumberland Local Plan is a material consideration in the determination of planning applications. In particular, the Northumberland Strategic Housing Market Assessment Update (SHMA, June 2018) indicates a residual countywide affordable housing need for the period 2017-22. In the context of the evidence based housing requirement in the emerging Northumberland Local Plan for the plan period 2016-2036, this equates to a residual need for 17% of homes on new permissions to be affordable.
- 7.11 In order to meet the affordable housing identified in the SHMA, a minimum of 17% of homes on new permissions will be expected as affordable housing products unless up to date evidence indicates a higher contribution is required to meet local needs. The most recent Hexham Housing Needs Assessment (HHNA - 2016) states that all new developments within Hexham should provide 30% of affordable homes. Given the level of affordable housing need identified by the HHNA, housing demand identified by Homefinder and the potential capacity to accommodate housing over the next five years or beyond, there is a strong case to seek a substantial affordable housing contribution from all new developments in Hexham.
- 7.12 Following advice from the Council's Affordable Housing Officers it is noted that there are concerns from the local Registered Providers in regards to service charges in this form of development that would make the apartments on the scheme unsuitable for affordable housing units for shared ownership or rent.
- 7.13 Furthermore, officers have taken into account the nature of the site and Government policy guidance on applying vacant building credit. Paragraph 63 of the NPPF sets out when affordable housing contributions should not be sought on development. This includes that *"to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount"*.
- 7.14 The National Planning Practice Guidance also states that *"where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when*

the local planning authority calculates any affordable housing contribution which will be sought”.

- 7.15 The Affordable Housing Officers have applied the relevant calculation in terms of the vacant building credit. For this scale of development and applying the 30% affordable housing target the normal provision to be sought would be 10 units. However, when applying the vacant building credit in this case the level of contribution sought would equate to 0.4 units and a commuted sum would be sought. Having regard to the average prices from the development and the Council's Affordable Housing Protocol, this will equate to an off-site sum of £9,498.10.
- 7.16 The applicant's Planning Statement sets out that the applicant has submitted a Viability Appraisal which has been jointly prepared with the proposals for the retirement living accommodation on the land directly to the east of the site (19/01296/FUL). It is suggested that this shows that combined, both schemes cannot viably accommodate affordable housing contributions and so, in order for the schemes to be deliverable, affordable housing cannot be provided.
- 7.17 Paragraph 57 of the NPPF states that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage, whilst the weight to be given to a viability assessment is a matter for the decision maker having regard to all the circumstances of the case.
- 7.18 The applicant's Viability Appraisal has been reviewed by relevant Council officers. Whilst an initial review suggested that a viable scheme compliant with planning policy could be achieved, the applicant has provided further information with regard to build costs. This further information has been reviewed by the Council, and the relevant officers agree with the statement that the development is unviable and as such unable to support any contributions to be secured as planning obligations.
- 7.19 This will also be considered later in the report with regard to other potential planning obligations. However, with regard to the provision of affordable housing, on the basis of applying the vacant building credit and the viability appraisal information, it has been justified that no affordable housing contribution would be required as part of the development of this particular scheme.

Design and Impacts on Heritage Assets

- 7.20 In addition to Policy GD1 of the Core Strategy, which requires the scale and nature of development to respect the character of the town or village concerned, Policies GD2 and H32 of the Local Plan seek to ensure that development is appropriate for its location in terms of matters such as layout, scale, design and impact upon the amenity of residents. Policy BE1 of the Core Strategy seeks to conserve and enhance Tynedale's built environment and conservation areas.
- 7.21 The NPPF also supports good design in new development that is appropriate for its location. Paragraph 124 states that *“the creation of high quality*

buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities". Paragraph 130 states that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions". This goes on to state that "conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to the development".

