

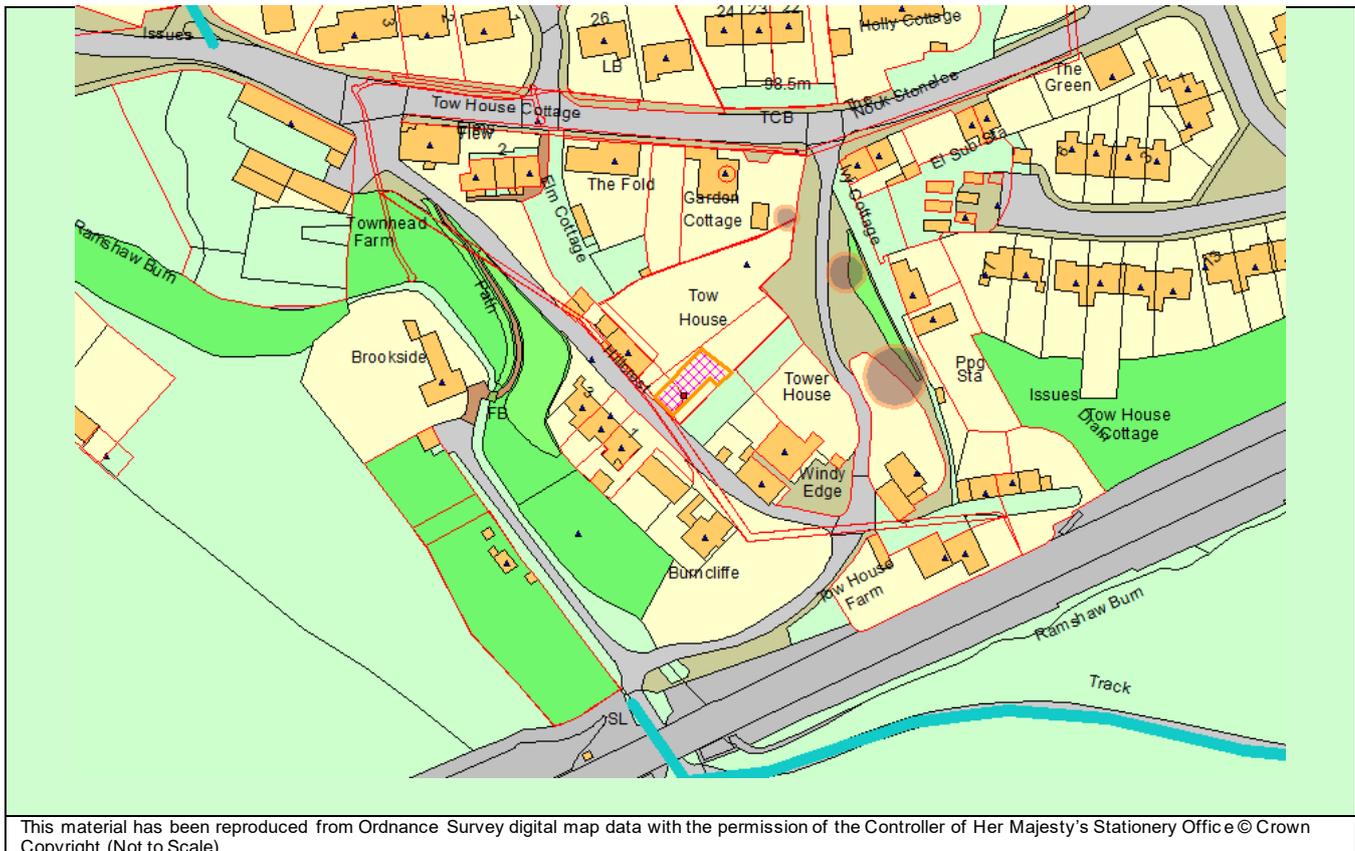


Northumberland County Council

Tynedale Local Area Council Planning Committee 13 July 2021

Application No:	20/04380/OUT		
Proposal:	Outline planning permission for one new 3 bedroom 2 storey dwelling		
Site Address	Land South East of Bastle House, Tow House, Northumberland		
Applicant:	Mr Brian Dodd 1 Hillcrest , Tow House, Bardon Mill, NE47 7EQ	Agent:	Mr Christopher Reed Lantern House, Market Place, Alston, CA9 3HS
Ward	Haydon And Hadrian	Parish	Henshaw
Valid Date:	22 December 2020	Expiry Date:	30 June 2021
Case Officer Details:	Name: Ms Melanie Francis Job Title: Senior Planning Officer Tel No: 01670 625549 Email: melanie.francis@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 Under the Virtual delegation scheme, the application was referred to the Director of Planning and Chair and Vice Chair of the Tynedale Local Area Council Planning Committee who agreed that if the application was to be approved, it should be considered by Members of the Tynedale Local Area Council Planning Committee.

