



# Northumberland

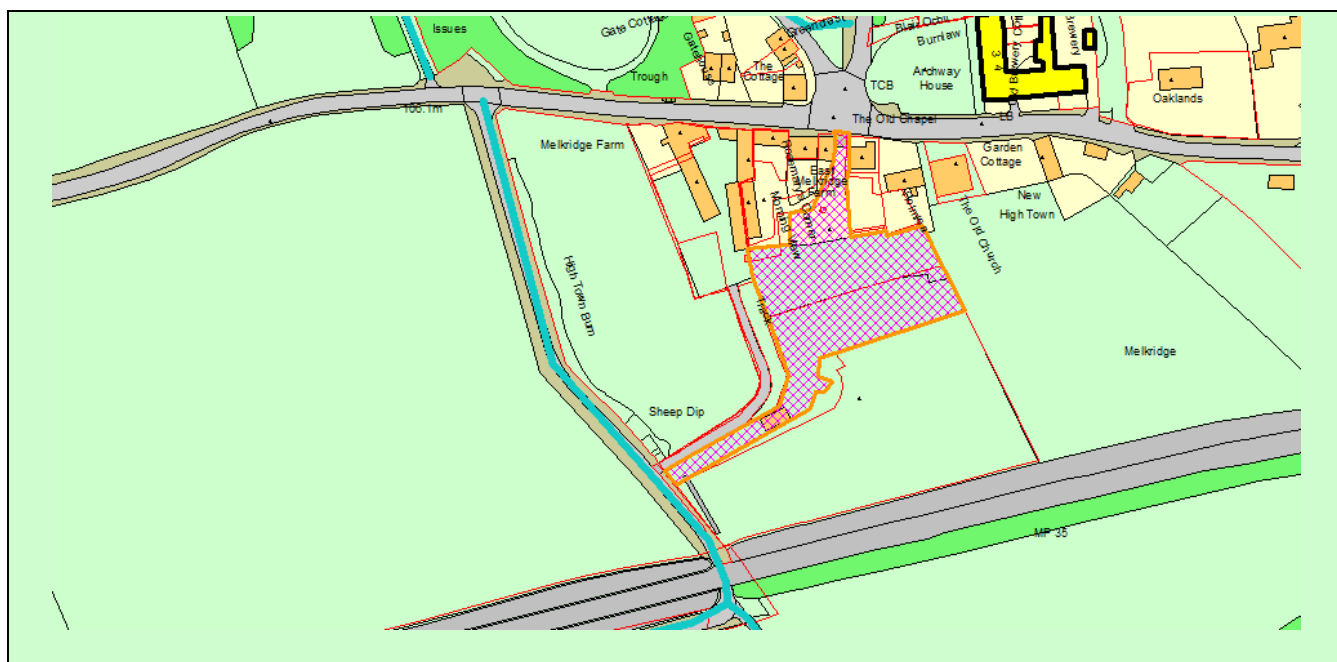
## County Council

### Tynedale Local Area Council Planning Committee

#### 11 February 2020

|                              |   |                     |                  |
|------------------------------|---|---------------------|------------------|
| <b>Application No:</b>       | 19/01484/REM  |                     |                  |
| <b>Proposal:</b>             | Reserved matters application for access, appearance, landscaping, layout and scale relating to planning permission 15/02292/OUT for the construction of 6 dwellings and associated parking. |                     |                  |
| <b>Site Address</b>          | Land South Of East Melkridge Farm, Greengate Lane, Melkridge, Northumberland  |                     |                  |
| <b>Applicant:</b>            | Mr Nick Sayer<br>Ashmore, Crawhall, Brampton,<br>Cumbria<br>CA8 1TR   | <b>Agent:</b>       | None             |
| <b>Ward</b>                  | Haydon And Hadrian  | <b>Parish</b>       | Melkridge        |
| <b>Valid Date:</b>           | 21 May 2019   | <b>Expiry Date:</b> | 15 November 2019 |
| <b>Case Officer Details:</b> | Name: Ms Marie Haworth<br>Job Title: Planning Officer<br>Tel No: 01670 623787<br>Email: Marie.Haworth@northumberland.gov.uk   |                     |                  |

**Recommendation:** That this application be GRANTED permission



This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright (Not to Scale)

## **1. Introduction**

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

1.2 The application was brought before the Planning Committee on the 12th November 2019 where the decision was taken by members to defer the decision pending a site visit. The application was due to be presented to Committee on the 10th December however the applicant requested that the application be withdrawn from the Agenda pending further revisions to the plans in relation to access. Amended plans have now been received.

