

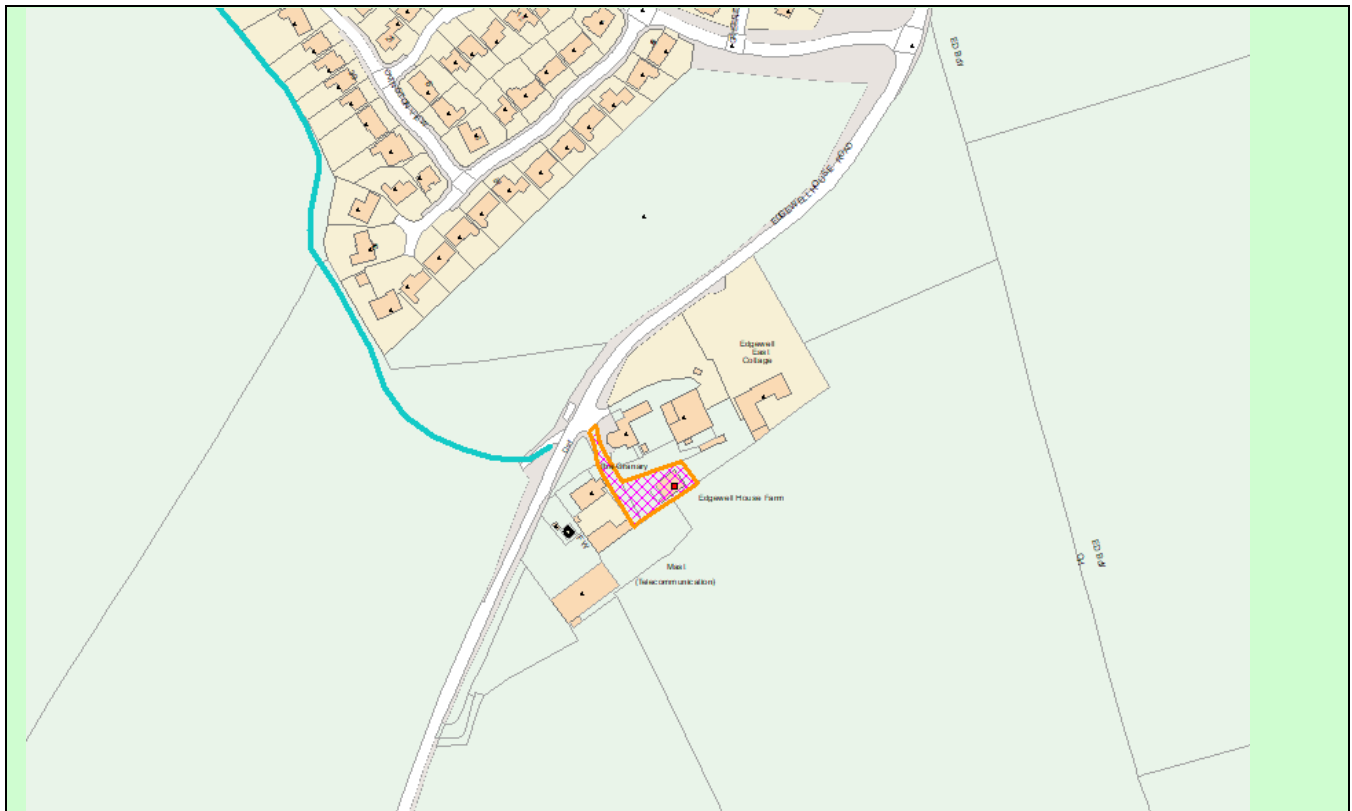


Northumberland County Council

Tynedale Local Area Council Planning Committee 13th September 2022

Application No:	22/00579/FUL		
Proposal:	Conversion of existing barn to 1 dwelling		
Site Address	Land To East Of Edgewell House Farm House, Edgewell House Road, Prudhoe, Northumberland, NE42 5PD		
Applicant:	Mr Steve Underwood Edgewell House Farm House, Edgewell House Road, Prudhoe, NE42 5PD	Agent:	Mr Tony Carter 1st Floor, Hepscott House, Coopies Lane, Morpeth, NE61 6JT
Ward	Prudhoe North	Parish	Prudhoe
Valid Date:	17 February 2022	Expiry Date:	16 September 2022
Case Officer Details:	Name: Ms Rachel Campbell Job Title: Senior Planning Officer Tel No: 01670 625548 Email: Rachel.Campbell02@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to conditions.



