



Northumberland

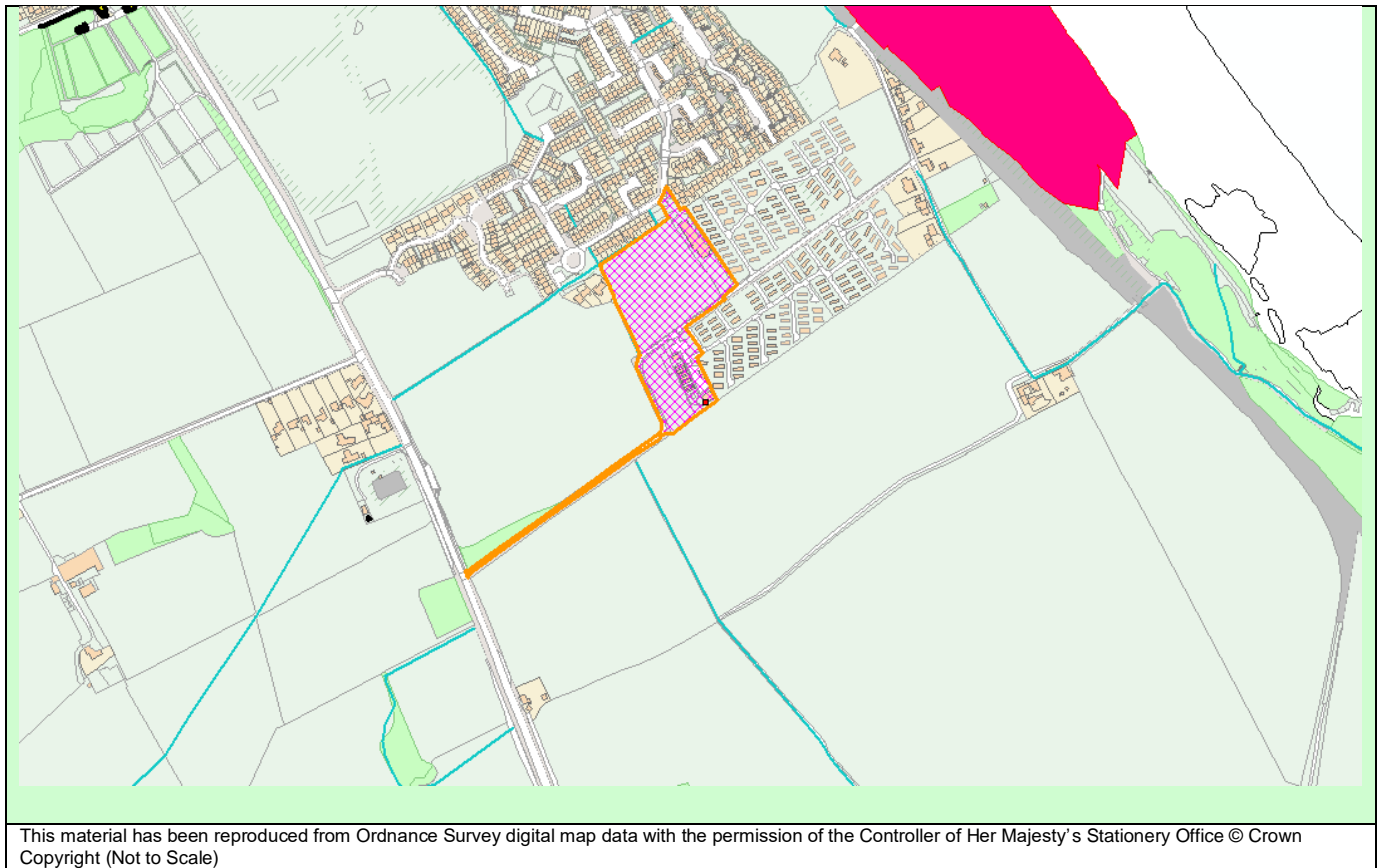
County Council

North Northumberland Local Area Council Planning Committee

22nd December 2022

Application No:	21/04037/FUL		
Proposal:	Removal of existing reception building and associated structures; erection of new reception building with associated parking landscaping and infrastructure; relocated/enlarged play area; siting of up to 23 static caravans with associated landscaping infrastructure; vehicular access routes and LPG compound; enlarged caravan display area.		
Site Address	Land At South West Of Elmbank Caravan Park, Cow Road, Spittal, Northumberland		
Applicant:	Elm Bank (Northumberland) Ltd Land At South West Of Elmbank Caravan Park, Cow Road, Spittal, Northumberland	Agent:	Martin Bonner The Lumen , St James Boulevard , Newcastle Helix , NE4 5BZ
Ward	Berwick East	Parish	Berwick-upon-Tweed
Valid Date:	13 October 2021	Expiry Date:	23 December 2022
Case Officer Details:	Name: Mr Tony Lowe Job Title: Senior Planning Officer Tel No: 07739979210 Email: tony.lowe@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 This application has been called to committee by a local ward member, as a controversial application.

2. Description of the Proposals

2.1 The applicant seeks full planning permission for the removal of an existing reception building and associated structures; erection of new reception building with associated parking, landscaping and infrastructure a relocated/enlarged play area; and the siting of up to 23 static caravans with associated landscaping infrastructure; vehicular access routes and LPG compound; enlarged caravan display area.

2.2 Elmbank Coastal Park is approximately 8 hectares and sits either side of Cow Road, to south of, but within the settlement boundary of Berwick-upon-Tweed. Bounded to the south by farmland, the north and east by residential development and the west by open land with Outline consent for residential development and public right of way. The Northern View a community run establishment offering bar, community facilities, function room etc. sits on the northern side of the site and separates parts of the parks to the north of Cow Road. The land form falls from the west to the east.

2.3 Submitted details indicate that the site is licensed for 278 pitches with 182 currently in place and that a community consultation took place prior to the submission of the application and included an information leaflet to neighbouring residents and a letter to local Town and County Councillors.

2.4 The application site consists of 2 plots, both within the existing park:

Area A, with existing access, measuring approximately 0.7 hectares to the south of Cow Road - proposal includes reception area, play area and caravan display, and is already in operation;

Area B, to the north of Cow Road, approximately 1.9 hectares - proposal includes new barrier access from Cow Road, 23 static pitches, car parking and internal 'loop road' and LPG enclosure;

3. Planning History

Reference Number: N/84/B/0278/P