- 7.22 Section 16 of the NPPF, and in particular paragraphs 189 – 202, also set out the framework for considering applications affecting the historic environment. 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 proposed development is not considered to result in any effects on the setting of listed buildings.
- 7.23 Consideration has also been given to emerging Policies QOP 1, QOP 2, QOP 4, QOP 5, QOP 6, ENV 1, ENV 7 and ENV 9 of the Northumberland Local Plan and Policies HNP2, HNP3, HNP4, HNP7 and HNP9 of the Neighbourhood Plan in respect of design and the historic environment. Although not listed buildings and designated heritage assets in this respect, Annex A of the Neighbourhood Plan identifies the Workhouse buildings as a non-designated heritage asset that are considered to justify definition within the Neighbourhood Plan as significant non-listed heritage assets.
- 7.24 As referred to above the site is allocated for housing development, therefore it is considered acceptable in principle for new development in this location. The proposals represent a good opportunity to re-use and enhance an important group of buildings for an acceptable use in this location. In addition the re-use of the buildings and sympathetic extensions and alterations could achieve the enhancement of the Conservation Area to the benefit of the site and wider area. Officers have therefore welcomed the general approach to the conversion and redevelopment of the site, and consider that a good and high quality form of development could be achieved.
- 7.25 An important material consideration in this case is the impact of the development upon heritage assets, including the demolition of sections of the buildings themselves. The applicant had been advised at pre-application stage that there would be a need for justification to be clearly provided with any application in relation to the proposals, particularly in relation to the elements of demolition and new extensions. Previous officer advice has set out the need for clear and convincing justification for the demolition or alteration of the buildings, as well as internal fabric.
- 7.26 The Workhouse dates back to 1839 and was constructed with its frontage on the south side of Dean Street comprising three parallel two storey blocks linked by an administration block. The Workhouse was altered and extended in 1883 with the addition of an administration block, Master's House, two fever wards and a dining room at the western end of the buildings. Further

alterations and additions have been added in the 19th and 20th centuries due to changes in function and style over that period. This is reflected in the form and location of the surviving buildings.

- 7.27 A Conservation Area Character Appraisal was adopted for Hexham in 2009 (HCACA), which describes the character of the area and its importance to the town. It describes Hexham as a town of great historic and architectural significance with a rich variety of built form, predominantly of stone with steeply pitched rooflines, making for an interesting townscape. With regard to the Workhouse the HCACA describes it as follows: *“in spite of its size it has a sober, domestic quality which is very attractive, and it commands a key position on Corbridge Road, marking the entrance to the town centre and giving a foretaste of the important buildings to come”*. The application site is located within ‘The Industrial Belt’ Character Area of the HCACA, and which lies to the east of ‘The Town Centre’ area. In terms of key buildings within the Industrial Belt the HCACA recognises the old Workhouse as the outstanding building in this area.
- 7.28 The application has been assessed by Building Conservation who advise that it is unfortunate that the proposed areas of demolition focus on the removal of the earliest surviving middle range and the later linking corridors and will also impact on many of the limited number of surviving features, most notably the paintings in the dining hall, which are in a poor condition. However this decision has been arrived at to minimise the impact of the demolitions on the character and appearance of the Conservation Area - the Middle block being the least visible from the main routeways into Hexham and in order to achieve amenity distances between the proposed apartments in the north and south ranges. The proposed demolitions are therefore accepted by Building Conservation. However it is considered that there should be a programme of building recording of the areas to be demolished and of the internal paintings.
- 7.29 The Council’s Archaeologists identify that the Workhouse has previously been assessed for national designation, but due to the degree of change to the original (1839) buildings from the late 19th century onwards, it was concluded that the buildings did not possess the special interest necessary to qualify for listing but should be regarded as being of local to regional significance. They go on to state that having considered the proposed works in the context of the conversion and continued survival of the majority of the Workhouse buildings, the undesignated status of the buildings, Historic England’s Conservation Principles and paragraphs 184, 189, 190, 197 and 199 of the NPPF, they conclude that the proposal is acceptable from an archaeological perspective in this instance, providing that an appropriate and proportionate level of recording is carried out.
- 7.30 Officers have discussed the layout and design of the proposals with the architect and Building Conservation, particularly in respect of the new extensions to the inner facing elevations of the north, east and south ranges that would provide a more contemporary contrast with the historic buildings. Following minor amendments to the design and detailing Building Conservation have advised that the revisions to the elevations and the floor plans of the proposed modern extensions are acceptable in line with previous advice given. The choice of brick to the inward facing elevations of the