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1. Introduction

1.1 The application has been called in by a Local Member. Therefore, under the provisions of the Council's current Scheme of Delegation, the application has been referred to the Director of Planning and the Chair and Vice Chair of the Tynedale Local Area Council Planning Committee for consideration to be given as to whether the application should be referred to a Planning Committee for determination. This matter has been duly considered under these provisions and it has been confirmed that the application should be referred to the Committee for determination.

2. Description of the Proposals

2.1 Planning permission is sought for the conversion of one former milking parlour building to create one residential dwelling on land east of Edgewell House Farmhouse, Edgewell House Road, Prudhoe.

2.2 The application proposes to retain and convert the existing building at the site to provide one dwelling. The dwelling would have three bedrooms and the accommodation would be set over one level. The existing brick walls would be retained and cleaned and repointed, where necessary, and the existing metal framed windows to the north west and south east elevations would be replaced with uPVC windows in enlarged openings. The existing corrugated sheeting to the roof, which contains asbestos, would be replaced with new black corrugated roof sheeting. Powder coated aluminium bi-folding doors would be installed to the south east elevation of the building. The existing large openings to the north east and south west elevations of the building would be partially bricked up with new openings installed.

2.3 Car parking would be provided to the south west of the unit, with the proposed development to be accessed from Edgewell House Road via a private road/driveway, which currently serves the residential property, Edgewell House Farmhouse. The vehicular access point onto Edgewell House Road would remain as existing. As part of the application, the land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land into residential use.

2.4 The application site is located within the open countryside to the south of the main town of Prudhoe. The application site is within the Green Belt, is within an Area of High Landscape Value and is within an Impact Risk Zone for a nearby Site of Special Scientific Interest (SSSI). The application site is also within a high-risk coal working referral area.

2.5 Further information and revised plans have been submitted during the course of the application to address the initial concerns raised by the Council's Public Protection (PP) team, the Council's Ecology team and the Council's Highway Development Management (HDM) team.

2.6 The building has been subject to two previous prior approval applications for conversion into residential use (references: 20/02734/AGTRES and 21/01205/AGTRES). Prior approval applications of this type are solely assessed

against the criteria and conditions of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Both prior approval applications concluded that insufficient information was provided to demonstrate that the building was last used for agricultural purposes and therefore it was considered that the proposals did not constitute permitted development and the prior approval applications were refused. The current application, is a full planning application, and will therefore be assessed differently to the prior approval applications and will be assessed against relevant local and national planning policies. This assessment is set out in the below appraisal section of this report.

3. Planning History

Reference Number: 20/02734/AGTRES

Description: Change of use of an existing agricultural building and conversion to 1no. dwelling

Status: Refused

Reference Number: 21/01205/AGTRES

Description: Prior notification for change of use of an existing agricultural building and conversion to 1no. dwelling

Status: Refused

Appeals

Reference Number: 21/00034/REFUSE

Description: Prior notification for change of use of an existing agricultural building and conversion to 1no. dwelling

Status: Dismissed

4. Consultee Responses

Prudhoe Town Council	Support the application.
Highways Development Management (HDM)	Raise concerns that the proposed development would be located in an unsustainable location in terms of connectivity, due to its open countryside location. However, HDM do find technical highway matters, such as access and parking, to be acceptable. At the request of the case officer, HDM have recommended conditions, as the Local Planning Authority consider the proposed development to be acceptable as a matter of principle in this open countryside location and in the Green Belt and recommend approval of the application.
County Ecologist	No objection subject to recommended conditions.
The Coal Authority	Recommend an informative be attached to any permission granted.
Public Protection	No objection subject to recommended conditions.
Northumbrian Water Ltd	No response received.
Lead Local Flood Authority (LLFA)	No objection subject to recommended condition.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	2
Number of Support	0
Number of General Comments	0

Notices

General site notice – Displayed on 16th March 2022

No press notice required.