Description: Additional recreational areas, car parks, mixed basic & mains serviced caravan pitches. (Renewal of 80/B/18)

Status: PER

Reference Number: N/78/B/0336/P

Description: Provision of projecting illuminated sign

Status: REF

Reference Number: N/80/B/163

Description: Outline - Construction of a new Community Centre and conversion of existing within main building into a lounge

Status: PER

Reference Number: N/90/B/0048/P

Description: Alterations and extension to provide sun lounge and extra toilets

Status: PER

Reference Number: 18/02935/FUL

Description: REMOVE SINGLE STOREY EXTENSION AND REPLACE WITH A TWO STOREY EXTENSION

Status: PER

Reference Number: N/77/B/193

Description: Erection of Community Centre and Social Club

Status: PER

Reference Number: N/90/B/0467/P

Description: Kitchen extension.

Status: PER

Reference Number: N/84/B/0278/P

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Status: PER

Reference Number: N/77/B/193

Description: Erection of Community Centre and Social Club

Status: PER

Reference Number: N/90/B/0467/P

Description: Kitchen extension.

Status: PER

Reference Number: N/83/B/50

Description: Change of use from holiday static caravan to residential.

Status: PER

Reference Number: N/02/B/0032

Description: Erection of a bungalow with office/store, for the site manager.

Status: PER

Reference Number: N/83/B/50

Description: Change of use from holiday static caravan to residential.

Status: PER

Reference Number: N/06/B/0924

Description: Proposed workshop, tool and vehicle store.

Status: PER

4. Consultee Responses

County Ecologist	No objection, subject to a financial contribution to the CMS and conditions set out in the report
Public Protection	No objection, subject to conditions set out in the report
Berwick-upon-Tweed Town Council	Members expressed concerns and would request more information on the following issues: Pollution levels within the required drainage system, Foul drainage, Views effected from within and adjacent to the site due to layout, Over capacity of access when vehicle turning right into the site, Adequacy of the amount of passing places located near to the site, Reassurance that extra demands on the surrounding road system has been taken into account by the Highways Authority, Lack of information regarding access for cyclists and pedestrians, Land management and horticultural practices both on-site and neighbouring properties.
Climate Change Team	No response received.
Natural England	No objection
Lead Local Flood Authority (LLFA)	No objection, subject to conditions set put in the report
Countryside/ Rights Of Way	No objection to the proposed development on the condition that Public Footpath No 26 is protected throughout
Public Protection	No objection, subject to conditions
Northumbrian Water Ltd	No objection raised. Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have the following comments to make: Northumbrian Water actively promotes sustainable surface water management across the region. The developer should