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

2.1 This application seeks the approval of reserved matters in relation to access, appearance, landscaping, layout and scale relating to planning permission 15/02292/OUT for the construction of 6 dwellings and associated parking.

2.2 The development would take the form of six semi-detached dwellings. Each dwelling would be three bedroomed with an attached garage. Each dwelling would be two storey and of random stone construction with a natural slate roof. Each dwelling would contain Upvc windows and doors. Photovoltaics are to be mounted on the rear south facing roof elevation. Each dwelling will be located with amenity space provided within the curtilage. Parking provision for two cars would be provided to the front of each dwelling house with an additional double garage and turning area provided for the use of Unit 1 to the rear of the property. Additional parking provision would be made to the east of the site for visitor parking.

2.3 The dwellings would be constructed in three blocks of two, with each block being staggered from the next. Access to the site has been altered, initially access to the site was proposed from the A7070 via an existing site entrance and from the designated Byway of Greengate Lane, however this has been amended to provide access to the site via Greengate Lane only. As a result of the amended access the frontage of the dwellings would be south facing with the rear of the properties facing onto the former farmyard entrance.

2.4 The application site is located to the south side of the A7070 in Melkridge. The site slopes downwards to the south towards the railway line and lies adjacent to a predominantly residential area, adjoining the smaller village of Melkridge with residential properties located to the north of the site.

2.5 The following documents have been submitted in support of the application:

Heritage Statement  
Phase 1 Desk Study Site Investigation Report  
Phase 2 Intrusive Site Investigation Report

### 3. Planning History

**Reference Number:** 15/02292/OUT

**Description:** Outline application: Construction of six dwellings and associated parking and landscaping (ecological survey, noise assessment and coal mining risk assessment received)

**Status:** PERMITTED

### 4. Consultee Responses

|                            |   |
|----------------------------|---|
| County Ecologist           | No objection subject to recommended planning conditions.  |
| Countryside/ Rights Of Way | No objection on condition that the Byway Open to All Traffic No.32 is protected throughout.   |
| Highways                   | No objection subject to recommended conditions and informative.   |
| Melkridge Parish Council   | <p><b>Object to the Application</b></p> <p><u>08/01/2020</u></p> <ul style="list-style-type: none"><li>- Not acceptable to be asked to view and comment on a plan which is not to scale and in handwritten form is illegible in parts</li><li>- The Council expects that the previous decision of the Planning Committee to have a site visit is carried out.</li><li>- The Council are pleased to note the developer has taken account of the significant concerns previously raised regarding the previously proposed access. The newly proposed access from Greengate lane is in principle acceptable but would need to be viewed on site with accurate plans given the topography of the site to see that the access road is actually deliverable in practice, and also suggest a tarmac or similar would be more durable.</li><li>- Additional traffic to the development will significantly increase traffic. It is therefore vital that a properly kerbed and surfaced footpath is provided.</li><li>- Maintenance and liability of the lane and indeed the existing farmyard needs to be addressed</li><li>- concerns with regard to the depth and gradient of the sewage outflow</li></ul> |

- It is paramount that a condition is placed on this application relating to the access from Greengate Lane. The condition would need to compel the vehicular access to the properties to be via Greengate Lane and the access via the existing farmyard to be restricted to pedestrians. With a possible or likely exemption to the Postman etc.
- Difficult to access the precise locations of the proposed houses ... the whole development has moved North to accommodate the access road. The effect would be to exacerbate the issues previously raised with regard to a loss of light and of privacy, as the whole development will now be closer to the existing residential properties. The development will create a new dominant ridgeline that is alien to the historic village setting and would like consideration to be given to reducing the overall height of the properties.
- The bin storage and collection proposals need to be better configured, also the proposed location and heights of fencing

01/10/2019

- Revisions do not address the previous issues raised.
- The Council still maintains that on the clear grounds of road safety that the access should be from Greengate Lane and moving the development further South would facilitate this.
- As stated previously the NCC policy for a private driveway is limited to four houses and this includes existing properties. Members are at a loss as to how this policy can be broken to accommodate a further six properties and would like a particular explanation on this fundamental issue.