Summary of Responses:

Two representations of objection have been received from neighbouring properties, raising concerns on the following issues:

- Highway safety.
- Access.
- Impact upon the amenity of neighbouring properties, The Granary and Edgewell East Cottage.
- Loss of privacy for neighbouring properties, The Granary and Edgewell East Cottage.
- Impact on the rural setting/area.
- Coal mining risk/land instability.
- Contamination.
- Validation matters.

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=R7EQ7EQSMIR00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan (March 2022)

Policy ENV 1 – Approaches to Assessing the Impact of Development on the Natural, Historic and Built Environment (Strategic Policy)

Policy ENV 2 – Biodiversity and Geodiversity

Policy ENV 3 – Landscape

Policy HOU 1 – Making the Best Use of Existing Buildings (Strategic Policy)

Policy HOU 2 – Provision of New Residential Development (Strategic Policy)

Policy HOU 8 – Isolated Residential Development in the Open Countryside

Policy POL 1 – Unstable and Contaminated Land

Policy QOP 1 – Design Principles (Strategic Policy)

Policy QOP 2 – Good Design and Amenity
Policy QOP 4 – Landscaping and Trees
Policy QOP 6 – Delivering Well-Designed Places
Policy STP 1 – Spatial Strategy (Strategic Policy)
Policy STP 2 – Presumption in Favour of Sustainable Development (Strategic Policy)
Policy STP 3 – Principles of Sustainable Development (Strategic Policy)
Policy STP 7 – Strategic Approach to the Green Belt (Strategic Policy)
Policy STP 8 – Development in the Green Belt (Strategic Policy)
Policy TRA 1 – Promoting Sustainable Connections (Strategic Policy)
Policy TRA 2 – The Effects of Development on the Transport Network
Policy TRA 4 – Parking Provision in New Development
Policy WAT 2 – Water Supply and Sewerage
Policy WAT 4 – Sustainable Drainage Systems
Policy ICT 2 – New Developments

6.2 National Planning Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG) (2018, as updated)

7. Appraisal

7.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case, and following its recent adoption by the Council, the development plan comprises policies in the Northumberland Local Plan.

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

- Principle of the development and Green Belt.
- Design.
- Amenity.
- Highway safety.
- Ecology.
- Public Protection.
- Coal mining risk.
- Drainage and sewerage.
- Connectivity.
- Sustainability measures.
- Other matters.

Principle of the Development and Green Belt

7.3 As a starting point, Policy STP 1 of the Northumberland Local Plan relates to spatial strategy. This policy sets out the overall approach to the distribution of development across the county. Policy STP 1 indicates that development within the open countryside will be supported where it can be demonstrated that it fulfils one of a number of criteria. Criterion (iv.) allows for the provision of residential development in accordance with Policies HOU 7 or HOU 8.

7.4 Policy HOU 1 of the Northumberland Local Plan relates to making the best use of existing buildings. Criterion (c) of Policy HOU 1 supports *“the conversion and change of use to residential use of other suitable redundant premises”*. Policy HOU 8 of the Northumberland Local Plan relates to isolated residential development in the open countryside. Policy HOU 8 supports the re-use of redundant or disused buildings where it enhances the immediate setting.

7.5 The existing building on the site is of substantial construction. A letter from Jackson Church Structural Engineering has been submitted as part of this application which, following a visual inspection, concludes that the masonry structure is generally in good condition and is considered suitable for conversion into a dwelling. The submitted letter also acknowledges that the majority of the existing masonry structure can be maintained. The retention of the building is considered justified, with the proposals not involving any extension, significant rebuilding or, as set out later in this appraisal, harm to their character. It is also considered that the proposal would enhance the visual appearance of the existing building and its immediate setting. The proposed conversion of the redundant building would be in accordance with Policies HOU 1 and HOU 8 of the Northumberland Local Plan as a matter of principle.

