

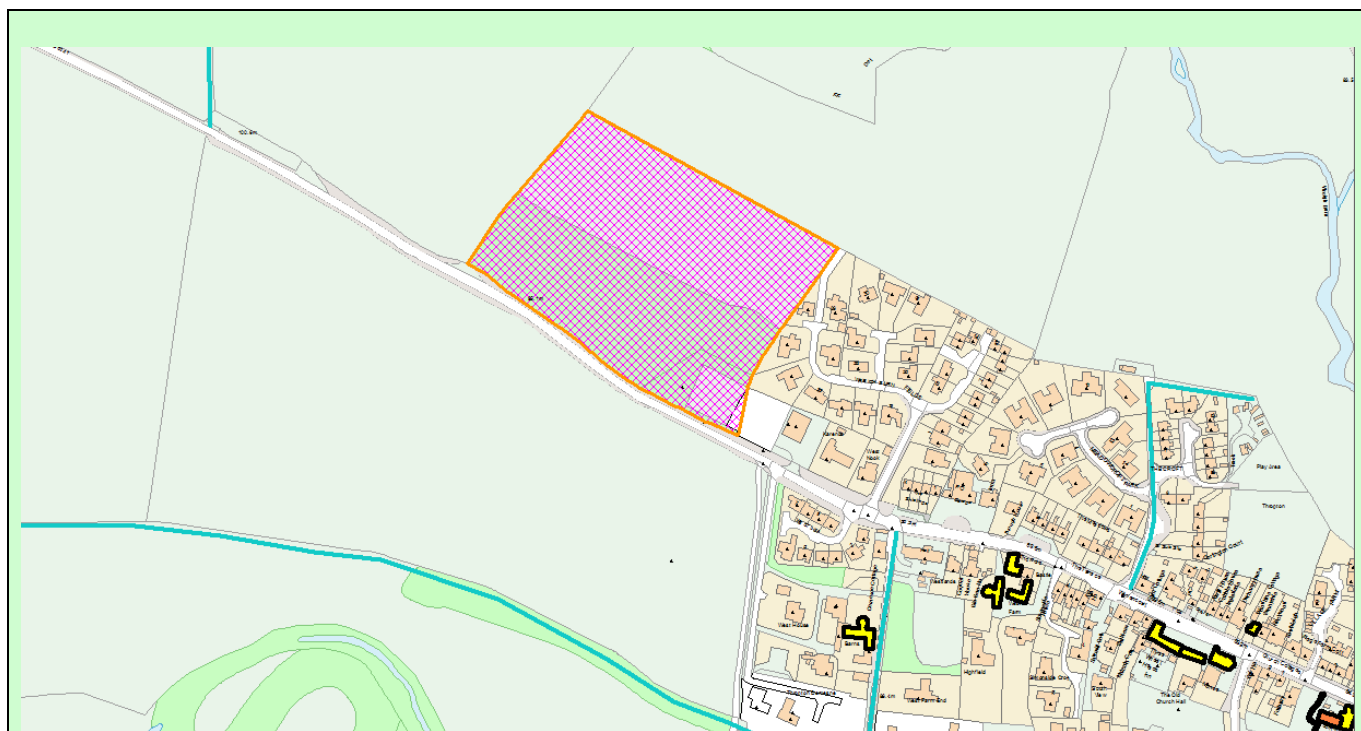


# Northumberland County Council

## North Northumberland Local Area Council, 24<sup>th</sup> September 2022

<b>Application No:</b>	18/00751/REM		
<b>Proposal:</b>	Reserved Matters application for 65 no. dwellings with all matters to be considered including access, appearance, landscaping, layout and scale on approved planning application 13/03894/OUT (Revised Description 22 April 2022)		
<b>Site Address</b>	Land To The West Of Northern 4x4 Centre, West End Garage, Thropton, Morpeth Northumberland		
<b>Applicant:</b>	Mr Stewart Rogers Karenda, Thropton, Morpeth, Northumberland NE65 7LT	<b>Agent:</b>	Mr Robert Murphy Wansbeck Workspace, Rotary Parkway, Ashington, Northumberland NE63 8QZ
<b>Ward</b>	Rothbury	<b>Parish</b>	Thropton
<b>Valid Date:</b>	28 May 2021	<b>Expiry Date:</b>	31 July 2022
<b>Case Officer Details:</b>	Name: Mr Tony Lowe Job Title: Principal Planning Officer Tel No: 01670 622708 Email: tony.lowe@northumberland.gov.uk		

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



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## **1. Introduction**

1.1 This application is referred to committee due to the nature of the development and the level of public interest and objection raised by the Parish Council.