proposed extensions is of vital importance to compliment the original historic stone buildings and a condition should be added regarding the submission of all external materials. The re-siting of the bin store from the site frontage to the eastern boundary is also considered to be acceptable.

- 7.31 The response from Building Conservation to the amended plans does not identify any level of harm (i.e. substantial or less than substantial having regard to the NPPF). They consider that the proposed conversion of the Workhouse to provide apartments is to be welcomed, and whilst the loss of some original fabric is regrettable, any new additions should be of the highest quality in terms of design and materials in order that they can sit comfortably with the original buildings. Further information has been identified by Building Conservation that would need to be secured for further approval. This includes a detailed method statement for the conservation and restoration of the buildings.
- 7.32 The proposed development as a whole is considered to result in an acceptable and high quality design and form of development that would bring important vacant buildings back into a suitable use, whilst enhancing the character and appearance of this part of the Conservation Area. The proposal is therefore considered to be acceptable having regard to Policies GD2 and H32 of the Local Plan, Policy BE1 of the Core Strategy and the NPPF.

Residential Amenity

- 7.33 As well as looking to achieve a good quality of design in new residential development, Policies GD2 and H32 of the Local Plan set out the requirements for developments to ensure there would be no adverse effects upon residential amenity, and future occupants would also achieve acceptable standards of amenity.
- 7.34 On the basis of the submitted information, and having regard to the development and constraints as a conversion scheme of existing buildings, it is not considered that there would be significant impacts upon the amenity of residents and other uses adjacent to the site.
- 7.35 One objection has been received from the occupier of 1 Peth Head, which is a semi-detached property located directly opposite the north range of buildings, to the east of properties at Dean Street and at the western end of properties on Peth Head. This raises objections regarding overlooking from the new residential units and loss of privacy.
- 7.36 Policy H32 of the Tynedale Local Plan looks to secure a minimum of 25 metres between the rears of new two-storey dwellings and existing dwellings, however this does not stipulate requirements between the rear of new development and the front of existing dwellings, or situations with conversion schemes. However, a distance of 21 metres is generally accepted as being an appropriate separation between facing elevations.
- 7.37 In this case the corner of the front elevation of 1 Peth Head is around 18.2 metres from the nearest part of the buildings that would face north towards this property. However, it should be noted that the existing buildings are not

directly facing, with the front elevation of 1 Peth Head being angled so that it faces the south-east and the side elevation of a garage is the nearest part of the dwelling to the application site. The nearest windows serving the new apartments facing towards 1 Peth Head would serve bedrooms and bathrooms.

- 7.38 In light of the above, despite the building and windows already being in situ, it is acknowledged that there may be some impacts from the new residential use of the buildings upon the amenity of the nearest properties to the north. It is also acknowledged that the buildings are at a higher level than properties on Dean Street and existing trees to this boundary that currently help to screen the site would be removed. However, given the nature of the proposals as the conversion of an existing building, and the relationship and separation between the buildings and the adjacent properties, it is not felt that there would be any significant or harmful impacts upon the amenity of adjacent residents or other users. New tree planting is also proposed to the northern boundary that will assist in mitigating any impacts. It is also considered that the scheme would deliver an acceptable level of amenity for the occupants of the new apartments having regard to the relationship with existing and proposed development.
- 7.39 Furthermore, the Council's Public Health Protection team has raised no objection to the development subject to conditions that would mitigate any potential effects in respect of potential road noise for the occupants of the new apartments. The proposed development is therefore considered to be in accordance with Policies GD2, H32, CS19 and CS21 of the Local Plan and the NPPF.