	<p>develop their surface water drainage solution by working through the following, listed in order of priority:</p> <p>Discharge into ground (infiltration) Discharge to a surface water body Discharge to a surface water sewer, highway drain, or another drainage system As a last resort, discharge to a combined sewer</p> <p>If sewer is the only feasible option the developer should contact Northumbrian Water to agree allowable discharge rates and points into the public sewer network. We recommend this is done by submitting a pre planning enquiry directly to us. Full details and guidance can be found at https://www.nwl.co.uk/developers/predevelopment-enquiries.aspx or telephone 0191 419 6559.</p> <p>I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.</p>
Fire & Rescue Service	No objection
Architectural Liaison Officer - Police	<p>No objection raised but the following comments provided:</p> <p>We do not recommend the use of bollard lighting as the main source of lights, we feel that bollard lighting is purely for wayfinding and can be easily obscured. It does not project sufficient light at the right height making it difficult to recognise facial features and as a result it may cause an increased fear of crime, therefore it should be avoided.</p> <p>We would recommend the lighting scheme is re-considered with lighting columns included within the design, this could fall within the E2 Rural, Low District Brightness (village of relatively dark, outer suburban locations) guidance, which would reduce lux levels but also offer a level of being able feel safe under good lighting conditions.</p>
Northumbria Ambulance Service	No response received.
Environment Agency	No response received.
The Coal Authority	The Coal Authority has no objection to the proposed development. However further consideration of ground conditions / foundation designs will be required as part of the applicant's subsequent building regulation application.
Tourism, Leisure & Culture	No response received.
Highways	No objections subject to conditions set out in the report

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	31
Number of Objections	19
Number of Support	0
Number of General Comments	2

Notices

Stat Pub & PROW 21st October 2021

Berwick Advertiser 21st October 2021

Summary of Responses:

19 letters of objection and 2 other letters of representation have been received. The reasons for objection include:

Impact on residential amenity;
Impact on Highways - volume of traffic and safety;
Impact on drainage - foul and surface;
LPG Storage safety;
Impact on light;
Neighbouring properties devalued;
Impact on the AONB;
Erection of a fence surrounding Area B;
Increased noise;

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=R0VEW6QSJVV00>

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)

STP 4 - Climate change mitigation and adaptation (Strategic Policy)

STP 5 - Health and wellbeing (Strategic Policy)

ECN 15 - Tourism and visitor development

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

QOP 6 - Delivering well-designed places

QOP 3 - Public realm design principles

QOP 4 - Landscaping and trees

QOP 5 - Sustainable design and construction

TRA 1 - Promoting sustainable connections (Strategic Policy)

TRA 2 - The effects of development on the transport network

TRA 4 - Parking provision in new development

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

ENV 4 - Tranquillity, dark skies and a sense of rurality

WAT 2 - Water supply and sewerage

WAT 3 - Flooding

POL 1 - Unstable and contaminated land

POL 2 - Pollution and air, soil and water quality

6.2 National Planning Policy

NPPF - National Planning Policy Framework (2021)

6.3 Neighbourhood Planning Policy

Whilst Berwick-upon-Tweed Town Council applied to Northumberland County Council to designate the civil parish of Berwick-upon-Tweed as a neighbourhood area, there are no adopted policies available at this time

6.4 Other Documents/Strategies

NDG - National Design Guide (2019)

PPG - Planning Practice Guidance (2021, 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 the development plan comprises 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 Paragraph 219 of the NPPF advises that weight should be given to relevant policies in existing plans according to the degree of consistency with the NPPF i.e. the closer a policy in a local plan accords with the NPPF, the greater the weight that may be given to them. 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 Paragraph 48 of the NPPF states that weight may also be given to the policies in emerging plans, depending on the stage of preparation of the plan, the extent to which emerging policy aligns with the NPPF and the extent of unresolved objections to the emerging plan. While emerging Neighbourhood Plans can be material and an application to designate the civil parish of Berwick-upon-Tweed as a neighbourhood area has been submitted, a draft plan has yet to be prepared and published, as such no weight can be given at this early stage.