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

2.1 The village of Thropton lies approximately 2 miles to the west of Rothbury. The River Coquet runs to the south of the village and Wreigh Burn passes through the village joining the Coquet at a confluence to the south.

2.2 An outline planning application has been submitted for the construction of approximately 60 residential dwellings on land to the west of the former Northern 4 x 4 Centre, now a Spar Retail Supermarket.

2.3 The application site, comprising approximately 3.32 ha, is located on the western edge of Thropton, north of B6341. Part of the site has been used previously as a car park for an auto-testing centre with the remainder of the site used as agricultural land. The testing centre is closed now.

2.4 The site is bounded to the north by a continuation of the building line at Wreigh Burn Fields, to the south by the B6341, to the east by Wreigh Burn Fields housing estate and Spar Supermarket and to the west by an established field margin.

2.5 Originally granted Outline consent (with all matters reserved) under planning reference 13/03894/OUT, the applicant now seeks approval for layout, scale, appearance, the means of access and the landscaping (the Reserved Matters).

2.6 The application proposes the provision of 65 Dwellings, including 15 Affordable Homes (consistent with the legal obligation):

2.7 The proposed housing consists of:

Affordable:

House Type Rosemary - 2 bed bungalow - 4no

House Type Daisy - 2 bed terraced/semi - 6no

House Type Holly - 3 bed semi - 5no

AH Total – 15no

Market:

House Type Jasmine - 3 bed bungalow - 10no

House Type Holly - 3 bed link-detached - 3no

House Type Peony - 3 bed detached - 4no

House Type Oak - 4 bed detached - 3no

House Type Willow - 4 bed detached – 12no

House Type Willow DG - 4 bed detached - 1no

House Type Elder - 4 bed detached - 3no

House type Granary - 4 bed detached - 7no

House type Dune - 3 bed detached - 7no

Market Total – 50no

Combined Total - 65no

2.8 The proposal has been subject to a number of amendments in relation to the design and layout during the course of the application.

### 3. Planning History

**Reference Number:** 13/03894/OUT

**Description:** Outline: residential development of approximately 60 dwellings, including affordable housing. (All matters reserved). (Amended ownership certificates received).

**Status:** PER

**Reference Number:** A/86/A/369

**Description:** Proposed garage workshop and showroom

**Status:** PER

**Reference Number:** A/92/A/189

**Description:** Overhead line,

**Status:** PER

**Reference Number:** A/ENQ/2010/0083

**Description:** Use of land for plant nursery including erection of polytunnels and shop building

**Status:** REPLY

**Reference Number:** A/2008/0218

**Description:** Retention of extended car sales area with associated landscaping and security lights on a permanent basis

**Status:** PER

**Reference Number:** A/2005/0544

**Description:** Installation of security lights at extension site of 4 x 4 Centre incorporating new sales area & landscaping works

**Status:** PER

**Reference Number:** A/2004/0513

**Description:** Extension to car sales area and associated landscaping and woodland planting

**Status:** WDN

**Reference Number:** A/2004/0281

**Description:** Extension to car sales area and associated landscaping and woodland planting (re-submission of A/2004/0001)

**Status:** REF

**Reference Number:** A/2005/0054

**Description:** Extension to car sales area and associated landscaping and woodland planting (resubmission A/2004/0513).