Highway Safety

- 7.40 The proposal has been assessed having regard to Policies GD4 and GD7 of the Local Plan, Policy GD4 of the Core Strategy and the NPPF. The NPPF, at Paragraph 109, advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.41 Comments have been received from the Council's Highways Development Management Team (HDM) in response to consultation on the application. HDM have considered the effects of the development in this location in respect of highway safety taking into account matters of pedestrian routes, public transport and cycles; road safety; travel plan; car parking; highway works; and refuse storage/servicing. HDM advise that the application is not expected to generate a level of trips that cannot be accommodated within the existing road network and as such, the site would be considered acceptable in principle.
- 7.42 Given the location of the site, HDM state that the site is considered acceptable in terms of accessibility and connectivity across the wider area with good levels of access to sustainable travel modes. Officers concur that this is a suitable and sustainable location for new residential development with good accessibility and connectivity that would deliver sustainable

development in accordance with Policies GD1 and GD4 of the Core Strategy and the NPPF.

- 7.43 The applicant has submitted additional information and amendments to address other matters raised in the initial response from HDM. As a result HDM have raised no objection to the proposal subject to conditions securing details of lighting; car and cycle parking; access arrangements (including restricting access from Peth Head to the north); parking management strategy on the A695; surface water drainage; construction method statement; and a refuse strategy.
- 7.44 On this basis it is felt that this is a suitable site for development with good accessibility and connectivity. Furthermore, there are not considered to be any other significant or adverse impacts in respect of highway safety. The proposal is therefore considered to be acceptable having regard to Policies GD2, GD4 and GD7 of the Local Plan, Policy GD4 of the Core Strategy and the NPPF.

Ecology and Trees

- 7.45 The Local Plan, Core Strategy and NPPF highlight the importance of considering potential effects upon the biodiversity and geodiversity of an area. The proposed development will also impact upon existing trees within and to the boundaries of the site. Policies NE27, NE33, NE34 and NE37 of the Local Plan and Policy NE1 of the Core Strategy are therefore relevant. Section 15 of the NPPF relates specifically to the conservation and enhancement of the natural environment, including impacts on habitats and biodiversity.
- 7.46 The Council's Ecologists have been consulted on the application and supporting ecology reports, which highlight that there are a number of bat roosts in the buildings that will be affected by the works. The Ecologists highlight that recent case law has shown that where a planning application is likely to have implications for European protected species, explicit consideration must be given to the three tests enshrined in Regulation 55 of the Conservation of Habitats and Species Regulations 2017. The three tests are:
- the proposal must be required for imperative reasons of overriding public interest or for public health and safety;
 - there must be no satisfactory alternative to the proposal; and
 - the proposal will not be detrimental to the maintenance of the favourable conservation status of the species in its natural range.
- 7.47 Regarding the first of these, the test of imperative reasons of overriding public interest seems to be considered to have been satisfied if a proposal accords with the relevant development plan, and hence can be seen to be meeting an identified development need. On this basis the proposal would be in accordance with the development plan, with the principle of development being supported as well as this being an allocated housing site to meet an identified need.