07/08/2019

- The Parish Council are not opposed to the development in principle though they are greatly concerned that it detrimentally affects the historic setting of this village, particularly with regard to the proximity of Listed Buildings
- Unacceptable on grounds of road safety, outside and within the site.
- The existing NCC policy regarding the serving of houses off a private driveway would appear to be being flouted (as previously advised) the existing policy is for the service of four houses, of which are already existing, not the six new houses being proposed.

|                        |   |
|------------------------|---|
|                        | <p>- The Parish Council reiterate their view that the development would be safer being served from the access off Greengate Lane</p> <p>- The sight lines are inadequate and are further compromised as a result of the proximity of the Bus Stop and the car parking within the area as there is no parking restrictions. This development would effectively create a five lane junction with significant dangers for road users and pedestrians as well.</p> <p><u>14/06/2019</u><br/>Their objection to the original application (granted) remains. They still hold the opinion that the original application should have been determined by the Planning Committee not Officer delegation. The reserved matters now being considered are of such importance they strongly believe that they should be determined by an experienced Committee.</p> |
| The Coal Authority     | No objection to the reserved matters details relating to access, appearance, landscaping, layout and scale and, based on the professional opinions expressed by the report author, the Coal Authority is satisfied that the requirements of Condition 17 of the outline consent have been satisfactorily addressed.   |
| Northumbrian Water Ltd | No comment to make.   |
| Public Protection      | No comment below risk appetite.   |
| Building Conservation  | No objection subject to recommended planning conditions   |

## 5. Public Responses

### Neighbour Notification

|                               |    |
|-------------------------------|----|
| Number of Neighbours Notified | 10 |
| Number of Objections          | 6  |
| Number of Support             | 0  |
| Number of General Comments    | 0  |

### Notices

Site Notice - Affecting Listed Building, 24th June 2019  
Hexham Courant 30th May 2019

### Summary of Responses:

19 representations have been received over the duration of this application from 5 neighbouring properties, their concerns are summarised below;

- Access and parking – unadopted road unsuitable for more than 4 residential properties
- Highways Safety – access road not wide enough, increase in vehicular access, concern in relation to the junction and bus route
- Refuse Storage – temporary storage inadequate
- Layout and density not in keeping with the character of the area
- Loss of privacy, noise and overlooking
- Loss of outlook/view
- Concern over the scale of the drawings
- Request Design and Access Statement
- Impact on Public Right of Way

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=PR8NLUQS0K400>

## **6. Planning Policy**

### **6.1 Development Plan Policy**

*Tynedale LDF Core Strategy 2007*

GD1 Locational policy setting out settlement hierarchy  
GD4 Principles for Transport and Accessibility  
BE1 Principles for the built environment  
NE1 Principles for the natural environment

*Tynedale District Local Plan 2000 (saved policies 2007)*

GD2 Design Criteria for development, including extensions and alterations  
GD4 Range of transport provision for all development  
GD6 Car parking standards outside the built-up areas  
BE22 The setting of Listed Buildings  
H32 Residential design criteria  
NE27 Protection of Protected Species  
NE33 Protection of Trees, Woodlands and Hedgerows  
NE34 Tree felling  
NE37 Landscaping in developments  
CS24 Development adjacent to or in vicinity of contaminated land  
CS27 Sewerage  
LR19 Safeguard existing and promotion of new public rights of way  
TP26 Protection and enhancement of Rights of Way network

### **6.2 National Planning Policy**

### 6.3 National 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  
HOU 9 Residential development management  
QOP 1 Design principles  
QOP 2 Good Design and amenity  
QOP 4 Landscaping and trees  
QOP 5 Sustainable design and construction  
QOP 6 Delivering well-designed places  
TRA 1 Promoting sustainable connections  
TRA 4 Parking provision in new development  
ENV 2 Biodiversity and geodiversity  
ENV 3 Landscape  
ENV 7 Historic environment and heritage assets  
WAT 2 Water supply and sewerage

## **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 from the day of its publication, weight can be given to policies contained in emerging plans dependent upon the stage of preparation of the plan, level of unresolved objections to policies within the plan and its degree of consistency with the NPPF. The emerging Northumberland Local Plan is in its submission stage and the Authority are therefore affording appropriate weight to policies contained within the emerging plan which form a material consideration in determining planning applications alongside Development Plan Policies.

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

Principle of the development  
Layout, scale and appearance  
Impact on the setting of a Listed Building  
Impact on residential amenity  
Highways safety  
Ecological impact  
Landscaping

### **Principle of the development**

7.4 The site currently benefits from extant outline planning permission, reference 15/02292/OUT, for the construction of 6 dwellings on the site. The principle of constructing dwellings on the site has therefore already been established. The matters reserved for consideration in this current reserved matters application relate to access, appearance, landscaping, layout and scale.