**Status:** PER

**Reference Number:** A/2003/0253

**Description:** Extension to car sales area Northern 4 x 4 centre Thropton

**Status:** REF

**Reference Number:** A/2004/0001

**Description:** Extension to car sales area and associated landscaping and woodland planting

**Status:** REF

#### 4. Consultee Responses

County Ecologist	No objection, subject to compliance with Landscape Strategy drawing
Lead Local Flood Authority (LLFA)	No objection, subject to conditions set out in the report
Fire & Rescue Service	No response received.
Northumbria Ambulance Service	No response received.
Environment Agency	No response received.
Highways	Following the submission of additional/ revised information - No objection, subject to condition set out in the report
County Archaeologist	<p>Outline application 13/03894/OUT was subject to an archaeological geophysical survey in 2014.</p> <p>No significant geophysical anomalies indicative of archaeological features, were identified by the survey. No further archaeological work was recommended.</p> <p>There are no objections on archaeological grounds to the present outline application.</p> <p>No archaeological work is recommended.</p>
Highways England	<p>Further to your consultation request dated 1 June 2021, we have considered the above application, and would offer our comments below.</p> <p>In March 2018, Highways England were consulted on this application and offered no objection. Having reviewed the updated information, it is our view that this amended application would not influence our previous recommendation.</p>
Public Protection	Public Health Protection does not object to the proposal providing that the measures detailed in the application documents are implemented as stated.
Northumbrian Water Ltd	No objection, subject to condition set out in the report
Open Spaces - North Area	No response received.

Health Care CG	No response received. - No contribution required at Outline stage
Education - Schools	This application relates to a request to approve Reserved matters pertaining the original application 13/03894/OUT. Education and Skills Group did not request a contribution to educational infrastructure when the original application 13/03894/OUT was made and subsequent S106 agreement made. Therefore, the Education and Skills group has no comment or objection in relation to this application.
Natural England	No response received.
Architectural Liaison Officer - Police	No response received.
Public Protection	Environmental Protection has no objection to the proposed details of this Reserved Matters application.
Thropton Parish Council	<p><b>Specific Responses</b></p> <ol style="list-style-type: none"> <li>1. The Parish Council feels any planning applications should take account of the age profile to ensure a vital and healthy community. The Application does not address these issues.</li> <li>2. Any approved development must protect and maximise the number of Affordable houses.</li> <li>3. The proposed development density at 79 houses is extremely congested and a disproportionate increase in the size of the Village. It seems that the number of houses is purely arbitrary and not based on a provable need.</li> <li>4. It should be borne in mind that there are only approximately 150 households West of the Wreigh burn Bridge and the totally village only consists of approximately 200 households.</li> <li>5. We have drawn attention to the ageing population which has had an additional effect on already over stretched Health and Social Services provision. Sewage and water supplies need careful consideration. The increase in the volume of vehicles will have effects on road management, parking and traffic problems in the village. Roads will need widening and public footpaths will need attention. The wear and tear of road infrastructure issues will affect neighbouring parishes. This will lead to a cost to the County Council and utility companies which needs to be considered.</li> <li>6. The appearance of the housing is of great concern as we have a responsibility for the future to ensure that what makes Northumberland scenic and attractive to visitors is maintained. This includes local tourism and recreation for adjacent urban areas.</li> </ol> <p>We have noted that Environment Secretary Michael Gove is "looking afresh" at National Parks and AONB and is concerned at the nibbling away of the amenity of areas adjacent to such areas. This development is exactly what is of concern to him and to this Parish.</p>

	7. This is a strip development which is anathema to planning principle which has already encouraged development on the south side of the road.
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## 5. Public Responses

### Neighbour Notification

Number of Neighbours Notified	71
Number of Objections	45
Number of Support	9
Number of General Comments	5

### Notices

General site notice, 22<sup>nd</sup> June 2021

Northumberland Gazette, 1<sup>st</sup> June 2021

### Summary of Responses:

5.1 During consultation and re-consultation 45no. letters of objection, 9no. letters of support and 5no. letters neither in support or objection have been received.

The main reasons for objection include:

Poor layout, design, detail;  
Proposed materials;  
Inappropriate development for the location;  
Over development of the site;  
Do not trust the provision of Affordable Homes;  
Highway impacts including impact on Thropton (Wreigh Burn) Bridge and increased traffic flows;  
Impact on schools and other local facilities;  
Ecology impacts;  
Construction impacts;  
Changes to the proposed house numbers  
Change to the site area to be developed, although it remained in the approved development area established at Outline stage;  
The amount of time the application has been under consideration;  
Change to the applicant details;  
Conflict of interest of the council with Ascent Homes as a developer;  
Use of Greenfield site;  
No 'Need' for the housing has been proven;