- 7.48 The second test concerns whether the development need which the application is seeking to meet can be met in any other way which has no, or a lesser, impact on the species concerned. There are two strands to this test; whether the development need could be met in a different way than through this particular application, and whether the development proposal itself could be re-configured or undertaken in such a way that it meets the same development need while having a lower impact on the population of protected species concerned. In the case of old buildings such as this, bat roosts will be lost if the buildings continue to deteriorate and so it is essential for the survival of the roosts for the buildings to be renovated and maintained. The Ecologists highlight state that this scheme does this in a manner that maintains and enhances existing roost provision and so there is no satisfactory alternative that will have a lesser impact on them.
- 7.49 The third of these is examined in terms of the mitigation proposals submitted by the applicants. The Ecologists have advised that it will maintain the favourable conservation status of the bat populations at this site as long as the proposed mitigation is secured. No objections have therefore been raised on ecological grounds on condition that avoidance, mitigation and enhancement measures are secured by planning condition.
- 7.50 The existing mature trees to the southern boundary with Corbridge Road form an attractive avenue along with others along the highway, and are shown to be retained, although some trees to the north, including the Leyland Cypress, and within the site are proposed to be removed. The applicant has indicated tree protection measures that can be secured by condition for those trees to be retained. As the trees to be retained are located just within the boundary of the Conservation Area then any potential future works would be subject to notification to the Local Planning Authority. New tree planting is proposed as part of the development as set out within the submitted landscaping scheme.
- 7.51 On this basis of securing appropriate tree protection measures during construction, as well as recommended avoidance, mitigation and enhancement measures, including additional landscaping, the development is considered to be in accordance with the above development plan policies and the NPPF.

Flood Risk and Drainage

- 7.52 The site is located within flood zone 1, which is therefore at a lower risk from flooding. The application has been assessed against Tynedale Core Strategy Policy GD5 and the NPPF in relation to ensuring development is directed to areas at a lower risk of flooding and that it would not increase flood risk elsewhere.
- 7.53 Consultation has taken place with Northumbrian Water (NWL) and the Lead Local Flood Authority (LLFA). NWL raise no objection subject to a condition securing details within the drainage report regarding proposed foul and surface water discharge. In addition, the LLFA raises no objection subject to conditions. On this basis the proposal is considered to be acceptable having regard to Policy GD5 of the Core Strategy and the NPPF.

Planning Obligations

- 7.54 Policy GD6 of the Core Strategy sets out that planning obligations will be sought where necessary to prescribe the nature of development; or secure compensation from the developer for loss or damage caused by the development; or mitigate the impact of a development. Paragraph 56 of the NPPF states that planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 7.55 As referred to earlier in the assessment of affordable housing provision, paragraph 57 of the NPPF states that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage, whilst the weight to be given to a viability assessment is a matter for the decision maker having regard to all the circumstances of the case.
- 7.56 Consultation has also taken place on the application with NHS Northumberland Clinical Commissioning Group (CCG) with regard to the scale of development and need for any contribution to healthcare. The CCG has considered the likely need for a contribution having regard to the scale of development and the location. Officers have been advised that GPS serving Hexham have confirmed that a scheme of this size will require investment in infrastructure to serve the new residents.
- 7.57 A formula has been applied that the CCG has adopted throughout Northumberland and based upon the proposed housing mix. On this basis the CCG has requested a single payment of £15,000 from the developer as a Section 106 contribution, which should be on completion of the first apartment to ensure the expansion of the healthcare infrastructure can be completed in a timely manner to serve the residents.
- 7.58 Furthermore, following consultation with the Council's Education team a contribution of £48,000 has been requested in order to mitigate the impact of development on high school capacity.
- 7.59 As discussed earlier the applicant has provided information to the Council that seeks to demonstrate that the proposal would not be viable and would not therefore be able to provide any requested financial contributions. The additional information and revised costs provided by the applicant have been reviewed by officers, which have also been cross-referenced with the costs of the refurbishment of another scheme in Hexham, which provides relevant evidence in the locality.
- 7.60 On balance it is considered the Quantity Surveyor's costs are reasonable and can be accepted. Officers have therefore been advised that this therefore means the development is unviable and as such is unable to support any Section 106 obligations. On this basis, whilst it is disappointing that no contributions would be secured, having regard to the NPPF and the PPG, as

well as the benefits arising through the redevelopment of this important non-designated heritage asset and enhancement of the site and Conservation Area, this approach is acceptable in this instance.