### **Layout, scale and appearance**

7.5 As set out within the assessment of the outline application, the Government attaches great importance to the design of the built environment and, through the recently updated NPPF, recognises that 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 127 of the NPPF sets out that planning policies and decisions should ensure that developments meet criteria, including that they function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; establish or maintain a strong sense of place.

7.6 Tynedale Core Strategy Policies BE1 and H1 seek to ensure high quality design and living environments, whilst Policies GD2 and H32 of the Tynedale Local Plan, whilst also pre-dating the NPPF, firmly align with the design objectives of the NPPF by setting out a number of criteria for new developments to satisfy in the interests of achieving high quality living environments. Significant weight can be given to the requirements of these policies in assessing the design, layout and appearance of the proposed development.

7.7 The dwellings would be located to the south east of the site. The development would be made up of 6 two storey, three bedroomed, semi detached stone built residential dwellings. The dwellings would be constructed in three blocks of two, with each block being staggered from the next. Melkridge is a small village where there is a mix of house types which are primarily of traditional stone-and-slate construction. The application site would be set back from the main street scene and would be constructed from materials which in the main are consistent with those of surrounding properties. Therefore, the proposed design approach is considered to be appropriate in this location.

7.8 The site is screened from the main street by existing residential properties. Whilst it is acknowledged that the construction of six dwellings would impact upon the open aspect currently experienced by properties to the north of the site, the application site is set back from the main street through the village and would not significantly impact upon the character and appearance of the village of Melkridge. It is considered that the imposition of a planning condition would ensure the materials used are in keeping with the surrounding buildings.

7.9 Concern has been raised by both the Parish Council and objectors in relation to the scale of the submitted plans. Clarification was sought from the developer in relation to the scale of the plans; this was then measured against the Council's GIS systems and the scale was found to be correct.



7.10 The indicative layout plan submitted as part of the outline application identified a 10 metre rear garden could be achieved, however, the layout plans submitted as part of this application show a reduced rear garden area of 8.4 meters at the shortest depth rising to -9.5 metres at the largest depth to Plot 4 and 9.3 metres to Plot 5; the remaining Plots would all have a rear garden space of 10 metres or above. There is additional amenity space to the front and sides of the plots and an open aspect to the rear. Whilst it is acknowledged that the rear garden space of Plots 4 and 5 do not strictly accord with Tynedale Local Plan Policy H32, the rear garden space has been compromised to allow for parking and manoeuvring space to the front of the plots, and whilst the proposal does not wholly accord with Tynedale local Plan Policy H32, it is considered that in this instance adequate amenity space as a whole is provided and that to refuse planning consent would be unreasonable.

7.11 Taking the above into deliberation, it is considered that the general layout, scale and appearance of development is considered to be acceptable in this location and would not result in significant or adverse impacts upon the character and appearance of the site and surrounding area. A condition can also be imposed requiring samples of materials to be submitted for approval before they are used in the development. Subject to securing appropriate materials the overall layout, scale and design of the development is considered to be acceptable in accordance with Tynedale Core Strategy Policy BE1, and Tynedale Local Plan Policies GD2 and H32 and the NPPF in these respects.

### **Impact on the setting of a Listed Building**

7.12 The application site lies within close proximity to the New High Town (which comprises of Blairlochil; Burnlaw; Numbers 3 and 4; Archway Cottage; Melkridge House and Oakland Nurseries) which Grade II Listed. The Building Conservation Officer has been consulted and raised no objection subject to the imposition of planning conditions pertaining to materials and finishes. Whilst the buildings are in close vicinity to the Listed Buildings, it is considered that there is sufficient distance between them for the new development to be viewed separately and not causing harm to the Listed Buildings. It is therefore considered that the proposed development would not have an adverse effect on the setting of the Grade II Listed Buildings and as such accord with Tynedale Local Plan Policy BE22