The main reasons for Support include;

Aid the viability of the village;  
Public transport connection provided;  
Attract younger people to the village;  
Provision of Affordable Homes;  
Help support local business;  
Road/ footpath improvements;

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=P4RORFQSMM200>

## **6. Planning Policy**

### 6.1 Development Plan Policy

STP 1 - Spatial strategy (Strategic Policy)  
STP 2 - Presumption in favour of sustainable development (Strategic Policy)  
STP 3 - Principles of sustainable development (Strategic Policy)  
HOU 11 – Homes for older and vulnerable people (Strategic Policy)  
QOP 1 - Design principles (Strategic Policy)  
QOP 2 - Good design and amenity  
QOP 5 - Sustainable design and construction  
QOP 6 - Delivering well-designed places  
TRA 1 - Promoting sustainable connections (Strategic Policy)  
TRA 2 - The effects of development on the transport network  
TRA 4 - Parking provision in new development  
ICT 2 - New Developments  
ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)  
ENV 2 - Biodiversity and geodiversity  
ENV 3 - Landscape  
WAT 3 - Flooding  
WAT 4 - Sustainable Drainage Systems

### 6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)

### 6.3 Other Documents/Strategies

National Design Guide (2019) (NDG)  
National Model Design Code  
Planning Practice Guidance (2021, as updated) (PPG)

## **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 the development plan comprises the policies of the Northumberland Local Plan (NLP) (2022). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.2 The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.3 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. In assessing the application the key considerations are;

Principle of Development;  
Design (Appearance & Scale);  
Residential Amenity;  
Highways (Access & Layout);  
Ecology (Landscaping);  
Surface Water Management;  
Climate Change;

#### Principle of the development

7.4 The principle of development on the site has been established through the granting of outline permission. Planning reference 13/03894/OUT was permitted on 2<sup>nd</sup> December 2015, with all matters reserved and planning reference 18/00751/REM was received by the Council on 27<sup>th</sup> February 2018 and was within the time specified in the Outline consent. Since the grant of Outline consent there have been changes to the NPPF and the NLP has been adopted. With the Outline consent extant at the time of writing examination and adoption of the NLP, it was given due consideration, during the adoption process. The principle of residential development remains acceptable.

7.5 A number of local residents have raised objection to the proposal and questioned the validity of the application. Objections included:

Changes to the proposed house numbers;  
Change to the site area to be developed, although it remained in the approved development area established at Outline stage;  
The amount of time the application has been under consideration;  
Change to the applicant details;  
Conflict of interest with Ascent Homes as a developer.

7.6 Paragraph 61 of the Planning Practice Guidance (Making an application), states:

*"It is possible for an applicant to suggest changes to an application before the local planning authority has determined the proposal. It is equally possible after the consultation period for the local planning authority to ask the applicant if it would be possible to revise the application to overcome a possible objection. It is at the discretion of the local planning authority whether to accept such changes, to determine if the changes need to be re-consulted upon, or if the proposed changes are so significant as to materially alter the proposal such that a new application should be submitted."*

7.7 In this instance, all proposed changes are within the development area approved at Outline stage, and the number of proposed dwellings (65) is in accord with the "approximately 60 dwellings" approved at Outline stage.

7.8 The original applicant was Amethyst Homes but, with their consent, the application was taken over by the current applicant in September 2018. Advance Northumberland is the Council's primary regeneration organisation and Ascent Homes enables housing delivery with the organisation but remains separate from the Planning Service.



Changes to the developer, (now Ascent Homes), do not alter or influence the level of diligence given by officers in providing a recommendation for the application.

7.9 The application has been under consideration for several years and has undergone a change in applicant and developer details, as well as several changes to the planning case officer. Whilst these changes are not considered ideal, they have been and are accepted as lawful.

7.10 The change in the applicant, developer, revisions of the details of the application and the fact that the case has been handled by several different officers, has led to some issues with the perception of the lawfulness of the application. Whilst internal legal advice remains confidential, advice has been sought and confirms that the application remains valid and appropriate for a determination to be made.

### Design (Appearance & Scale)

7.11 Policy QOP 1 of the emerging NLP seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria, the policy states that development proposals should make a positive contribution to local character and distinctiveness.

