

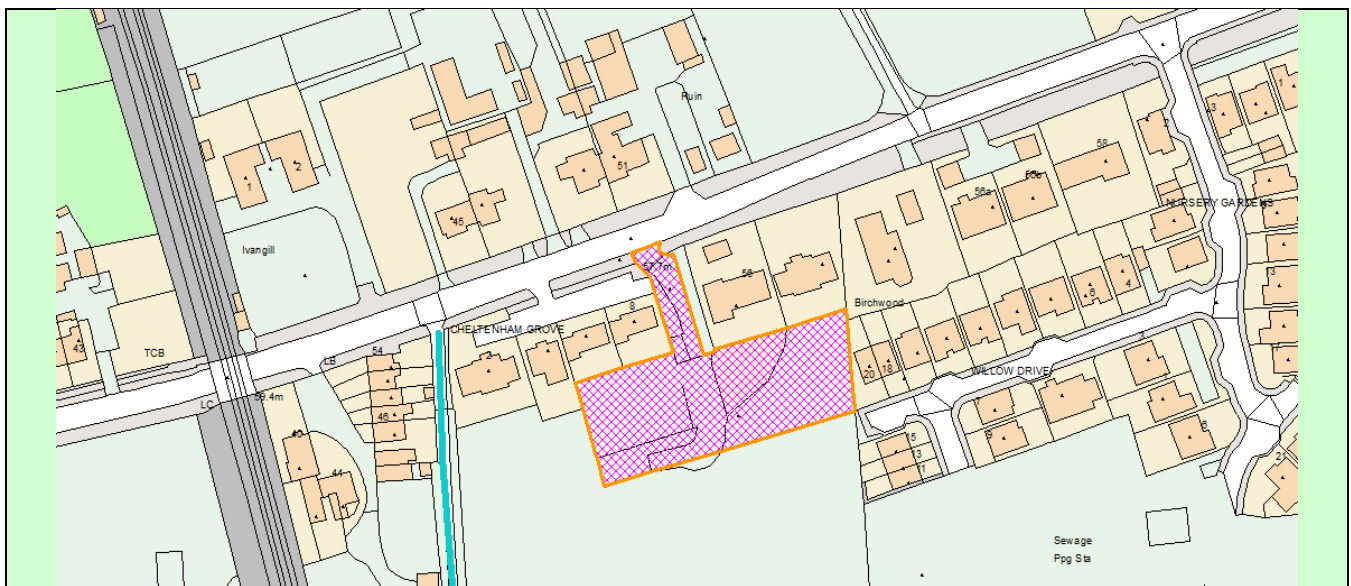


# Northumberland County Council

## Castle Morpeth Local Area Council Committee, Monday 12th June 2023

|                                  |  |                         |   |
|----------------------------------|--|-------------------------|---|
| <b>Application No:</b>           | 22/04089/FUL   |                         |   |
| <b>Proposal:</b>                 | Erection of 2x detached two bed bungalows  |                         |   |
| <b>Site Address</b>              | 56 Station Road, Stannington, Northumberland, NE61 6NH   |                         |   |
| <b>Applicant:</b>                | Linda Coleman<br>56 Station Road,<br>Stannington, NE61 6NH   | <b>Agent:</b>           | Mr Peter Dunn<br>Town Hall Chambers, High<br>Street East, Wallsend, NE28<br>7AT |
| <b>Ward</b>                      | Ponteland East and<br>Stannington  | <b>Parish</b>           | Stannington   |
| <b>Valid Date:</b>               | 28 November 2022   | <b>Expiry<br/>Date:</b> | 13 June 2023  |
| <b>Case Officer<br/>Details:</b> | Name: Mr Ryan Soulsby<br>Job Title: Senior Planning Officer<br>Email: Ryan.Soulsby@northumberland.gov.uk |                         |   |

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



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## 1. Introduction

- 1.1 Following the receipt of 21no objections from neighbours and members of the public, the file was referred to the director of planning and the chairs of the Local Area Council committee. It was confirmed within their response that the

application should be determined at Local Area Council committee by members.