2. Description of the Proposals

2.1 Outline planning permission is sought for the construction of a three bedroom two-storey dwelling on land south-east of Bastle House, Tow House, Northumberland. The application seeks approval for matters of landscaping to be dealt with as part of a later reserved matters application.

2.2 The site is L-shaped and covers an area of 195 m² and is described as a disused garden. The proposed plans show that the dwelling would be built on the northern side of the site, with an L-shaped area of garden to the front, where a bin store and cycle parking would be sited. At the front of the site, adjacent to the road, there would be parking for two cars. The house would be some 8 metres in height, with a single storey side extension with conservation rooflights, and a front porch. The house would be constructed of reclaimed stonework with a Welsh slate roof and a chimney. Lintels and sills would be of stone with wooden painted windows and doors. The dwelling would have living accommodation on the ground floor and three bedrooms and a bathroom on the 1st floor.

2.3 The site is thought to have been an allotment connected with No 1 Hillcrest, located opposite. The site is partly bounded on the western and south western side by a stone wall. There are small trees and shrubs on the boundaries of the site. The site is located on the northern side of the U7064. Tow House is to the west of Bardon Mill, just south of the A69.

2.4 Submitted with the application were the following documents:

- Ecological Appraisal, land south east of Bastle House, Tow House, December 2019 (E3 Ecology)
- Land east of Hillcrest, archaeological evaluation, April 2020 (Vindomora Solutions Ltd)
- Heritage Statement (28 June, 2019)
- Design and Access Statement (Architectural Design and Planning Ltd)

3. Planning History

Reference Number: 20/01245/OUT

Description: Outline planning permission with some matters reserved for new 3 bedroom 2 storey dwelling

Status: Refused

Reference Number: 19/01016/OUT

Description: Outline planning permission with all matters reserved for new 3 bedroom 2 storey dwelling

Status: Withdrawn

Reference Number: T/20050012

Description: Construction of two storey rear extension

Status: Permitted

4. Consultee Responses

Henshaw Parish Council	Objection: - The site has 3 listed buildings in close proximity and a new build property is not in keeping with the historic setting and would have an adverse effect on the area. - The site is within a small cul-de-sac with limited parking and access to properties. Additional housing will add to problems of access, egress and parking. - Permission was given a few years ago to another new build property within the area. This property has stood empty for around 5 years, does not appear to have been completed, and does not have adequate access to it. It has been a blight on the area and is a situation which should not be allowed again.
Highways	No objection subject to conditions.
Northumbrian Water Ltd	No response received.
Building Conservation	No objection subject to conditions. This is an improved scheme.
County Archaeologist	No objection. No further archaeological work required.
County Ecologist	No objection subject to conditions.
Lead Local Flood Authority (LLFA)	No comment to be made as it is minor development.
Public Protection	No objection subject to conditions.
Historic England	Do not wish to offer any comments.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	8
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

Site Notice: expired 10 March 2021

Press Notice: expired 18 February 2021

Summary of Responses:

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=QLOJTNQSKY600>

6. Planning Policy

6.1 Development Plan Policy

Tynedale LDF Core Strategy (October 2007)

GD1 Locational policy setting out settlement hierarchy
GD5 Flood risk
BE1 Principles for the built environment
NE1 Principles for the natural environment
H1 Principles for housing
H3 The location of new housing
H4 Housing on green field land

Tynedale Local Plan (April 2000)

GD2 Design Criteria for development, including extensions and alterations
GD4 Range of transport provision for all development
GD6 Car parking standards outside the built-up areas
BE22 The setting of listed buildings
H15 Additional small housing developments within the rural area
H32 Residential design criteria
NE27 Protection of Protected Species
NE37 Landscaping in developments
LR11 Outdoor sports facilities for new residential development
LR15 Play areas in new residential developments
CS23 Development on contaminated land
CS27 Sewerage

6.2 National Planning Policy

National Planning Policy Framework (2019)

National Planning Practice Guidance (2018, as updated)

6.3 Emerging Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021)

STP1 Spatial strategy
HOU2 Provision of new residential development (Strategic Policy)
HOU5 Housing type and mix
HOU9 Residential development management
ENV2 Biodiversity and geodiversity
ENV 3 Landscape
ENV7 Historic environment and heritage assets
QOP2 Good design and amenity
QOP4 Landscaping and trees
TRA4 Parking provision in new development
WAT2 Water supply and sewerage
WAT3 Flooding

7. Appraisal

7.1 The main issues in the determination of this application are:

Principle of development
Housing land supply
Siting, design and residential amenity
Impact on listed buildings
Archaeological impact
Impact on adjoining residential amenity
Access and parking
Ecology and impact on trees
Contamination
Flooding
Foul drainage
Sports and play provision
Impact on adjoining residential amenity

Principle of development

7.2 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 comprises policies in the Tynedale Core Strategy and the Tynedale Local Plan as identified above. The National Planning Policy Framework (NPPF) (February 2019) and Planning Practice Guidance (PPG) are material considerations in determining this application.