### **Impact on residential amenity**

7.13 The outline application, reference number 15/02292/OUT, indicated that there was sufficient space to accommodate 6 dwelling houses could be accommodated on the site and achieve the required privacy distances as set out under Policy H32 within the site without compromising the amenity of occupants of existing buildings or those of any new dwelling, should the site be progressed. It is considered that the location of the proposed dwellings to the south east of the site would not have an adverse effect on the neighbouring amenity of the properties to the north. The closest neighbouring property to the proposed residential dwellings is that of Morning View which lies to the north of Plot 1; there would be an interface difference of approximately 19 metres from the rear elevation of the proposed dwelling and the side gable of Morning View, whilst it is acknowledged there is a window to the upper floor side elevation of Morning View due to the proposed layout and positioning of the dwelling to Plot 1 there would be no windows directly facing the gable wall. Concern has been raised by neighbouring residents in relation to overlooking and

loss of privacy however with the exception of Morning View the interface differences between the dwellings are in excess of 21 metres and as such that it would not result in any significant loss of privacy, loss of light or overlooking. The arrangement of openings is considered appropriate and would ensure adequate standards of privacy for occupants of the proposed dwelling, and those in neighbouring buildings. The proposals are considered to be acceptable in this respect and would provide adequate standards of amenity for occupants of existing and proposed dwellings in this location, in accordance with the aims of Tynedale Local Plan Policies GD2, H15 and H32 of the Tynedale Local Plan, and the aims of the NPPF.

### **Highways safety**

7.14. The Highways Authority has been consulted and has no objections to the application, concluding that the development would not have a severe impact on the road network. Parking arrangements within the site are considered to be appropriate to the scale of development, and adequate provision is made to accommodate the number of vehicles anticipated for the use proposed. A condition requiring implementation of car parking and cycle parking prior to occupation of the dwelling is considered necessary to ensure adequate provision is made within the site before it is brought into use. A condition has been recommended in relation to vehicular access and passing, in the interests of amenity and highways safety. In addition to the above, the submission of a Construction Management Plan has been conditioned prior to the development commencing to ensure residential amenity and highway safety is maintained during the construction phase of the development. It is considered that with the imposition of the recommended planning conditions the proposal would accord with Tynedale Core Strategy Policy GD4, Tynedale Local Plan Policies GD4 and GD6 and the NPPF.

### **Public Right of Way**

7.15 The Parish of Melkridge Byway Open to All Traffic No.32, Greengate Lane, passes adjacent to the west of the red line site boundary and access to the site is proposed along this route, upgrading work to the bridleway are proposed with additional passing places to be constructed. The Countryside Rights of Way Officer has been consulted and has raised no objection to the proposed development. The proposal therefore accords with Tynedale Local Plan Policy LR19 and TP26.

### **Ecological impact**

7.16 The site carries no specific ecological designation. The submitted ecological survey report indicates the records of bats, nesting birds, hedgehogs along with other ground mammals. The County Ecologist has been consulted and raise no objection subject to the inclusion of conditions in order to conserve protected species, protect all wild birds and their nests, maintain the population of a priority species, to ensure that the water course is not polluted or contaminated and to maintain and protect the existing landscape and biodiversity value. The proposal is considered to accord to Tynedale local Plan Policy NE27.

### **Landscaping**

7.17 Details of landscaping have been submitted as part of this application process. The plan proposed the retention of existing trees and new planting and repairs to

boundary walls with rear gardens being laid to lawn. The County Ecologist has been consulted and has raised no objection to the proposals it therefore accords with Tynedale Local Plan Policy NE37.

### **Sewerage and drainage**

7.18 It is proposed that the development would connect to existing foul water sewers with surface water run offs being provided by the provision of a soakaway. The Council's Public Protection Team has been consulted as part of this application process and stated that the proposal was below their risk appetite. Northumbrian Water has no comments to make. The proposals are considered in accordance with Tynedale Local Plan Policy CS27 and the NPPF.

### **Coal Risk**

7.19 The application site falls within the defined Coal Authority High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of the planning application. A Coal Mining Risk Assessment Report and a Phase 2 Intrusive Site Investigation Report (March 2019, prepared by Geoinvestigate) has been submitted in support of the application. The Coal Authority has been consulted in relation to the proposals and has raised no objection stating that the Coal Authority is satisfied that the requirements of Condition 17 of the outline consent have been satisfactorily addressed. The development is considered to accord with Tynedale Local Plan Policy CS24

### **Other issues**

7.20 Some issues raised from neighbours related to matters including loss of view and impact upon property value. These issues are not material considerations and have not been taken into account during the assessment of this application.

### **Other considerations**

#### **Equality Duty**

7.21 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**

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

#### **Human Rights Act Implications**

7.23 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.

7.24 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.