Other Matters

Equality Duty

- 7.61 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

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

Human Rights Act Implications

- 7.63 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.
- 7.64 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.
- 7.65 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 principle of the development on this previously-developed and allocated housing site within Hexham is considered to be acceptable and in accordance with the adopted development plan, emerging planning policy and the NPPF. This is an accessible and sustainable location for new housing and the development would meet an identified housing need.
- 8.2 The proposed design and form of development would secure the reuse of this important non-designated heritage asset and enhance the buildings and the character and appearance of the Conservation Area. There are not considered to be significant or unacceptable harmful impacts on the amenity of adjoining residents and users.
- 8.3 The proposal is also considered to be acceptable in respect of other matters such as highway safety, ecology, trees and drainage/flood risk, subject to conditions to mitigate any impacts as required.
- 8.4 Following assessment of the applicant's viability appraisal it is accepted that the development is unable to support any Section 106 obligations, although the benefits of redeveloping this vacant site are also an important material consideration.
- 8.5 The proposal would therefore deliver an acceptable and sustainable form of development overall in respect of economic, social and environmental objectives that would be in accordance with the development plan and the NPPF.

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 otherwise than in complete accordance with the approved plans. The approved plans for this development are:-

- 3045.01.2041 C – Location Plan
- 3045.01.2044 C – Site Plan
- 3045.01.2050 C – Demolition Drawing - Elevations
- 3045.01.2104 D – North Range Floor Plans
- 3045.01.2102 E – South Range Floor Plans
- 3045.01.2103 C – West Range Floor Plans
- 3045.01.2105 E – East Range Floor Plans

3045.01.2106 D – South Range Elevations
3045.01.2107 D – South Range Elevations 2
3045.01.2106 C – West Range Elevations
3045.01.2109 D – North Range Elevations
3045.01.2110 D – North Range Elevations 2
3045.01.2111 F – East Range Elevations
3045.01.2114 C – Roof Plan
HOH L1 B – Landscape Proposals

Drainage Strategy Residential Development at Hexham General Hospital, Corbridge Road
Project Number: TH-ENG19-034 Rev 002 dated 02.09.2019.

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

03. No development shall commence until a detailed method statement in respect of the conservation of the original Workhouse buildings during the demolition process has been submitted to and approved in writing by the Local Planning Authority. The statement shall include details for measures to ensure the protection of the Workhouse buildings to be retained and the protection of their historic and architectural features during the demolition process. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

04. Notwithstanding any description of the materials in the application, no construction of the development above damp proof course level shall be undertaken until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the buildings have been submitted to, and approved in writing by, the Local Planning Authority. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

05. Any repointing of existing stonework shall be undertaken in lime mortar, a specification for which shall be submitted and a sample area shall be undertaken on site and approved in writing by the Local Planning Authority before any such works commence. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the

Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

06. The development shall be undertaken in accordance with details of a window and door schedule that shall first be submitted to and approved in writing by the Local Planning Authority. The original windows shall be retained and restored where possible. Any windows to be replaced shall be timber double hung sliding sash with a painted finish. All doors to the original buildings shall be timber with a painted finish. All new doors and windows shall be recessed within their openings by at least 100mm and should not include trickle vents.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

07. Prior to their installation, precise details of any new windows and doors to be used, including materials and colour finishes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

08. Notwithstanding the details shown on the submitted plans, the rainwater goods shall be cast iron with a painted finish and fixed directly to the walls without fascia boards. Prior to their installation, precise details of the colour to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

09. Notwithstanding any description of the hard landscaping, road/shared surfaces and boundary treatments in the application, prior to their construction precise details, to include materials, of all proposed hard landscaping, road/shared surfaces and boundary treatments shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall include the methods for tree protection during the course of their construction for any new boundary treatments to the southern boundary of the site. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the

Tynedale Local Plan, Policies NE1 and BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

10. Notwithstanding the details submitted with the application, measures for the long-term management of the approved landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include the planting of trees and shrubs including a planting schedule setting out species, numbers, densities and locations, the creation of areas of hardstanding, pathways, etc., areas to be seeded with grass, and other works or proposals for improving the appearance of the development.