7.6 As a material consideration, the NPPF seeks to boost significantly the supply of housing. Paragraph 79 of the NPPF states that *“to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities”*. Paragraph 80 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more circumstances apply, one of which includes where the development would re-use redundant or disused buildings and enhance its immediate setting. Paragraph 80 of the NPPF is accepting of the re-use of existing buildings in what may be regarded as unsustainable locations.

7.7 The proposed conversion of the existing redundant building to provide one dwelling would be acceptable as a matter of principle within this open countryside location. The proposed conversion is considered to be acceptable in accordance with Policies HOU 1 and HOU 8 of the Northumberland Local Plan and Paragraph 80 of the NPPF.

7.8 The application site is also located within the Green Belt. Development within the Green Belt is strictly controlled. Paragraph 134 of the NPPF states that *“Green Belt serves five purposes:*

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another;*
- *To assist in safeguarding the countryside from encroachment;*
- *To preserve the setting and special character of historic towns; and*
- *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land”*.

7.9 Paragraph 149 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, and lists a number of exceptions to this, none of which are relevant in this instance. Paragraph 150 of the NPPF states that *“certain other forms of development are also not inappropriate in the Green Belt provided they preserve the openness*

and do not conflict with the purposes of including land within it". One of the forms of development which is also considered not to be inappropriate in the Green Belt under Paragraph 150 is the re-use of existing buildings provided that the buildings are of permanent and substantial construction.

7.10 Policy STP 8 of the Northumberland Local Plan relates to development in the Green Belt. Policy STP 8 states *"development which is not inappropriate in the Green Belt, as defined in national planning policy, will be supported"* and *"development that is inappropriate in the Green Belt, in accordance with national planning policy, will not be supported except in very special circumstances where other considerations clearly outweigh the potential harm to the Green Belt and any other harm resulting from the proposal"*.

7.11 The proposal seeks to re-use an existing building which is of permanent and substantial construction, although it is recognised that some works are required in order to facilitate the conversion of the building. These works are limited in scale and are viewed as part of the overall conversion of the building. The principle of the conversion is considered to be acceptable, and no significant extension or alteration of the building is proposed. Therefore, this element of the proposal is considered to preserve the openness of the Green Belt by re-using an existing, redundant building that would bring the building back into use. The proposed conversion is therefore considered to be acceptable in accordance with Policy STP 8 of the Northumberland Local Plan and the principles set out within Chapter 13 of the NPPF.

7.12 This current full planning application has been appropriately assessed against relevant local and national planning policies and it is concluded that the principle of the proposed development is acceptable for the reasons set out above.

Design

7.13 The proposed conversion of the existing building would utilise the majority of the existing small openings to the north west and south east elevations of the building and would seek to enlarge these existing openings to create standard sized openings. Powder coated aluminium bi-folding doors would be installed to the south east elevation of the building, replacing three existing small openings, and the existing large openings to the north east and south west elevations of the building would be partially bricked up with new openings installed. The proposed dwelling would have large elements of glazing, predominantly to the south east elevation, which faces onto open, agricultural fields. The large elements of glazing, to the south east elevation, would be a modern design feature; however, this element is not considered to have an adverse impact on the character of the site. It is also noted that the existing building has several openings to each elevation at present. The existing brick walls would be retained and cleaned and repointed, where necessary, and the new windows would be uPVC. The existing corrugated sheeting to the roof, which contains asbestos, would be replaced with new black corrugated roof sheeting. A condition relating to the submission of details of the proposed materials to be used in the proposed conversion works is considered necessary to ensure that the materials are sympathetic to the existing building and would respect and retain its character and the character of the wider rural area.

7.14 Landscaping within the site would provide a more domestic arrangement. The land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land to residential use. The land within the red line boundary would provide amenity space and three car parking spaces for the dwelling. It is acknowledged that the proposed residential curtilage would be modest, therefore, a condition removing permitted development rights would be applied to ensure sufficient amenity space is provided and retained for the occupiers of the proposed dwelling. It is therefore considered that this element of the proposed development is acceptable.