7.2 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 Subject to accordance with conditions set out in this recommendation, and subject to accordance with conditions imposed upon the grant of outline planning permission under application 15/02292OUT, the application is considered to be acceptable in accordance with relevant policies in the development plan, and the aims of the NPPF.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

### Conditions/Reason

01. The development hereby permitted shall be carried out in complete accordance with the following approved plans:

1. Location Plan: Drawing No. A/1009
2. Road Layout Plans - Greengate Lane: Drawing No. A/1021: Received 8th July 2019;
3. Elevation and Layout Plans - Plot 1 and Plot 6: Drawing No. A/1006A: Received 18th December 2019;
4. Elevation and Layout Plans - Plot 2,3,4,5: Drawing No. A/1022: Received 18th December 2019
5. Proposed Site Plan: Drawing No. A/1028:Received 18th December 2019;

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

02. Notwithstanding any description of the materials in the application, no development shall be commenced above damp proof course level of any building until precise details, to include samples, of the materials to be used in the construction of the external walls and roofs of the buildings; exact details of the materials and colour finishes for all external hard surfacing and any new boundary treatments have been submitted to, and approved in writing by the Local Planning Authority. This shall include random rubble sandstone laid in rough courses using a lime mortar mix which shall be used for the elevations; details of roof slates and samples of stone to be used in the construction of the chimneys. All roofing and external facing materials used in the construction of the development shall conform to the materials thereby approved.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policies GD2 and H32 and the National Planning Policy Framework.

03. Notwithstanding the details shown on the submitted plans, the sills and lintels shall be of natural stone.

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

04. All windows and doors shall be timber with a painted finish. No trickle vents shall be installed in the outer faces of the windows and doors. All windows should be recessed within their openings to a depth of approximately 100mm. There shall be no fascia boarding attached to the properties and all guttering shall be black and shall be attached using traditional methods.

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

05. The development shall not be occupied until details of the proposed boundary treatments of the yard areas has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied.

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

06. 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 Tynedale Local Plan Policy GD6 and the National Planning Policy Framework.

07. Means of vehicular access to the permitted development for residents shall be from the U7062 Greengate Lane only.

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

08. Notwithstanding the details submitted, the development shall not be brought into use until the vehicular access from the U7062 Greengate Lane has been completed in accordance with NCC 'Type C' construction specification with 6.0m access width at the tangent point of the radius and 6.0m radius kerb lines to include hard surfacing up to 6.0m from the edge of carriageway and resurfacing of the U7062 on both approaches has been completed in accordance with the approved plans.

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

09. Notwithstanding the details submitted, the development shall not be brought into use until works to provide a passing place on Greengate Lane have been completed, in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

10. The development shall not be occupied until cycle parking shown on the approved plans has been implemented. 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, residential amenity and sustainable development, in accordance with Tynedale Local Plan Policy GD4 and the National Planning Policy Framework.

11. Development shall not commence 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. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. 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 Tynedale Local Plan Policy GD4 and the National Planning Policy Framework.

12. No external refuse or refuse containers shall be stored outside of the approved refuse storage area except on the day of refuse collection.

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policies GD2 and GD4 and the National Planning Policy Framework.

### **Informatives**

1. You are reminded that this permission should be read alongside the outline planning permission reference 15/02292/OUT and conditions on the outline permission may need to be discharged; the time limits on the outline permission still apply.

2. You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [westernareahighways@northumberland.gov.uk](mailto:westernareahighways@northumberland.gov.uk)

3. 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 the 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](mailto:highwaysplanning@northumberland.gov.uk) to progress this matter.

4. 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](mailto:highwaysplanning@northumberland.gov.uk)

5. The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: build out of existing kerb lines and give way line position with alterations to the junction with the A7070, widening of the junction with Greengate Lane to NCC Type C specification, introduction of a passing place on Greengate Lane and resurfacing of the carriageway on Greengate Lane and A7070 on both approaches including the junction mouths to incorporate the full extent of the works.

6. 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.

7. In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

8. You should note that Road Safety Audits are required to be undertaken. Northumberland County Council offers this service. You should contact [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979

9. For new individual properties the following will be required to be provided:

240 litre wheeled bin for residual refuse  
240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

10. A public Right of Way passes close to or through the site. No action should be taken to disturb the surface, obstruct the path or in any way prevent or deter public use without the necessary legal diversion or closure Order having been made, confirmed and an alternative route provided.

**Background Papers:** Planning application file(s) 19/01484/REM, 15/02292/OUT