7.4 The application has been assessed against national planning policy and guidance, development plan policies, other material planning considerations and the advice of statutory consultees. The main considerations in assessing this proposal are:

Principle of Development,
Impact on Landscape,
Amenity,
Highways,
Ecology,
Water Management,
Climate Change,
Other Matters, and
Procedural Matters.

Principle

7.5 Policy STP 1 of the NLP seeks to deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth and which conserves and enhances the County's unique environmental assets. Part 1a places Berwick as a main town that "will be the main focus for employment, housing, retail and services". As stated, the whole site falls within the town's defined settlement boundary.

7.6 Policy ECN 1 lists the key mechanisms through which the Local Plan will achieve its ambitions jobs-led growth objective, it lists the key mechanisms through which the Local Plan will achieve its ambitions jobs-led growth objective. One of these is to support and promote tourism and the visitor economy.

7.7 Policy ECN 15 relates to tourism and visitor development. This policy seeks, within constraints, to facilitate development that helps promote Northumberland as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities.

7.8 Whilst many of Northumberland's attractions are located in the countryside and along the coast, part 2(a) of ECN 15, takes a sustainable planning approach and clarifies that Main Towns and Service Centres should be prioritised for the development of significant new tourist facilities and accommodation. The more rural areas of the county do contain some quite sizeable caravan sites, but many of the popular areas are reaching saturation levels and it is considered prudent to seek to locate the expansion of sites within, or adjacent to these larger settlements where essential services and facilities are close at hand. It deals more specifically with caravans and camping in part 2(f) of Policy ECN 15, which states:

“New or extensions to existing sites for camping, caravans, and chalets will be supported in accessible locations outside the two AONBs and the World Heritage Site and its buffer zone, provided the development is adequately screened, taking into account short- and long-range views, by existing topography or vegetation or new good quality landscaping compatible with the surrounding landscape”.

7.9 The principle of development in policy terms is supported by the policies in the development plan, subject to matters such as drainage, highways and visual impact being adequately addressed.

Impact on Landscape

7.10 The application site comprises part of an open field (now fenced) that is within the existing park curtilage/ land use. Set on a sloping site the proposed development will be 'framed' by existing residential development to the north and east and by an area with extant Outline consent for residential development, to the west. The proposed development will be viewed in this context.

7.11 Policy QOP 1 of the 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, contributing positively to built and natural features and not cause unacceptable harm to amenity.

7.12 Policy ENV 3 also states that proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character. It goes on to say that where it is considered that landscape character may be adversely affected, or aspects of this character that warrant protection would be degraded as a result of a proposed development, then the weight given to the harm caused will be in accordance with the importance of the designation.

7.13 Whilst the site may be quite exposed, it is acknowledged that this may be regarded as a more acceptable location than many other open landscapes within the area and one that could take some pressure away from the most popular areas (e.g. more rural along the coast), while still being in easy reach of many tourist attractions. Viewed in the context of the site the proposed pitches would sit relatively discreetly.

7.14 The site is located within the existing caravan park, which itself is within the settlement boundary of Berwick-upon-Tweed. Detailed landscaping plans have been submitted and a number of objections, due to perceived impacts on the surroundings have been received. However, given the context of the site, including its

surroundings the proposed landscaping plans are considered adequate and the visual impacts acceptable.

7.15 On the basis of the above, the visual impact of the proposed development on the landscape is acceptable. The proposal will be viewed in the context of the existing landscape and development. Therefore, the proposals are acceptable in accordance with NLP policies ENV 3 and QOP 1 and the provisions of the NPPF.

Amenity

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

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

7.18 The site is located on a former coal mining area. The proposal has been examined by the Coal Authority, who have no objection and Public Protection officers who have no objection subject to conditions which include conditions regarding noise, potential coal mining legacy issues and pollution.

7.19 In the context of current policy, due to the site location and proposed layout of the development, there would not be any substantive impacts on residential amenity resulting from the proposals in terms of loss of light, outlook, overbearing, privacy or noise, subject to condition. Separation distances between the proposed new pitches and existing dwellings are acceptable and sufficient amenity space is provided within the development for the use of future occupiers. The proposal is in accordance with Policy QOP 2 of the NLP and with the NPPF in this respect.