7.15 Overall, it is considered that the proposed development, for reasons detailed above, would accord with Policies ENV 3, QOP 1, QOP 2 and QOP 4 of the Northumberland Local Plan and the principles of Chapter 12 of the NPPF in relation to design.

7.16 The representations of objection have made comments in regard to the impact of the proposed development upon the character of the rural area. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment, it is considered that the proposal as submitted, is acceptable in this respect in planning terms.

Amenity

7.17 The application proposes to convert an existing agricultural building on the site to provide a three bedroom dwelling. As part of the application, the open land surrounding the building (land within the red line boundary on the proposed plans) is proposed to be incorporated within the curtilage of the dwelling, amounting to a change of use of the land to residential use. The unit would have a garden area and car parking area and this would provide a modest curtilage for the new dwelling. As aforementioned, a condition removing permitted development rights would be applied to ensure sufficient amenity space is provided and retained for the occupiers of the proposed dwelling.

7.18 The building has three immediate neighbouring properties; Edgewell House Farmhouse to the west, The Granary to the north west and Edgewell East Cottage to the north east. The separation distances between the proposed dwelling and the existing neighbouring dwellings range from 21 metres to 40 metres, with The Granary being the closest dwelling. It is acknowledged that the land in this area slopes in a south-north direction and that the building subject to this application is located on higher ground than the immediate neighbouring properties. The topography of the land has been taken into account when assessing the impact of the proposal on the immediate neighbouring properties.

7.19 The proposed conversion entails re-using an existing building and improving its visual appearance by renovation works. The proposal involves the re-use of existing openings and the sensitive installation of new openings. It is considered that due to the separation distances, the single storey nature of the development, the pattern of the proposed openings, and the existing boundary treatments, the proposed conversion would not have a significant adverse impact on the privacy of the future occupiers of the unit and the residents of the existing dwellings at Edgewell House Farmhouse, The Granary and Edgewell East Cottage. It is also considered that the proposed development

would not have a significant adverse impact on the residents of the existing dwellings at Edgewell House Farmhouse, The Granary and Edgewell East Cottage with regard to loss of outlook or from an overbearing appearance. It is considered necessary to remove permitted development rights for additional openings, extensions, etc. to the new dwelling to ensure that the impact of future householder alterations/extensions on neighbouring properties can be fully assessed. It is also considered necessary to condition details of boundary treatments for the new dwelling to ensure these are appropriate and to ensure these are retained in perpetuity.

7.20 Concerns regarding amenity have been raised within the representations of objection, which are from occupiers directly adjacent to the site. Whilst the concerns raised have been taken into consideration when assessing the impact on amenity, it is not considered they represent an appropriate reason for refusal in this instance. It is therefore considered that for the reasons outlined above, the scheme proposed, represents a proposal which would not impact significantly on neighbouring occupiers as to warrant refusal in terms of impact on amenity.

7.21 The application is considered to be acceptable in respect of the impact of the development on the amenity of local residents and future occupants in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the NPPF.

Highway Safety

7.22 The Council's Highway Development Management (HDM) team has been consulted on this application and having reviewed the revised plans, considers technical highway matters, such as access and parking, are acceptable. Within the Council's HDM team's response, they raise concerns that the proposed development would be located in an unsustainable location in terms of connectivity, due to its open countryside location. HDM advise within their responses of their stance with regard to the sustainability of proposals in highways terms. However, their assessment of sustainability is highways related only and is different to that of the overall planning assessment of sustainability. Therefore, HDM, in their response, are just making the case officer aware that from a highway perspective the location is unsustainable in terms of connectivity, which in this case is due to it being within the open countryside. As the proposal involves the re-use of an existing, redundant building, it is considered acceptable as a matter of principle in this location (as assessed in the above sections of this appraisal), Therefore, at the request of the case officer, HDM, who consider the technical highway matters are acceptable, have recommended conditions which they consider are appropriate in this instance and which should be applied to any permission granted.