## 2. Description of the Proposals

- 2.1 Planning permission is sought for the construction of 2no dwellings on land adjacent to 56 Station Road, Stannington.
- 2.2 The submitted details indicate the construction of 2no bungalows with attached double garages. Both units would measure 18.02 metres by 10.82 metres, incorporating a pitched roof that measures 6.04 metres to the ridge. Materials used in the construction of both properties would consist of red facing brickwork, slate roof tiles and white UPVC fenestration.
- 2.3 Both properties would benefit from outdoor amenity space with hardstanding located to the site frontage allowing for further parking provision and manoeuvring space. Access to the site would be via an existing access off the C363 public highway with upgrade works required to ensure the existing access is to NCC's construction standards.
- 2.4 The application site currently consists of gravelled hardstanding, material storage and grassed agricultural land.

## 3. Planning History

N/A

## 4. Consultee Responses

|                            |   |
|----------------------------|---|
| Stannington Parish Council | <p>The council objects to this application.</p> <p>The Stannington Neighbourhood Plan states that: Objective 5: "Ensure each settlement in the Plan area maintains its identity, with a recognition in the Plan of the differences between the settlements, and the need to reflect local character in design. The proposal is not in character and is urbanisation. It also says...Policy 10: Design and Character Development proposals will be expected, where relevant, to demonstrate how they will: a) respect the context of the site and its surroundings, rural character, historic setting and context; The development proposed is a continued and unwelcome urbanisation of the settlement.</p> <p>Finally the plan states that: Stannington Station has a different character to Stannington village. It is a dispersed, rural settlement, with open views across to the countryside. It will be important to maintain these open views to retain the agricultural feel of the settlement, something which was considered to be highly important to people living in that area. This rural context will be an important factor to consider in the design of any future development proposals. Stannington Station is in the Green Belt. This development blocks open</p> |
|----------------------------|---|

|                                   |   |
|-----------------------------------|---|
|                                   | views of the countryside and whilst not directly in the greenbelt impinges upon it and is considered harmful. |
| Highways                          | No objection subject to recommended conditions.   |
| Natural England                   | No objection.   |
| County Ecologist                  | No objection subject to recommended conditions.   |
| The Coal Authority                | No objection.   |
| Lead Local Flood Authority (LLFA) | No objection subject to recommended conditions.   |
| Public Protection                 | No objection subject to recommended conditions.   |

## 5. Public Responses

### Neighbour Notification

|                               |    |
|-------------------------------|----|
| Number of Neighbours Notified | 16 |
| Number of Objections          | 21 |
| Number of Support             | 0  |
| Number of General Comments    | 0  |

Copies of all representations received are available in the Member's Lounge and will also be made available at the meeting of the Committee

### Notices

No Site Notice Required.

No Press Notice Required

### Summary of Responses:

21no objections were received against the application from neighbouring residents and members of the public. Concerns were raised regarding:

- Overdevelopment of Station Road, Stannington;
- Impacts on character of the area;
- Application site is not sustainable;
- All future development upon Station Road must be blocked.
- 

Material planning considerations raised within these objections, and comments from Stannington Parish Council, shall be assessed within the below appraisal.

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=RKQ9ZLQSKVW00>

## 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 STP 4 - Climate change mitigation and adaption (strategic policy)  
Policy STP 5 - Health and wellbeing (strategic policy)  
Policy HOU 2 - Provision of new residential development (strategic policy)  
Policy HOU 5 - Housing types and mix  
Policy HOU 9 - Residential development management  
Policy QOP 1 - Design principles (strategic policy)  
Policy QOP 2 - Good design and amenity  
Policy QOP 4 - Landscaping and trees  
Policy QOP 6 - Delivering well designed places  
Policy TRA 1 - Promoting sustainable connections (strategic policy)  
Policy TRA 2 - The effects of development on the transport network  
Policy TRA 4 - Parking provision in new development  
Policy ENV 1 - Approaches to assessing the impact of development on the natural, historic and built environment (strategic policy)  
Policy ENV 2 - Biodiversity and geodiversity  
Policy WAT 3 - Flooding  
Policy WAT 4 - Sustainable drainage systems  
Policy POL 1 - Unstable and contaminated land  
Policy POL 2 - Pollution and air, soil and water quality

Stannington Parish Neighbourhood Plan 2017 – 2031 (Made plan 11 September 2018) (SPNP)

Policy 10 – Design and character

## 6.2 National Planning Policy

National Planning Policy Framework (2021) (NPPF)  
National Planning Practice Guidance (2022) (NPPG)

## **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 of the Northumberland Local Plan (NLP) and the Stannington Parish Neighbourhood Plan (SPNP). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application.