7.20 The storage of LPG is a fairly standard practice for this type of development and its safety is governed by existing Regulation/ Health and Safety requirements. It is not considered to pose a risk to local residents when managed under this regime. Subject to conditions the proposal is considered acceptable and is accord with local plan policy POL 1 and 2 and the provisions of the NPPF.

Highways

7.21 Policy TRA 1 of the NLP promotes sustainable connections and states that the transport implications of development must be addressed as part of any planning application. Policy TRA 2 seeks to ensure that all development will minimise any adverse impacts upon the highway network. Policy TRA 4 sets out requirements for parking provision in new development.

7.22 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.

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

- 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;

- address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- 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;
- allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.24 The proposal has been robustly examined by the Highway Development Management Team (HDM), through several rounds of consultation and with further information supplied, by the applicant, during the application process. HDM have no objection to the proposal subject to conditions. These conditions have been examined and given the context of the site, are considered reasonable.

7.25 Subject to the imposition of the highway conditions on any grant of consent, it is considered that there would be no grounds to refuse the application in relation to highway safety or convenience and the proposal would accord with NLP policies TRA 1 and 2 and the provisions of the NPPF.

Ecology

7.26 Policy ENV 2 of the Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon and secure net gains for biodiversity.

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

7.28 The site is close to international protections along the coast. Part 4 of Policy ENV 2 deals with the Coastal Mitigation requirements, associated with development proposals falling within 0-7km and 7-10km distances from the coast. Protected species legislation operates independently of the planning system and planning consent does not override this legislation; therefore, it is the applicant's and relevant contractor's responsibility to have regard to the recommendations for best practice during construction and the requirement for additional bird nesting boxes.

7.29 Initial concerns regarding the impact on increased nutrient levels in the protected sites along the coast, 'Nutrient Neutrality', were later identified to be unfounded, due to the direction of surface water outfall, which does not directly enter protected sites.

7.30 The County Ecologist has responded to consultation raising no objections, subject to conditions, securing mitigation including the provision of nest boxes and adherence to the approved landscaping plans. In addition, the applicant has agreed to a financial contribution to the Coastal Mitigation Service of £7,949.49. On this basis the proposals are acceptable and in accordance with Policy ENV 2 or the NPPF in this respect.

Water Management

7.31 Policy WAT 3 of the NLP relates to flooding and states that development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources. Policy WAT 4 relates to Sustainable Drainage Systems and states that water sensitive urban design, including Sustainable Drainage Systems (SuDS) will be incorporated into developments whenever necessary, in order to separate, minimise and control surface water run-off, in accordance with national standards and any future local guidance.

7.32 Paragraph 167 of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

7.33 Originally intended that Area B would drain through neighbouring Northern View however, following the submission of amended information the drainage will now be taken south through the caravan park and then north to drainage within the to public sewer system. Concerns were raised by neighbours regarding the foul sewage rising to the highway through manholes on Cow Road, however, following a site visit it was identified that these manholes lay out with the applicant's control, within the Highway. Responsibility for clearance/ unblocking of the manhole rests with the Highway Authority.

7.34 The proposal has been robustly examined by the Lead Local flood Authority (LLFA), through several rounds of consultation and with further information supplied, by the applicant, during the application process. The LLFA have no objection to the proposal subject to conditions. These conditions have been examined and given the context of the site, are considered reasonable. Subject to these conditions the proposals are acceptable in accordance with Policies WAT 3 and WAT 4 of the NLP and the NPPF.

Climate Change

7.35 The NPPF (paragraph 14) 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.

7.36 Policy QOP 1 of the NLP sets out a number of design principles stating that proposals will be supported where, amongst other criteria buildings are functional for future uses, incorporates green infrastructure, mitigates climate change and ensures the longevity of the buildings and spaces.

7.37 Policy QOP 5 relates to sustainable design and construction and states that In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported 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.

7.38 The documents which accompany the application do not provide any information with respect to sustainable design and construction. It is therefore appropriate to attach a condition to any granting of permission in order to ensure that the proposal will be constructed in accordance the requirements of Local Plan Policies QOP 1 and QOP 5.

Other Matters

7.39 A number of concerns have been raised by objectors and by Berwick Town Council. Issues such as the impact on house prices are not pertinent to planning; other concerns, such as impact on highways, ecology and drainage have been addressed in the report.

Procedural Matters

Equality Duty

7.40 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

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

Human Rights Act Implications

7.42 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.