7.12 NPPF Chapter 12 stresses the importance of good design, and that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Paragraph 126 of the NPPF attaches great importance to the design of the built environment and states 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 130 sets out a number of design criteria including:

- That developments are sympathetic to local character and design;
- Create places that are safe, inclusive and accessible;
- Are sympathetic to local character whilst not discouraging innovation (including increased densities), and;
- Are visually attractive.

7.13 Paragraph 129 of the NPPF advises that the guidance contained in the National Design Guide, and the National Model Design Code should be used to guide decisions on applications in the absence of locally produced design guides or design codes. Northumberland does not yet have an NPPF compliant Local Design Guide.

7.14 The proposed dwellings offer a mix of house types including bungalows, semi-detached and detached dwellings, some with external and some with integral garaging. The houses would be built with a facing brick finish with different house types constructed of different brick colour/ types coupled, with differing tile finishes/ colours over.

7.15 Affordable Homes are shown on the submitted plan, at the required percentage and are well integrated within the development.

7.16 Whilst the proposed dwellings are modern in appearance and would not replicate existing residential development, when viewed in the context of neighbouring

development, the proposed development would be generally in keeping with the local vernacular both in terms of scale and design. The visual impact of the development, when viewed in the context of neighbouring residential properties would be mitigated, in some part by the proposed boundary treatments. The proposal is acceptable in terms of its scale, design and appearance and is in accordance with Policy QOP 1 and QOP 2 of the NLP and the provisions of the NDG and the NPPF.

### Amenity

#### General:

7.17 Policy QOP 2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses.

7.18 Paragraph 130 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.19 Due to the site location, proposed separation distances and orientation of proposed dwellings and neighbouring/ existing development, there would not be any substantive impacts on amenity resulting from the proposal in such terms as loss of light, outlook, overbearing or privacy. The proposal is in accordance with Policy QOP 2 of the NLP and the provisions of the NPPF in this respect.

#### Broadband connections:

7.20 Policy ICT2 of the NLP requires provision of full fibre broadband connections in new developments. Where this cannot be provided, alternative solutions may be appropriate where justified. The policy states 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. NPPF Paragraph 114 acknowledges that high quality and reliable communications infrastructure is essential for economic growth and social well-being.

7.21 The documents which accompany the application do not provide any information with respect to Broadband Connectivity. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy ICT 2 and the provisions of the NPPF.

#### Disability:

7.22 NLP policy HOU 11 sets out support and requirements to ensure that new dwellings meet the need of older and vulnerable people. To ensure that new dwellings meet the need of residents now and in the future, it requires 20% of market housing and 50% of affordable dwellings meet or exceed the enhanced accessibility and adaptability housing standards in compliance with M4(2) of the Building Regulations.

7.23 The documents which accompany the application do not provide this information. It is therefore appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance with the requirements of NLP policy HOU 11.

### Highways (Access & Layout)

7.24 NLP Policy TRA 1 seeks to promote sustainable transport choices, policy TRA2 seeks to ensure that all development will minimise any adverse impacts upon the highway network and TRA 4 seeks to ensure an appropriate level of parking provisions within development.

7.25 Paragraph 111 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.26 Paragraph 112 goes on to say that within this context applications for development should:

*a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*

*b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*

*c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*

*d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*

*e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations*

7.27 Vehicular and pedestrian access is intended from the B6341 and a new bus turning area, with pedestrian access, is intended further along, to the western side, of the B6341. A new footpath will connect, along the site frontage, to proposed footpaths leading from the village. A new bus stop is also proposed.

7.28 Internal roads will be 6m at the access leading to 5.5m width throughout the estate, with 2m wide footpaths either side. The estate roads form meanders and turns that will be naturally traffic calming in nature, includes different surface finishes at junctions and forms several private cul-de-sacs. An adequate level of public amenity space (incorporating Suds space) is provided. On external boundaries the existing hedging is to be retained, with fences erected within the development area.

7.29 The Highways Development Management responded to initial consultations requesting further/ revised details. Following the submission of revised information, the Highways Authority now has no objection subject to conditions. On this basis the proposals are acceptable in accordance with highways policy

7.30 The proposal is acceptable, in Highways terms and will accord with NLP policies TRA 1, 2 and 4 and with the provisions of the NPPF.