- Principle of development;
- Design and visual character;
- Residential amenity;
- Highway safety;
- Ecological impacts;
- Land contamination, stability and ground gas;
- Drainage and flooding.

### **Principle of development**

7.2 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.

Stannington is recognised as a service village where a proportionate level of housing will be supported in comparison with the existing settlement.

- 7.3 The application site is located within the Green Belt inset boundary with policy STP 1, part e) stating that sustainable development will be supported within such boundaries. The application proposes the construction of 2no residential dwellings within an area which is characterised by residential properties and a cluster of commercial rural enterprises. The application site is identified as being located within a sustainable location due to the proximity of certain services and public transport links that allow travel to neighbouring towns.
- 7.4 The principle of development is therefore recognised as acceptable, in accordance with both local and national planning policy.

### **Design and visual character**

- 7.5 Policy HOU 9 of the NLP states that residential development will be supported where they *“contribute to a sense of place”* and *“are constructed to a high quality of design”*. Policy QOP 1 is also relevant within this assessment and states that development proposals should *“make a positive contribution to local character and distinctiveness and contribute to a positive relationship between built and natural features, including landform and topography”*.
- 7.6 Policy 10 of the SPNP mirrors the provisions as set out in policies HOU 9 and QOP 1 of the NLP, outlining that development must *“respect the context of the site and its surroundings, rural character, historic setting and context”*. Proposals should *“demonstrate high quality design and where appropriate, innovative design”*.
- 7.7 The NPPF at paragraph 126 recognises good design as a key aspect of sustainable development with paragraph 130 noting developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 7.8 Stannington Station Road has an identifiable rural character with residential dwellings located upon both sides of the public highway. Nevertheless, open views are achievable in certain areas of the sprawling agricultural land and countryside to the north and south which ultimately contributes to the character of the area. Due to the siting of the proposed dwellings to the rear of existing properties and the lack of clear visibility of the site from public viewpoints, the proposed development would not impact upon these open views and would therefore not be harmful to the rural character as identified by policy 10 of the SPNP.
- 7.9 The submitted details indicate the construction of 2no single storey dwellings constructed in red brick, slate roof tiles and white UPVC framed fenestration. The proposed material palette is consistent with existing properties within the locality and would assist in retaining the character of the immediate and wider area. The scale and massing of both units, including the attached double garages, is appropriate for the size of the plot, ensuring that adequate outdoor amenity space and hardstanding areas can be accommodated within the curtilage of the site for both units. Fenestration has been appropriately sited upon external elevations in a uniform pattern. To retain a level of control over

the design of the dwelling, it would be appropriate for the LPA to include a condition upon the granting of any planning permission that requests precise details of all materials be provided to the LPA prior to construction works above damp-proof course level.

- 7.10 Minimal details regarding the provision of soft landscaping within the curtilage of the plots and the wider site has been provided. To ensure accordance with policy QOP 4 of the NLP, it would be appropriate for the LPA to include a condition requiring the submission of a landscaping plan following the commencement of development upon site to ensure the site is appropriately landscaped. Subject to these conditions, the LPA are satisfied that the proposed development represents good design in accordance with policies HOU 9 and QOP 1 of the NLP, policy 10 of the SNP and the NPPF.

### **Residential amenity**

- 7.11 Policy QOP 2 of the NLP states that *“development will be required to provide a high standard of amenity for existing and future users of the development itself and not cause unacceptable harm to the amenity of those living in, working in or visiting the local area”*. Policy 10 of the SPNP details that development proposals must *“secure a good standard of amenity for all existing and future occupants of land and buildings”*.
- 7.12 Paragraph 130, part f) of the NPPF states that planning decisions should ensure that developments *“create places that are safe, inclusive and accessible and which promote health and well-being with a high standard of amenity for existing and future users”*.
- 7.13 As part of the application assessment, a site visit was undertaken by the planning officer to assess the application site and surrounding area. Stannington Station Road is characterised by existing residential development with an evident housing mix consisting of large detached properties, terraced properties and bungalows. Existing bungalows and two storey properties are located to the north of the application site. Appropriate separation distances would exist between the proposed 2no dwellings and existing properties located to the north and east of the application site. The dwellings have been appropriately orientated to ensure there would be no direct overlooking to existing properties with fenestration sited to ensure there would be no privacy concerns. The proposed scale and massing of the properties would also ensure no significant overshadowing or loss of outlook would occur.
- 7.14 Consultation was undertaken with the Environmental Protection team with a noise assessment provided to the LPA for the application site. To ensure residents aren't adversely impacted by train or road traffic noise, further information is required in relation to acoustic glazing. This information can be secured via planning condition. The LPA therefore consider the proposed development to accord with both local and national planning policy in relation to residential amenity.