7.43 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.

7.44 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 assessing this application have been set out and considered above stating accordance with relevant Development Plan Policy. The application has also been considered against the relevant sections within the National Planning Policy Framework (NPPF) and there is not considered to be any conflict between the local policies and the NPPF on the matters of relevance in this case.

8.2 The concerns raised in respect of drainage, highway safety, landscape and ecology etc. have been taken into account and addressed in the assessment as appropriate.

8.3 The application has addressed the main planning considerations and on balance the proposal is acceptable, it would therefore be unreasonable to withhold planning permission.

9. Recommendation

9.1 That this application be GRANTED permission subject to the following conditions and a legal obligation for a financial contribution of £7,949.49 to the Coastal Mitigation service:

Conditions

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 and documents. The approved plans and documents for this development are:

Documents:

Application Form

EXTERNAL LIGHTING ASSESSMENT, Elm Bank Coastal Park, Prepared for: Elm Bank (Northumberland) Ltd. Date: September 2021, Revision D;

ELM BANK, SPITALL, BERWICK-UPON-TWEED, Elm Bank (Northumberland) Ltd, SUPPORTING DESIGN & ACCESS STATEMENT, September 2021, 2696-3.01 (wildblood macDonald);

Elm Bank Coastal Park, Arboricultural Impact Assessment, Ref: ARB/CP/2630, dated July 2022 (elliottconsultancy ltd)

Proposed Development at Elm Bank Coastal Park, Cow Road, Spittal, Berwick-upon-Tweed Supplementary Transport Note No 2, dated October 2022 (local transport projects)

Elm Bank Coastal Park Flood Risk & Drainage Assessment dated 28 July 2022 Rev Final Ref: GFG-JBAU-XX-00-RP-HM-0001-A4-C06-Elm_Bank_FRA_and_DA Produced By JBA

Drawings:

Drawing number (PL) 01, Rev B, Location Plan
Drawing number (PL) 05100, Rev C, Site Plan Area B proposed;
Drawing number (PL) 08 Rev A102, Detailed Section study;
Drawing number (PL) 07, Rev A, Proposed site sections area B;
Drawing number 0001 Rev C02, Site A Drainage Schematic;
Drawing number 0002, Rev C01, Site B Drainage Schematic;
Drawing number 0003, Rev C01, Site B Surface Water Drainage Schematic;
Drawing number 0004, Rev C01, Site B Foul Water Drainage Schematic;
Drawing number 0005, Rev C01, Whole Site Drainage Schematic;
Drawing number 0006, Rev C01, Site B Hardstanding Areas;
Drawing number LTP/4406/P1/01.01 Roadmarkings;
Drawing number LTP/4406/V1/01.01 Proposed Accesses Visibility Splays104;
Drawing number N1084-ONE-ZZ-XX-DR-L-0001, Rev 04, Landscape Masterplan
Drawing number N1084-ONE-ZZ-XX-DR-L-0201, Rev P05, Planting Plan Sheet 1 of 2;
Drawing number N1084-ONE-ZZ-XX-DR-L-0202, Rev P05, Planting Plan Sheet 2 of 2;
Drawing number 0002 Ref C01 Elm Bank Coastal Park Site B Drainage Schematic Ref: GFG-JBAU-XX-XX-DR-C-0002- dated 28/07/22 produced by JBA
Drawing number 001 Ref C02 Elm Bank Coastal Park Site A Drainage Schematic Ref GFG-JBAU-XX-XX-DR-C-0001-A4-C01dated 28/07/2022 Produced by JBA
Drawing number 2696 PL10 E Reception Plan and Elevations;
Drawing number d 2696 PL12 Rev E, Site Layout A and B Proposed;

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

03. The development shall not be occupied until details of the external lighting of the building(s) and external area(s) 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 retained as such thereafter.

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

04. The reception building shall not be occupied until the car parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays/ 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 the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

05. 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 the National Planning Policy Framework and Policy TRA2 of the Northumberland Local Plan.

06. Notwithstanding the submitted plans, the development shall not be occupied until full details of all proposed highway works (i.e. pedestrian footpath upgraded to a crossing, to access the reception building opposite, signage, road markings), have been submitted to and approved in writing by the Local Planning Authority. The building(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.

07. The reception building shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.

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

08. Prior to occupation, details of surface water drainage to manage run off from the development site 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.