The approved landscape scheme shall be carried out in accordance with the approved details not later than the expiry of the next planting season following commencement of the development, or within such other time as may be approved with the Local Planning Authority, fully implemented prior to first occupation and subsequently maintained in accordance with the approved management details.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, in accordance with the provisions of Policies GD2, NE37 and H32 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

11. Notwithstanding the details shown on the submitted plans, all trees and hedges within, and to the boundaries, of the site identified for retention on the approved plans shall be retained and protected throughout the course of development in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This shall include measures for minimising the impact of groundworks in close proximity to the existing trees to be retained. These measures shall be implemented in complete accordance with the approved scheme and shall be provided and remain in place throughout the course of the construction of the development.

Any trees or hedges removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development or up to 12 months after occupation of the last dwelling shall be replaced with trees or hedging of such size, species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and hedges in the interests of visual amenity, in accordance with the provisions of Policies GD2, NE33, NE37 and H32 of the Tynedale Local Plan, Policies NE1 and BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

12. No development shall commence unless the Local Planning Authority has been provided with either:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specific development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity /development will require a licence.

The mitigation required under that licence should be clearly annotated on site plans which must also be submitted for approval in writing to the LPA, along with a working method statement to be used on site.

Reason: To maintain the favourable conservation status of a European Protected Species and to ensure that the development can legally commence, in accordance with Policy NE27 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

13. No development shall take place unless in full accordance with the mitigation detailed within the report entitled Proposed Mitigation Strategy, Hexham Hospital, Corbridge Road, Northumberland (Ecosurv, 22/07/19, revised 09/09/19) including but not restricted to:

- provision of a minimum of four tree-mounted bat boxes prior to works commencing
- soft strip of the roofs under the supervision of a suitably qualified Ecologist
- timing restrictions on roof-stripping and demolition work
- retention of bat roosts as shown on Figure 5 on page 11 of the above report
- creation of bat roosts as shown on Figure 6 on page 12 of the above report.

Reason: To maintain the favourable conservation status of protected species and to conserve and enhance the biodiversity of the site, in accordance with Policies GD2 and NE27 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

14. Prior to development proceeding beyond damp-proof course level, a Biodiversity Enhancement Plan shall be submitted to the Local Planning Authority, providing details of the provision of at least 15 in-built nest boxes (such as swift bricks) and bat roosts in suitable locations within the new build elements of the scheme. The Biodiversity Enhancement Plan shall be fully implemented as approved prior to occupation of the development.

Reason: To secure ecological enhancement, as required under paragraph 175d of the NPPF and S.40 of the Natural Environment and Rural Communities Act, and in accordance with Policies GD2 and NE27 of the Tynedale Local Plan, Policy NE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

15. A programme of archaeological work is required in accordance with NCC Conservation Team (NCCCT) Standards for Archaeological Mitigation and Site Specific Requirements document (dated 4/6/19) and Historic England's 2016 Guidance document 'Understanding Historic Buildings. A Guide to Good Recording Practice'. The archaeological scheme shall comprise three stages of work. Each stage shall be completed and approved in writing by the Local Planning Authority before it can be discharged.

a) No development or archaeological mitigation shall commence on site until a written scheme of investigation based on NCCCT Standards and Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents has been submitted to and approved in writing by the Local Planning Authority.

b) The archaeological recording scheme required by NCCCT Standards and Site Specific Requirements and Historic England Understanding Historic Buildings documents must be completed in accordance with the approved written scheme of investigation.

c) The programme of analysis, reporting, publication and archiving if required by NCCCT Standards and Site Specific Requirements and Historic England 'Understanding Historic Buildings' documents must be completed in accordance with the approved written scheme of investigation.

Reason: The site is of archaeological and historic interest, in accordance with Policy BE28 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

16. The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with Policies GD4 and GD7 of the Tynedale Local Plan and the National Planning Policy Framework.