### **Highway safety**

- 7.15 Policy TRA 2 of the NLP states that developments will be expected *“provide effective and safe access and egress to the existing transport network”* and

*“include appropriate measures to avoid, mitigate and manage any significant impacts on highway capacity, congestion or highway safety”*. Policy TRA 4 is also relevant within this assessment and states that *“an appropriate amount of off-street vehicle parking to serve new development shall be made available in safe, accessible and convenient locations”*.

- 7.16 Paragraph 111 of the NPPF states that *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”*.
- 7.17 Consultation was undertaken with highways development management (HDM) who raised no objection to the application proposals subject to recommended conditions. The proposed double garages for both units provide appropriate parking provision in accordance with the parking standards set out within appendix E of the NLP whilst appropriate manoeuvring space is to be provided via hardstanding to the building frontages. An existing access to the site off the C363 public highway will be utilised with HDM requiring this access to be upgraded in line with NCC standards. An appropriately worded condition has been recommended to secure these upgrade works.
- 7.18 A condition has also been recommended to ensure the submission of a construction method statement and plan prior to the commencement of development on site. This would ensure highway safety throughout the construction phase on site. Subject to conditions recommended by HDM, the LPA consider the proposed development to accord with policies TRA 2 and TRA 4 of the NLP and the NPPF in relation to highway safety.

### **Ecological impacts**

- 7.19 Policy ENV 2 of the NLP states that developments should minimise their impact upon biodiversity and geodiversity and where possible, secure net gains. These provisions are mirrored within paragraph 174, part d) of the NPPF.
- 7.20 Consultation was undertaken with the local authority’s ecologist who raised no objection to the application proposals, subject to recommended conditions. The site has no statutory or non-statutory ecological designation and includes no habitats of principal importance. There is scope for biodiversity enhancements to be incorporated upon the site through the provision of bat and bird boxes as well as improved soft landscaping and conditions can secure such upgrades.

### **Land contamination, ground stability and ground gas**

- 7.21 Policy POL 1 of the NLP details that *“Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts”*.

- 7.22 Paragraph 183 of the NPPF states *“Planning policies and decisions should ensure that:*
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);”*
- 7.23 Consultation was undertaken with The Coal Authority (TCA) due to the application sites located within a development high risk area. A coal mining risk assessment (CMRA) forms part of the application submission and TCA concur with the recommendations of the report which state the risks posed by potential unrecorded shallow coal mine workings to be negligible, specifically owing to both no coal seams being encountered and the significant depth of superficial deposits on the site. TCA therefore have no objection to the application proposals on the grounds of land stability.
- 7.24 Consultation was also carried out with the local authority’s environmental protection team who, following the submission of additional information, raised no objection to the application proposals subject to conditions. Appropriately worded conditions have been recommended to ensure the site is made safe from any potential contamination and that ground gas protection is incorporated within the development to protect the end user from the ingress of ground gas. The LPA are satisfied that the inclusion of these conditions would ensure accordance between the scheme and policies POL 1 and POL 2 of the NLP and the NPPF.

### **Drainage and flooding**

- 7.25 Policy WAT 4 of the NLP states that sustainable drainage systems (SuDS) will be a requirement for any development in order to separate, minimise and control surface water run-off.
- 7.26 Consultation was undertaken with the lead local flood authority (LLFA) team who, following the submission of further information, raised no objection to the application proposals on flood risk and drainage grounds. A drainage statement has been provided which sets out how drainage shall be dealt with at the application site and LLFA are satisfied that the proposals would not adversely impact upon on or off site flooding impacts. The proposals therefore accord with policy WAT 3 of the NLP and the NPPF in relation to drainage.

