

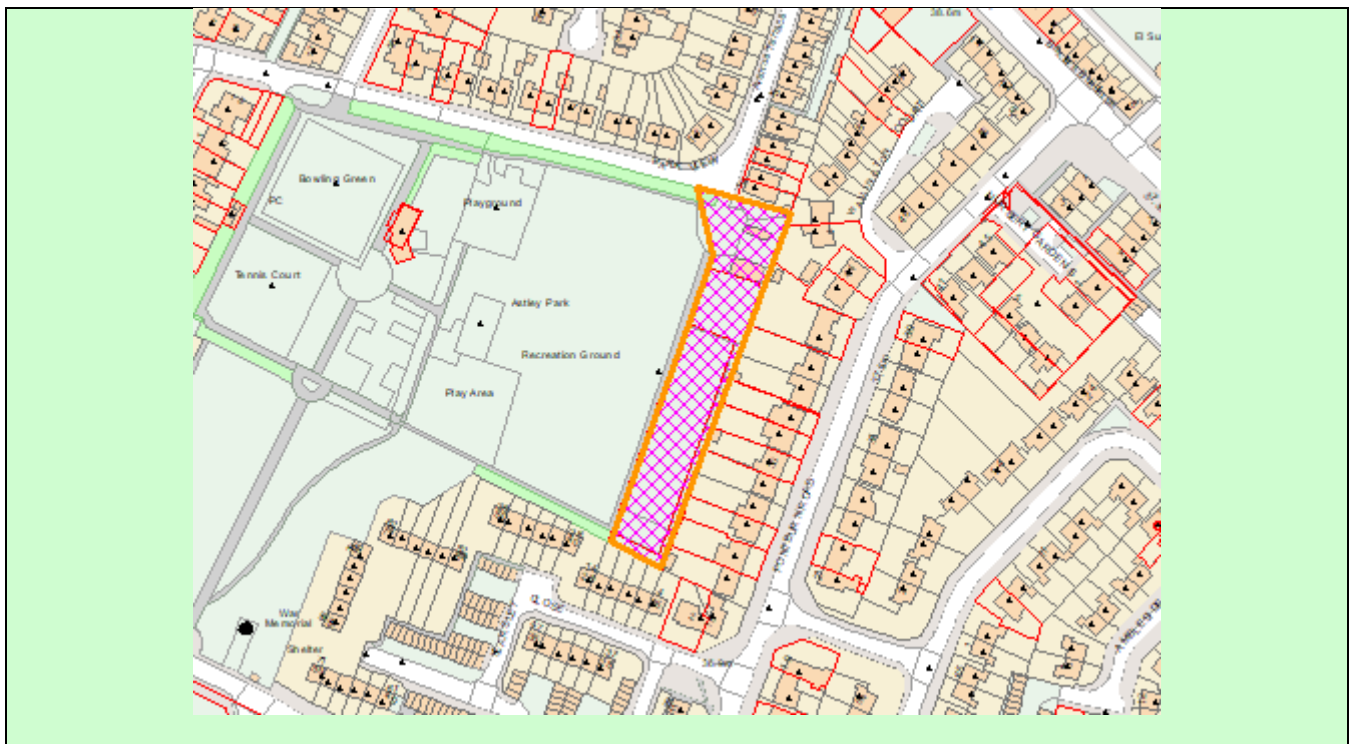


Northumberland County Council

L.A.C – Cramlington, Bedlington, Seaton Valley (4pm), 21 September 2022

Application No:	22/01487/CCD		
Proposal:	Demolition of existing garage, construction of new garage, new external lighting, resurfacing of existing depot, drainage works and repositioning of existing welfare unit		
Site Address	Land East Of Astley Park, Park View, Seaton Delaval, Northumberland		
Applicant:	Mr Lee Anderson County Hall, Morpeth , NE61 2EF,	Agent:	None
Ward	Holywell	Parish	Seaton Valley
Valid Date:	20 May 2022	Expiry Date:	23 September 2022
Case Officer Details:	Name: Miss Stephanie Milne Job Title: Senior Planning Officer Tel No: Email: Stephanie.Milne@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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

1. Introduction

1.1 The applicant is Northumberland County Council and therefore the application was referred to the director of planning and the chairs of the local area council committee. The chair referral response confirmed that the application shall be determined at local area council committee.

2. Description of the Proposals

2.1 Planning permission is sought for the demolition of the existing garage, construction of a new garage, new external lighting, resurfacing of the existing depot, drainage works and repositioning of the existing welfare unit within the existing depot site.

2.2 The application site forms the depot at Astley Park which is an existing NCC site located within Seaton Delaval. The site is located outside of the defined settlement boundary, but within an existing site curtilage.

3. Planning History

None

4. Consultee Responses

Seaton Valley Parish Council	No response received
Highways	No objection subject to conditions
Lead Local Flood Authority (LLFA)	No comment
Public Protection	No objection subject to conditions

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	43
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

General site notice posted 18 July 2022
No Press Notice Required.