### Ecology (Landscaping)

7.31 NLP policy ENV 2 of the emerging Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon biodiversity and geodiversity, avoiding significant harm through location and/ or design and will secure a net gain for biodiversity through planning conditions or planning obligations. Policy ENV 3 seeks to protect Northumberland's Landscape Character.

7.32 Paragraph 174 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.33 The proposal has been assessed by the County Ecologist, who has no objection subject to compliance with the submitted Landscape Layout Drawing (REV E), offering no comments further to the conditions previously imposed on the outline permission. The proposal is acceptable in ecology terms and in accordance with NLP policy ENV 2 and 4 and the provisions of the NPPF.

### Surface Water Management

7.34 The assessment of issues relating to the use of a sustainable drainage system, overland flows and connection to the existing water network has resulted in the requirement for additional information to be provided to enable the LLFA to withdraw their initial objection to the application. Following submission of additional information, the LLFA now has no objection, subject to conditions relating to the submission of a report on the suitability of the Suds system, details of surface disposal during construction and submission of details regarding maintenance and adoption of Suds features.

7.35 Subject to these conditions the application would accord with NLP policies WAT3 and WAT4 and the provisions of the NPPF.

### Climate Change

7.36 Paragraph 14 of the NPPF seeks to achieve sustainable development through overarching objectives including environmental objectives. The environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

7.37 Local Plan Policy QOP1 sets out several design principles, Including:

- respects and enhances the natural and built environment, including heritage;
- ensures that buildings are functional for future uses, supports health and wellbeing and enhances quality of life;
- incorporates where possible green infrastructure;
- mitigates climate change and ensures the longevity of the buildings and spaces.

7.38 Local Plan Policy QOP 5 relates to sustainable design and construction. In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate. It includes support for proposals where they incorporate passive design measures, which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting amongst other matters.

7.39 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore considered appropriate to attach a condition to the permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP1 and QOP5.

#### Other Matters

7.40 At reserved matters stage only reserved matters and issues relating to them may be considered. Contributions to Health and Education were not required at Outline stage and cannot now be sought. EV car charging for dwellings is also a requirement within Building Control Legislation and will need to be provided at construction stage, other objections raised have been addressed within the report.

#### Equality Duty

7.41 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

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

#### Human Rights Act Implications

7.43 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.

7.44 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.

7.45 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 If approved this consent, along with any planning conditions, will be read alongside the Outline approval (13/03894/OUT) and the planning conditions from Outline stage will continue to subsist.

8.2 At Outline stage the legal agreement provided for the provision of 22% AH, this is reflected in the proposed scheme

8.3 Despite changes to applicant details and case officer, as well as changes to the number of units proposed, the application remains valid.

8.4 The proposal represents an appropriate form of development that would not have a significant adverse impact on the surrounding area, or upon highway safety, drainage, ecological interests or the amenity of nearby land users, subject to conditions. It is therefore considered that the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

## **9. Recommendation**

That this application be GRANTED permission subject to the following:

### Conditions

01. 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:

Drawings:

P01, Rev Q Planning Layout;

P02 Rev Q, Enclosures Layout

P03, Rev K, Materials Layout;

THROPTON 07.04.2021-P04 LOCATION PLAN

G2-001, D Garage

G2-003, Rev A, D Garage

G1-001, Rev E, S Garage

G1-003, Rev A, S Garage

DAI/125/SEM009, Rev P1, House Type Daisy, Front Elevation

DAI/125/SEM010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/SEM011, Rev P1, House Type Daisy, Side Elevation 1

DAI/125/SEM012, Rev P1, House Type Daisy, Side Elevation 2

DAI/125/TERAS-AS-OPP/009, Rev P1, House Type Daisy, Front Elevation

DAI/125/TERAS-AS-OPP/010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/TERAS-AS-OPP/011, Rev P1, House Type Daisy, Side Elevation 1