### **Equality Duty**

- 7.27 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**



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

### **Human Rights Act Implications**

7.29 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.

7.30 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.

7.31 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 permission 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 be carried out in complete accordance with the approved plans and documents. The approved plans and documents for this development are:-

- 1) Location plan drawing no. SR/01
- 2) Proposed plans & elevations unit 2 drawing no. SR/05/p

- 3) Proposed site plan drawing no. SR/03
- 4) Proposed plans & elevations drawing no. SR/04/p
- 5) Drainage statement MD1676/rep/001 Rev A

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

03. Notwithstanding any description of the materials in the application, prior to construction above damp-proof course level of the proposed dwellings, precise details of the materials to be used in the construction of the external walls, roof and fenestration of the building, including the detached outbuilding, shall be submitted to, and approved in writing by, the Local Planning Authority. Development must not be undertaken above damp-proof course level until approval from the Local Planning Authority has been provided in writing. All roofing and / or external facing materials used in the construction of the development shall conform to the materials thereby approved.

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

04. Prior to the construction of the dwellings hereby approved, a detailed landscape planting plan, including the planting of locally native species of local provenance, shall be submitted to and agreed in writing with the LPA with the planting to be fully implemented during the first full planting season (November - March inclusive) following the commencement of development. The approved landscaping shall be maintained for a minimum period of five years and replaced on a like for like basis if any aspect was to fail within this period.

Reason: To maintain and protect the landscape value of the area and to enhance the biodiversity value of the site in accordance with policies QOP 1, QOP 4 and ENV 2 of the Northumberland Local Plan and the National Planning Policy Framework.

05. Prior to the development being brought into use or continuing in use the applicant shall submit a verification report to the Local Planning Authority for its written approval. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved remediation strategy. 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 are minimised in accordance with policy POL 1 of the Northumberland Local Plan and the National Planning Policy Framework.

06. If during development contamination not previously considered is identified, then an additional written remediation strategy regarding this material (prepared by a competent person) shall be submitted to and approved in writing by the Local Planning Authority.

No building shall be occupied until a remediation strategy has been

submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition.

“Competent Person” has the same definition as defined within the National Planning Policy Framework (NPPF) ISBN 978-1-5286-1033-9.

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

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

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

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

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

08. No building shall be brought into use or occupied until the applicant has submitted a verification report to the approved methodology in Condition 7. The verification report shall be approved in writing by the LPA.

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

09. Prior to the occupation of any habitable dwelling, the applicant shall submit to the Local Planning Authority for approval in writing, a statement with evidence of how the service ducts were sealed.

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

10. Prior to the commencement of the development, precise technical

specifications of the acoustic glazing and acoustic ventilation to be installed in all windows in the development, shall be submitted to and approved in writing by the Local Planning Authority. The acoustic glazing and ventilation scheme shall achieve internal noise level guidelines of:

- 35dB LAeq,16hr in living rooms and bedrooms during the day (0700-2300)
- 30dB LAeq,8hr in bedrooms during the night (2300-0700)
- 45dB LAMax in bedrooms during the night (2300-0700).

The approved acoustic glazing and ventilation scheme shall be implemented in full before the development is brought into use. The approved works shall be retained for the life of the development unless agreed in writing with the local planning authority.

Full calculations of the internal reverberant noise levels provided by the selected building envelope, glazing and ventilation options shall be provided.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with policy POL 2 of the Northumberland Local Plan and the National Planning Policy Framework.

11. Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall:
- i. Restrict discharge from the development to 3 l/s Qbar for all rainfall events up to and including the 1 in 100 year event.
  - ii. Adhere to the general principles as set out in the drainage strategy from 'MD1676/rep/001 Rev A PROPOSED DRAINAGE STATEMENT'
  - iii. Provide attenuation on site for the 1 in 100 year plus climate change event.
  - iv. Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
  - v. Provide details of the adoption and maintenance of all surface water features on site. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the effective disposal of surface water from the development.

12. To ensure there is a net gain in ecological value a minimum of one bat box and one bird box shall be built into each of the new dwellings following best practice guidance. Prior to first occupation or use of the building a verification report and/or photographic evidence will be submitted to and approved by the LPA demonstrating that this work has been done.