09. 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 demolition/ construction period. The Construction Method Statement and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. storage of plant and materials used in constructing the development

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

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

Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework and Policies TRA1 and TRA2 of the Northumberland Local Plan.

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

Monday to Friday - 08:00 to 18:00

Saturday - 08:00 to 13:00

With no deliveries or collections on a Sunday or Bank Holiday, unless agreed in writing with the LPA. "Deliveries to" includes the arrival onsite of Caravan units.

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

12. The hereby approved reception building must not be constructed above damp proof course level until Parts A and B of this condition are fully satisfied.

a) A site investigation (Phase 2) shall be carried out to fully and effectively characterise the nature and extent of any ground gas (land contamination) risk to human health. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor 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 ground gas (land contamination) risk to human health 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 to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

13. The development of the reception building hereby permitted shall not be constructed above damp proof course level until two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. The report shall provide verification that the required works regarding ground gas (land contamination) risk to human health have been carried out in accordance with the approved Method Statement(s). The results of the verification assessment shall be included in the closure report to demonstrate that the required remediation has been fully met in accordance with current guidance.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

14. The development hereby permitted shall not be brought into use or continue in use until two full copies of a full closure (Verification Report) report shall be submitted to and approved by the Local Planning Authority. 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.

Reason: To ensure that risks from land contamination to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

15. During the demolition and construction period, there should be no noisy activity, i.e. audible at the site boundary, on Sundays or Bank Holidays or outside the hours: Monday to Friday - 0800 to 1800, Saturday 0800 to 1300.

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

16. No Caravan may be erected or brought to the hereby approved development until a scheme to deal with any contamination of land or pollution of controlled waters has been undertaken by a competent and qualified consultant then submitted to and approved in writing by the Local Planning Authority and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) 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 to the future users of the land and dwellings are minimised and to ensure that the development can be carried out safely without unacceptable risks to any future occupants.

17. Development shall not commence until a detailed scheme for the disposal of foul and surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall take place in accordance with the approved details.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF

18. Prior to first occupation or use of the new reception building, a minimum of two integrated bird box and/or bat boxes must have been constructed within the

fabric of the building at least 2m above ground level, following best practice guidance.

Reason: To conserve and enhance local biodiversity in line with the NPPF and Local Plan Policy ENV2.

19. No vegetation clearance shall be undertaken between 1st March and 31st August unless a suitably qualified ecologist has first confirmed that no bird's nests that are being built or are in use, eggs or dependent young will be damaged or destroyed.

Reason: To avoid harm to nesting birds, all species and their nests which are protected when in use under the Wildlife and Countryside Act 1981 as amended.

20. The landscaping of the site shall be carried out in accordance with the approved plans within the first planting season following commencement of development, or within such other time as may be approved with the Local Planning Authority in writing beforehand. The landscaped areas shall be maintained to ensure establishment of the approved scheme, including watering, weeding and the replacement of any plants which fail within a period up to 5 years from the completion of the development.

Reason: In the interests of visual amenity and the satisfactory appearance of the development upon completion, and in accordance with the provisions of Local Plan Policy ENV 2 and ENV 3

21. 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.

22. 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.

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.

23. 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.

24. Notwithstanding the details submitted with the application, prior to the construction of the reception building 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.

25. The development shall be implemented and occupied in accordance with the following:

- (i) The caravans are occupied for holiday purposes only;
- (ii) The caravans shall not be occupied as a person's sole, or main place of residence;
- (iii) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority. The register shall be collected by the caravan site licence holder or his/her nominated person.

Reason: To encourage tourism by ensuring that the caravans are used for holiday accommodation only and to prevent their use as full-time permanent residential use, in a location where such development would be inappropriate, in accordance with Local plan policy ECN 15.

26. No more than 23 caravans shall be on the application site the subject of this application at any one time.

Reason: To ensure that the use remains compatible with the surrounding environment and to ensure that the effects of any additional development upon the environment can be fully considered, in accordance with local plan policy ECN 15

27. For the avoidance of doubt any "caravan" located on the site is defined as any structure that complies with the definition of a caravan as set out in the Caravan Sites and Control of Development Act 1960, as amended by the Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravans) (Amendment) (England) Order 2006, or any order revoking and re-enacting those orders with or without modification.

Reason: In the interests of the character and appearance of the area.

Background Papers: Planning application file(s) 21/04037/FUL