7.23 The representations of objection have made comments in regard to highway safety and access. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's HDM team, it is considered that the proposal as submitted, is acceptable in respect of highway safety and access. The highway safety and access concerns raised within the objections were brought to the attention of the Council's HDM team during internal discussions, at which time they reiterated that they had no concerns with the technical highway matters relating to this application.

7.24 Subject to accordance with the recommended conditions, the application is considered to be acceptable in this respect and thus the proposal is in accordance with Policies TRA 1, TRA 2 and TRA 4 of the Northumberland Local Plan and the principles of Chapter 9 the NPPF.

Ecology

7.25 An updated Bat Survey has been submitted during the course of the application, at the request of the Council's Ecologist. Following a review of the updated Bat Survey, the Council's Ecologist concludes that they have no objection to the application as the proposed development is unlikely to impact protected species or designated nature conservation sites. The Council's Ecologist recommends conditions to secure appropriate mitigation and biodiversity enhancement. Subject to accordance with these conditions, the application is considered to be acceptable in accordance with Policies ENV 1 and ENV 2 of the Northumberland Local Plan and the aims of the NPPF in this respect.

Public Protection

7.26 A Phase 1 Report and gas membrane details have been submitted during the course of the application, at the request of the Public Protection (PP) team. Following a review of these details, the Council's PP team conclude that they have no objection subject to conditions relating to land contamination and ground gas protection. Subject to accordance with these conditions, the application is considered to be acceptable in accordance with Policy POL 1 of the Northumberland Local Plan and the aims of the NPPF in this respect.

7.27 The representations of objection have made comments in regard to land contamination. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with the Council's PP team, it is considered that the proposal as submitted, is acceptable in respect of contamination and ground gas protection.

Coal Mining Risk

7.28 The application site is located within a high-risk coal working referral area. A Coal Mining Report has been submitted as part of this application. The Coal Authority have therefore been consulted on this application and concur with the findings in the submitted Coal Mining Report and recommend an informative containing advice be added to any permission granted. The application is therefore considered to be acceptable in this respect in accordance with Policy POL 1 of the Northumberland Local Plan and the aims of the NPPF.

7.29 The representations of objection have made comments in regard to coal mining risk and land instability. These comments have been taken into account when compiling this section of the appraisal; however, following an assessment in consultation with The Coal Authority, it is considered that the proposal as submitted, is acceptable in respect of coal mining risk and land instability.

Drainage and Sewerage

7.30 The application form states that foul sewerage would be disposed of by mains sewers and that surface water would be disposed of by sustainable drainage system. Northumbrian Water have been consulted on this application; however, no response has been received. The Council's Lead Local Flood Authority (LLFA) have also been consulted on this application and raise no objection subject to a condition relating to the submission of details of a scheme for the disposal of surface water. Subject to accordance with this condition, the application is considered to be acceptable in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan and the aims of the NPPF.

Connectivity

7.31 Policy ICT 2 of the Northumberland Local Plan requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate, where justified. The Policy goes on to state that where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and/or viable.

7.32 The current application does not state whether full-fibre broadband connections are proposed, whilst officers are mindful of the rural location of the site which may affect availability of existing connections and viability of future connections. It is recommended that further details of the proposed broadband connectivity for the development be secured by condition, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the NPPF.

Sustainability Measures

7.33 Policy QOP 5 of the Northumberland Local Plan relates to sustainable design and construction and seeks to minimise resource use, mitigate climate change, and ensure proposals are adaptable to a changing climate. This policy indicates that proposals will be supported, where feasible, where it incorporates sustainability measures, such as renewable and low carbon energy systems. This application was validated in February 2022, prior to the adoption of the Northumberland Local Plan, therefore sustainability measures were not sought from the outset. However, details of sustainability measures for the development can be secured by condition, in accordance with Policy QOP 5 of the Northumberland Local Plan and the principles of the NPPF.