Reason: To conserve and enhance biodiversity in line with the National Planning Policy Framework and Local Plan Policy ENV2.

13. I. All trenches and excavations deeper than 0.30m left open overnight should have a ramp installed at an angle of no more than 45 degrees to allow the escape of entrapped mammals.  
II. Gaps shall be created and retained in all boundary fences between dwellings to allow the passage of small mammals such as hedgehog. Gaps shall measure

no less than 13cm by 13cm.

Reason: To enhance the site for a species of principle importance under Section 41 of the NERC Act, in accordance with Local Plan policy ENV2 and the National Planning Policy Framework.

14. The development shall not be occupied until the car parking area indicated on the approved plans, has been implemented in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework and Policy TRA4 of the Northumberland Local Plan.

15. The development shall not be occupied until the full details of the vehicular access upgrade work have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

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

16. Prior to occupation, 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.

17. Prior to occupation details of Electric Vehicle Charging shall be submitted to and approved in writing by the Local Planning Authority. The approved electric vehicle charging points shall be implemented before the development is occupied. Thereafter, the electric vehicle charging points shall be retained in accordance with the approved details and shall be kept available for the parking of electric vehicles at all times.

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

18. 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 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.

## **Informatives**

- 1) The effectiveness of the development's design in ensuring that a nuisance is not created, is the responsibility of the applicant / developer and their professional advisors / consultants. Developers should, therefore, fully appreciate the importance of obtaining competent professional advice.
- 2) The granting of planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.
- 3) Great Crested Newts have full protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). In view of the nearby Great Crested Newt records, care should be taken when clearing the ground prior to development. If evidence of Great Crested Newts is found during development, work should stop immediately and advice on the best way to proceed sought from a qualified ecologist (<https://cieem.net/i-need/finding-a-consultant/>).

Sensitive vegetation clearance and phased vegetation clearance can be undertaken to make habitats less suitable for newts within areas which are soon to be cleared/soil stripped. Best practice is to do this in phases: first cut any scrub and other tall vegetation to a height of c.250mm with all arising's removed; 48hrs later cut remaining vegetation to a height of c.150mm. Soil strip can progress 48hrs after the second phase of vegetation clearance.

Storage of materials/waste is best undertaken on areas of hard standing or bare ground (for example areas which have been subject to the clearance measures identified above).

Waste is best stored in skips or removed off site as soon as possible to avoid creating refuges which could be colonised by newts. If possible storage areas, waste material and site compounds are best placed in areas not adjacent to highly suitable off-site or retained habitat which may act as a source of colonisation by newts. Mounds of soil can be compacted around the base to avoid creating refuges which newts could occupy. Site working should avoid the creation of temporary waterbodies which may be attractive to newts. For this purpose, excavations can be backfilled as soon as possible following creation, or fitted with ramps to allow a means of escape (for example a wooden plank set at an angle no steeper than 45°).

- 4) All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.

Amphibians, reptiles and mammals such as hedgehog and red squirrel also have legal protection, with great crested newt afforded additional protection under the Conservation of Habitats and Species Regulations 2017 (as amended). Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a chance of encountering protected species during works.

Care should be taken when removing any roof coverings, window frames or other external features which may support bats or nesting birds.

If protected species such as bats or nesting birds are encountered during development then works should cease immediately and professional advice should be sought straight away.

Applicants and contractors can obtain advice on bats by telephoning the National Bat Helpline on 0345 1300 228 [https://www.bats.org.uk/advice/bat-found-during](https://www.bats.org.uk/advice/bat-found-during-buildingworks)buildingworks

The Chartered Institute of Ecology and Environmental Management (CIEEM) has an online professional directory should assistance be required.  
<https://cieem.net/i-need/finding-a-consultant/>

Further information about protected species and the law can be found on the Government website [https://www.gov.uk/guidance/bats-protection-surveys-and](https://www.gov.uk/guidance/bats-protection-surveys-and-licences)Licences

- 5) You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: [centralareahighways@northumberland.gov.uk](mailto:centralareahighways@northumberland.gov.uk)
- 6) Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences.
- 7) In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway

**Date of Report:** 9<sup>th</sup> May 2023

**Background Papers:** Planning application file(s) 22/04089/FUL