DAI/125/TERAS-AS-OPP/012, Rev P1, House Type Daisy, Side Elevation 2 Elevation

DAI/125/TERAS-OPP-OPP/009, Rev P1, House Type Daisy, Front Elevation

DAI/125/TERAS-OPP-OPP/010, Rev P1, House Type Daisy, Rear Elevation

DAI/125/TERAS-OPP-OPP/011, Rev P1, House Type Daisy, Side Elevation 1  
DAI/125/TERAS-OPP-OPP/012, Rev P1, House Type Daisy, Side Elevation 2  
JAS/125/AS/006, Rev P1, House Type Jasmine, Front Elevation  
JAS/125/AS/007, Rev P1, House Type Jasmine, Rear Elevation  
JAS/125/AS/008, Rev P1, House Type Jasmine, Side Elevation 1  
JAS/125/AS/009, Rev P1, House Type Jasmine, Side Elevation 2  
PNY/125/AS/009, Rev P1, House Type Peony, Front Elevation  
PNY/125/AS/010, Rev P1, House Type Peony, Rear Elevation  
PNY/125/AS/011, Rev P1, House Type Peony, Side Elevation 1  
PNY/125/AS/012, Rev P1, House Type Peony, Side Elevation 1  
PNY/125/SEM-AS009, Rev P1, House Type Peony, Front Elevation  
PNY/125/SEM-AS010, Rev P1, House Type Peony, Rear Elevation  
PNY/125/SEM-AS011, Rev P1, House Type Peony, Side Elevation 1  
PNY/125/SEM-AS012, Rev P1, House Type Peony, Side Elevation 2  
ROS/125/SEM/002, Rev P1, House Type Rosemary, Front Elevation  
ROS/125/SEM/003, Rev P1, House Type Rosemary, Rear Elevation  
ROS/125/SEM/004, Rev P1, House Type Rosemary, Side Elevation 1  
ROS/125/SEM/005, Rev P1, House Type Rosemary, Side Elevation 2  
WIL/125/AS/009, Rev P1, House Type Willow, Front Elevation  
WIL/125/AS/010, Rev P1, House Type Willow, Rear Elevation  
WIL/125/AS/011, Rev P1, House Type Willow, Side Elevation 1  
WIL/125/AS/012, Rev P1, House Type Willow, Side Elevation 2  
DUNE-DET-AS-06\_FRONT ELEVATION\_REV A ;  
DUNE-DET-AS-07\_REAR ELEVATION\_REV A;  
DUNE-DET-AS-08\_GABLE ELEVATION\_REV A.;  
DUNE-DET-AS-09\_GABLE ELEVATION\_REV A;  
ELDER-DET-AS-06\_FRONT ELEVATION\_REV A;  
ELDER-DET-AS-07\_REAR ELEVATION\_REV A;  
ELDER-DET-AS-09\_GABLE ELEVATION\_REV A;  
GRANARY-DET-AS-06\_FRONT ELEVATION\_REV A;  
GRANARY-DET-AS-07\_REAR ELEVATION\_REV A;  
GRANARY-DET-AS-08\_GABLE ELEVATION\_REV A;;  
GRANARY-DET-AS-09\_GABLE ELEVATION\_REV A;  
HOLLY-SEMI-AS-06\_FRONT ELEVATION\_REV A.;  
HOLLY-SEMI-AS-07\_REAR ELEVATION\_REV A.;  
HOLLY-SEMI-AS-08\_GABLE ELEVATION\_REV A;  
OAK-DET-AS-06\_FRONT ELEVATION\_REV A;  
OAK-DET-AS-07\_REAR ELEVATION\_REV A;  
OAK-DET-AS-08\_GABLE ELEVATION\_REV A;  
OAK-DET-AS-09\_GABLE ELEVATION\_REV A;  
WILLOW-DET-AS-06\_FRONT ELEVATION\_REV A;  
WILLOW-DET-AS-07\_REAR ELEVATION\_REV A;  
WILLOW-DET-AS-08\_GABLE ELEVATION\_REV A;  
WILLOW-DET-AS-09\_GABLE ELEVATION\_REV A;

20173 DS01 Drainage Strategy Revision P3 Issue Date 31st March 2022 Produced  
by Coast Consulting Engineers  
1608-1-1, Rev E, Landscape Strategy Plan, dated March 2021 (Glen Kemp  
Landscape Architects)

Documents:

Report Number: 20173 - R DS1 - Drainage Statement Revision: P2 Issue Date: 31st March 2022 Produced by Coast Consulting Engineers  
Transport Statement Land North of the B6341, Thropton, dated April 2022, author SAJ Transport Consultants  
Updating Ecological Appraisal, Land at Thropton dated April 2022

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

02. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer or a suitably qualified professional must 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; and \* Details of ownership organisation/adoption details.