17. Means of vehicular access to the permitted development shall be from A695 only.

Reason: In the interests of highway and pedestrian safety, in accordance with Policy GD4 of the Tynedale Local Plan, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

18. The development shall not be occupied until a means of vehicular access has 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, Policy GD4 of the Tynedale Core Strategy and the National Planning Policy Framework.

19. Notwithstanding the details submitted, the development shall not be occupied until a scheme for parking management strategy on the A695 to encompass the site access, has been implemented, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason: In the interests of highway safety, including that of pedestrians, in accordance with Policies GD4 and GD7 of the Tynedale Local Plan and the National Planning Policy Framework.

20. Notwithstanding the submitted details, the development shall not be occupied until full details of cycle parking have been implemented in accordance with details that shall first be submitted to and approved in writing by the Local Planning

Authority. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy GD4 of the Tynedale Local Plan and the National Planning Policy Framework.

21. Prior to occupation, details of surface water drainage to manage run off from private land shall be submitted to and approved by the Local Planning Authority. The approved surface water drainage scheme shall be implemented in accordance with the approved details before the development is occupied and thereafter maintained in accordance with the approved details.

Reason: In order to prevent surface water run off in the interests of the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

22. Development shall not commence until a Construction Method Statement including plan(s) has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the demolition/ 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

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

23. Notwithstanding the details submitted, the development shall not be occupied until details of refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the arrangements 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 the approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of waste in accordance with the National Planning Policy Framework.

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

reverberant noise level provided by the selected glazing and ventilation. The approved acoustic glazing and ventilation scheme shall be implemented in full before the first residential occupation and shall be maintained thereafter for the life of the approved development. The glazing and ventilation scheme shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policies GD2, H32 and CS21 of the Tynedale Local Plan and the National Planning Policy Framework.

25. During the demolition and construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300. Any repeatedly noisy activity at any time may render the developer liable to complaints which could result in an investigation as to whether a statutory nuisance is being caused.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policies GD2, H32 and CS19 of the Tynedale Local Plan and the National Planning Policy Framework.

26. Deliveries to and collections from the site during the demolition and/or construction phase of the development shall only be permitted between the hours:

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday.

Reason: To protect residential amenity and provide a commensurate level of protection against noise, in accordance with Policies GD2, H32 and CS19 of the Tynedale Local Plan and the National Planning Policy Framework.

27. No development shall commence, including any works of demolition, until a written dust management plan has been submitted and approved in writing by the Local Planning Authority. The agreed plan shall be implemented for the duration of the site works and shall include measures for the control and reduction of dust emissions associated with demolition, earthworks, construction and track out, dealing with complaints of dust and arrangements for monitoring air quality during construction. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: To protect residential amenity and provide a commensurate level of protection against dust, in accordance with Policies GD2 and H32 of the Tynedale Local Plan and the National Planning Policy Framework.

28. Prior to first occupation of the development, 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 and be implemented thereafter prior to first occupation and in perpetuity.

Reason: To ensure that the scheme to disposal of surface water operates at its full potential throughout the development's lifetime, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

29. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:

- as built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);
- construction details (component drawings, materials, vegetation);
- Health and Safety file;
- details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-statutory technical standards, in accordance with Policy GD5 of the Tynedale Core Strategy and the National Planning Policy Framework.

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

- the specific location of all external lighting units;
- design of all lighting units;
- details of beam orientation and lux levels; and
- any proposed measures such as motion sensors and timers that will be used on lighting units

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

Reason: In the interests of the satisfactory appearance of the development upon completion and the character and appearance of the site and surrounding environment, in accordance with the provisions of Policies GD2 and H32 of the Tynedale Local Plan, Policy BE1 of the Tynedale Core Strategy and the National Planning Policy Framework.

Background Papers: Planning application file(s) 19/01380/FUL