Other Matters

7.34 One of the representations of objection raises concerns with the validation process. It is considered that the application has been correctly validated and the relevant processes have been followed in this respect. One of the representations of objection raises that some of the land within the blue line boundary on the submitted location plan is not within the ownership of the applicant. The case officer has sought clarification from the applicant's planning agent on this matter, who confirmed that the blue line boundary on the submitted location plan (which outlines other land owned by the applicant) is correct and is within the ownership of the applicant.

Equality Duty

7.35 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

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

Human Rights Act Implications

7.37 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.

7.38 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.

7.39 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 main planning considerations in determining this application have been set out and considered above indicating accordance with the relevant development plan policies. The application has also been considered against the relevant sections within the NPPF and there is not considered to be any conflict between the local planning policies and the NPPF on the matters of relevance in this application.

8.2 The technical issues affecting the proposal have been suitably addressed subject to conditions set out in the recommendation.

8.3 The application has addressed the main considerations and it is considered appropriate to recommend the approval of the application. The proposal is therefore supported and approval subject to conditions is recommended.

9. Recommendation

That this application be GRANTED permission subject to the conditions set out below:

Conditions/Reason

1. 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).

2. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans are:
 - Location Plan, Received: 17/03/2022
 - Proposed Elevations, Drawing No: 06 Revision: B
 - Proposed Site Plan, Drawing No: 04 Revision: B
 - Proposed Floor Plan, Drawing No: 05
 - Phase 1 Contaminated Land Assessment Dated October 2020 Produced by GeoSmart Information Ltd, Reference: 73810R1
 - Proposed Gas Membrane Installation Detail
 - Bat Survey – Old Dairy, Edgewell House Farm, Prudhoe, NE42 5PD Dated April 2022 (Update to 2020 Report) Version 3 Produced by RH Ecological Services
 - Coal Mining Report Produced by Tony Carter
 - Letter from Jackson Church Structural Engineering Dated 11/08/2020

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

3. Prior to the installation of the corrugated metal sheeting, precise details including type, colour and finish of the corrugated metal sheeting to be used for the external roofs of the hereby approved dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

4. Prior to the installation of the windows and doors to the dwelling, precise details including type, colour and finish of the windows and doors of the hereby approved dwelling shall be submitted to, and approved in writing by,

the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

5. Prior to its first use on site, precise details including type, colour and finish of the brickwork to be used in the conversion of the hereby approved dwelling shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To retain control over the external appearance of the development in the interests of amenity and in accordance with the provisions of Policy QOP 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional window or other opening shall be made in any of the elevations of the hereby approved dwelling without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties and to retain control over the external appearance of the development in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions, porches, dormer windows, roof lights or freestanding buildings, enclosures or structures shall be added to or constructed within the curtilage of the hereby approved dwelling without the prior grant of planning permission from the Local Planning Authority.

Reason: In order that the impact on the appearance of the dwellinghouse and the Green Belt may be properly assessed and to safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties in accordance with Policies QOP 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

8. The development shall not be occupied until details of the proposed boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development is occupied and shall be maintained in perpetuity.

Reason: To safeguard the privacy and amenity of the occupiers of adjacent neighbouring properties and ensure the boundary treatments are appropriate

to the rural setting in accordance with Policies QOP 1, QOP 2 and QOP 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

9. The development hereby permitted shall not be commenced until a scheme to deal with contamination of land or controlled waters has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be undertaken by a competent and qualified consultant. The scheme shall include all the following measures, unless the Local Planning Authority dispenses with any such requirement specifically in writing:
 - a) a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-PathwayReceptor principle, in order that any potential risks are adequately assessed taking into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the Local Planning Authority without delay upon completion.
 - b) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without express written agreement of the Local Planning Authority.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

10. Prior to the development being brought into use or continuing in use the applicant shall submit a full closure (Verification Report) report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

11. If during redevelopment contamination not previously considered is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The written method statement must be written by a 'competent person'. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no

contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

Reason: To ensure that risks from land contamination are minimised, in accordance with Policy POL 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

12. No building works shall be commenced until a report detailing the proposed protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the standard required in BS8485:2015+A1:2019 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), or to a Characteristic Situation 2 level of protection, whichever is the highest, has been submitted to and approved in writing by the Local Planning Authority.