Reason: To ensure that all sustainable drainage systems are designed to the DEFRA non-technical standards.

03. Details of the disposal of surface water from the development through the construction phase shall be submitted to and agreed with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the risk of flooding does not increase during this phase and to limit the siltation of any on site surface water features.

04. Prior to first occupation details of the adoption and maintenance of all SuDS features shall be submitted to and agreed by the Local Planning Authority. A maintenance schedule and log, which includes details for all SuDS features for the lifetime of development shall be composed within and be implemented forthwith in perpetuity.

Reason: To ensure that the scheme to dispose of surface water operates at its full potential throughout the development's lifetime.

05. The finished floor levels of the building(s) hereby permitted shall be consistent with those indicated on a scheme of details which shall first have been submitted to and approved in writing by the Local Planning Authority. Such details shall indicate the existing and proposed levels throughout the application site.

Reason: To achieve a satisfactory form of development and to ensure that the proposed development does not have an adverse effect upon the amenity currently enjoyed by adjoining occupiers and in accordance with local plan policy QOP 1 and 2 and the provisions of the NPPF.

06. 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 local plan policy ICT2 and Paragraph 114 of the National Planning Policy Framework.

07. 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 local plan policy QOP 5 and the provisions of the NPPF.

08 Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate how at least 50% of the affordable housing dwellings and 20% of market dwellings will meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations (or any equivalent successor standards) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: To ensure that the new homes are accessible and adaptable to meet the needs of residents now and in the future, in accordance with Policy HOU 11 of the Northumberland Local Plan and the National Planning Policy Framework.

09. 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.

Reason: In the interests of visual amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

10. The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced 19040/ P01 Rev Q, P02 Rev K and P03 Rev K.

Reason: For the avoidance of doubt and in the interests of proper planning, and in order to achieve a satisfactory form of development in accordance with the National Planning Policy Framework and Policies TRA1, TRA2 and TRA4 of the Northumberland Local Plan.

11. Development shall not be occupied until details of the proposed highway works have been submitted to and approved in writing by the Local Planning Authority. The dwelling(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

12. No development above damp-proof course level shall commence until details of proposed arrangements for future management and maintenance of the proposed streets within the site have been submitted to and approved in writing by the Local Planning Authority. Following occupation of the first dwelling on the site, the streets shall be maintained in accordance with the approved management and maintenance details.

Reasons: To ensure estate streets serving the development are completed in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

13. No dwelling shall be occupied until the car parking area indicated on the approved plans associated with that dwelling, has been hard surfaced and 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 the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

14. No dwelling shall be occupied until cycle parking shown on the approved plans associated with that dwelling 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 the National Planning Policy Framework and Policy TRA1 of the Northumberland Local Plan.

14. No dwelling(s) shall be occupied until details of surface water drainage to manage run off from private land have been 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 highway safety, the amenity of the area and to protect the integrity of the highway in accordance with the National Planning Policy Framework.

15. Development shall not commence until a Construction Method Statement, together with a supporting plan 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 and plan shall, where applicable, provide:

- i. details of temporary traffic management measures,
- ii. details of any temporary access,
- iii. details construction traffic routes, number and type of construction and delivery vehicles;
- iv. details and location of vehicle cleaning facilities;
- v. location for the parking of vehicles of site operatives and visitors;
- vi. location of the loading and unloading of plant and materials;
- vii. location of 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 National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

16. Prior to the construction of any dwelling above damp proof course level, a scheme to demonstrate the provision of Electric Vehicle Charging Points for each parking space associated with each dwelling, in accord with Approved Document S1 of the Building Regulations 2010, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken fully in accordance with the approved scheme.

Reason: In the interests of sustainable development, in accordance with local plan policy QOP 5 and the provisions of the NPPF.

**Background Papers:** Planning application file(s) 18/00751/REM and 13/03894/OUT