Summary of Responses:

None

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=RAY1CYQSGCT00>

6. Planning Policy

6.1 Development Plan Policy

Northumberland Local Plan 2016 - 2036 (Adopted March 2022) (NLP)

Policy STP 1 - Spatial strategy (strategic policy)

Policy STP 2 - Presumption in favour of sustainable development (strategic policy)

Policy STP 3 - Sustainable development (strategic policy)

Policy QOP 1 - Design principles (strategic policy)

Policy QOP 2 - Good design and amenity

Seaton Valley Neighbourhood Plan made September 2021 (SVNP)

No relevant policies

6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)

National Planning Practice Guidance (2021) (NPPG)

7. Appraisal

Principle of Proposed development

- 7.1 Policy STP 1 of the NLP, read in conjunction with the Policies Map which accompanies the Plan, identifies main towns, service centres and service villages across the county where sustainable development can be located.
- 7.2 The application site is located outside of the defined settlement boundary however the works would be limited to the existing site curtilage and would provide a small scale addition to the existing development on site. The proposal includes a new garage and repositioning of the existing welfare unit, new external lighting, resurfacing of existing depot and drainage works. The principle of development is therefore acceptable.

Visual Amenity

- 7.3 The new garage would be 4 metres in height, 10 metres wide and 10 metres deep. It would be located to the centre of the site, surrounded by other smaller buildings and would replace the existing garage which is 3 metres in height, 10 metres deep and 6 metres wide. The existing welfare unit would be

repositioned to the northern side of the proposed garage. Proposed lighting is distributed throughout the site to light the existing depot. The proposed garage would not appear excessive in relation to the existing building it is to replace and would be appropriate within the site. The relocation of the existing welfare unit would not bring the development within the site any closer to the boundaries and therefore would prevent a cramped appearance.

- 7.4 The materials proposed are to match those existing and as such it is considered that the proposal would not result in visual harm to the surrounding area. The other proposed works would not result in further visual harm and therefore the proposal would not result in any detrimental visual harm in accordance with Policy QOP 2 of the Northumberland Local Plan and NPPF.

Impact on neighbouring amenity

- 7.5 With regards to neighbouring amenity, there are residential properties located to the northern and eastern side of the site, however the proposed new garage would not appear excessive due to the proposed height. The other works would not result in any further harm than those already existing.
- 7.6 A lighting plan has been submitted which has been assessed by Public Protection who have advised a condition which requests details of Lux Levels to be submitted prior to the fitting of lighting. As such there would be limited harm to neighbouring occupiers from the proposed works. The proposals would therefore comply with the requirements of Policy QOP 2 of the Northumberland Local Plan and NPPF.

Highways

- 7.7 The proposal has been assessed by the highways department who confirm that there are no objections subject to a Construction Method Statement condition. The proposal would therefore be acceptable in accordance with the Northumberland Local Plan and NPPF.

Equality Duty

- 7.8 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

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

Human Rights Act Implications

- 7.10 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.
- 7.11 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.
- 7.12 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. Recommendation

That this application be GRANTED subject to the following:

Conditions/Reason

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans. The approved plans for this development are:

Existing Site Plan Drawing No: PS210005 L(01) Received 26 April 2022

Existing Plans and Elevations Drawing No: PS210005 Received 10 May 2022

Proposed Site Plan Drawing No: PS210005 L(02) Received 26 April 2022

Proposed Garage Drawing No: PS210005 A(01) Received 10 May 2022

Proposed Site Plan Drawing No: 1331 (63) 01 Received 20 May 2022

Location Plan Received 26 April 2022

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

03. The facing materials and finishes to be used in the construction of the development shall be in accordance with the details contained within the application. The development shall not be constructed other than with these approved materials.

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with QOP2 of the Northumberland Local Plan.

04. Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:
- i. vehicle cleaning facilities;
 - ii. the parking of vehicles of site operatives and visitors;
 - iii. the loading and unloading of plant and materials;
 - iv. storage of plant and materials used in constructing the development

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

05. Prior to the fixing of any external lighting required in association with the proposal, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details shall include:
- The specific location of all external lighting units;
 - Design of all lighting units;
 - Details of beam orientation and lux levels; and
 - Any proposed measures such as motion sensors and timers that will be used on lighting units

The lighting scheme shall comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2021 for Environmental Zone E3. The approved lighting scheme shall be installed in accordance with the approved details and shall not be altered without the prior written approval of the local planning authority.

Reason: To protect residential amenity and provide a commensurate level of protection against light.

Informatives

01. Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
02. Any areas of hardstanding areas (car parks, driveways etc.) within the development shall be constructed of a permeable surface so flood risk is not

increased elsewhere. There are three main types of solution to creating a permeable surface:

- Using gravel or a mainly green, vegetated area.
- Directing water from an impermeable surface to a border rain garden or soakaway.
- Using permeable block paving, porous asphalt/concrete. Further information can be found here -

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/paving frontgardens.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/paving_frontgardens.pdf)

In addition the development should explore disconnecting any gutter down pipes into rain water harvesting units and water butts, with overflow into rainwater garden/pond thus providing a resource as well as amenity value and improving water quality

Date of Report: 06.09.2022

Background Papers: Planning application file(s) 22/01487/CCD