The report shall also specify to the Local Planning Authority's satisfaction how the annulus of service ducts will be sealed to prevent gas ingress into the living space of the dwelling.

The report shall also contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good practice on the testing and verification of protection systems for buildings against hazardous ground gases).

Reason: In order to prevent any accumulation of ground gas, which may be prejudicial to the health & amenity, in accordance with Policies POL 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

13. No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 12, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity, in accordance with Policies POL 1 and QOP 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

14. The development shall not be occupied until the car parking area indicated on the approved plans, 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 Policy TRA 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

15. 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 TRA 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

16. The development shall not be occupied until the 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 Policy TRA 1 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

17. During construction, all works on site shall be undertaken in accordance with the avoidance and mitigation measures identified in the ecological report 'Bat Survey Old Dairy Edgewell House Farm Prudhoe' V3 April 2022, by RH Ecological Services, including:

- a) Works will be undertaken to a precautionary working method statement set out in Appendix 1 of the Bat Survey report.
- b) A pre-commencement check for nesting birds will be undertaken by a suitably experienced ecologist if construction work to the building is undertaken between March and August inclusive.
- c) Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30o from base to top.

Reason: To avoid and mitigate impacts on biodiversity in accordance with Policy ENV 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

18. To ensure there is a net gain in ecological value, the following features will be included as part of the development:

- a) A minimum of 1 long-lasting bat box shall be attached to the new dwelling following best practice guidance (e.g., as close to the eaves as possible on the south or south-west elevation), and
- b) A minimum of 1 long-lasting bird box shall be attached to the new dwelling following best practice guidance (e.g., as close to the eaves as possible facing between the north and east elevation and away from artificial light).

Prior to first occupation or use of the building a verification report and/or photographic evidence shall be submitted to and approved in writing by the Local Planning Authority demonstrating that this work has been done.

Reason: To conserve and enhance biodiversity in accordance with Policy ENV 2 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

19. Prior to the commencement of development, a scheme for the disposal of surface water from the development which shall use sustainable drainage

techniques wherever possible shall be submitted to and approved in writing by the Local Planning Authority. These shall include the driveway and parking areas being constructed of a permeable surface. The development shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure the effective disposal of surface water from the development, in accordance with Policies WAT 2 and WAT 4 of the Northumberland Local Plan and the principles of the National Planning Policy Framework.

20. Prior to the occupation of the development, details confirming the installation of a full fibre broadband connection shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where an alternative broadband connection is proposed, prior to the occupation of the development, sufficient justification for such an alternative shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and made operational prior to the occupation of the development.

Where no broadband connection is proposed, prior to the occupation of the development, sufficient justification for the lack of broadband provision shall be submitted to and approved in writing by the Local Planning Authority in order discharge this condition.

Reason: To ensure the development is served by high quality communications infrastructure, in accordance with Policy ICT 2 of the Northumberland Local Plan and Paragraph 114 of the National Planning Policy Framework.

21. Notwithstanding the details submitted with the application, prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how the development will minimise resource use, mitigate climate change and ensure proposals are adaptable to a changing climate to achieve sustainable design and construction in the design of the development shall be submitted to and approved in writing by the Local Planning Authority. The development and measures shall thereafter be implemented in accordance with the approved details, including prior to the dwellings being brought into use where relevant, and shall be retained thereafter.

Reason: To achieve a sustainable form of development, and in the interests of the satisfactory appearance of the development upon completion, the character and appearance of the site and surrounding environment and the amenity of surrounding residents, in accordance with Policy QOP 5 of the Northumberland Local Plan and the National Planning Policy Framework.

Informatives

1. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures

and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Date of Report: 24.08.2022

Background Papers: Planning application file(s) 22/00579/FUL