7.3 Paragraph 48 of the NPPF states that weight can be given to policies contained in emerging plans dependent upon three criteria: the stage of preparation of the plan; the extent to which there are unresolved objections to policies within the plan; and the degree of consistency with the NPPF. The Northumberland Local Plan - Publication Draft Plan (Regulation 19) (NLP) was submitted to the Secretary of State for Ministry of Housing, Communities and Local Government on 29 May 2019, and is currently going through the examination process.

7.4 On 9 June 2021, the Council published for consultation, a Schedule of proposed Main Modifications to the draft Local Plan which the independent Inspectors examining the plan consider are necessary to make the plan 'sound'. As such the plan is at an advanced stage of preparation, and the policies in the NLP - Publication Draft Plan (Regulation 19) (Jan 2019) as amended by proposed Main Modifications (June 2021), are considered to be consistent with the NPPF. The NLP is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) is dependent upon whether Main Modifications are proposed, and the extent and significance of unresolved objections.

7.5 Planning permission has previously been refused for a house on this site (ref: 20/01245/OUT) as it was considered that the design did not reflect the character and setting of the area; it harmed the setting of the adjacent listed buildings; and it did not provide an adequate level of amenity space. Although the application was not

refused on this basis, it was also noted in the report that in order for a new dwelling to be acceptable on this site, it would also be subject to a contribution to children's play provision and outdoor sports facilities which would need to be secured through a Section 106 Agreement. This will be discussed further in the report.

7.6 The application site is a greenfield site within the settlement of Tow House. Policy GD1 of the Tynedale Core Strategy sets out the principles for the location of new development with the main focus for development being main towns, local centres and smaller villages with adequate services. Whilst Tow House is not listed as a smaller village in the Core Strategy, it does consist of a considerable number of dwellings, which in turn coalesce with the defined smaller village of Redburn, just to the west of Bardon Mill. Tow House is also in walking distance of Henshaw First School. This restrictive policy for development is, however, not in line with paragraph 78 of the NPPF, which in order to promote sustainable development in rural areas and enhance and maintain the vitality of rural communities, allows for new homes in a village to be supported by services in a village nearby. In this case, Tow House has the services of Henshaw with its first school, and a shop and public house being located close by in Bardon Mill. The settlement also has access to a bus service which runs along the A69 from Carlisle to Newcastle. A departure from Tynedale Core Strategy Policies H1 and H3 is in this instance considered appropriate, as there are nearby services that a new house could utilise. It should also be noted that the site is included in the settlement boundary for Redburn and Henshaw as identified in the emerging Northumberland Local Plan. Although this cannot be afforded full weight at this time, it is a material consideration in the determination of this application.

7.7 Tynedale Local Plan Policy H15 provides for new housing development within rural areas for sites not exceeding 0.4 hectares within or adjacent to existing settlements, small hamlets or groups of houses subject to a number of criteria which includes that the design, scale and setting of new development must reflect and respect the character and appearance of the existing settlement. This will be explored further below.

Housing land supply

7.8 In accordance with the NPPF, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement. As identified in the Northumberland Strategic Housing Land Availability Assessment (September 2019), the Council can demonstrate a plentiful five-year housing land supply from 'deliverable' sites against the County's minimum Local Housing Need figure. Using the 2014-based household projections for the 2020-2030 period, together with the then latest updated 2019 affordability ratio, now gives a minimum Local Housing Need of 651 dwellings per annum (Figure 3). Allowing for the 5% buffer therefore means that the forecast updated 'deliverable' 5-year supply for 2020-2025 would equate to a 10.9 years housing land supply. Therefore, in the context of Footnote 7 of the NPPF, the presumption in favour of sustainable development does not apply.

Siting, design and residential amenity

7.9 Chapter 12 of the NPPF sets out the principles of creating well-designed places. Good design is a key aspect of sustainable development and the NPPF stresses that planning decisions should ensure that development adds to the overall quality of the area; is visually attractive as a result of good architecture, layout and appropriate and effective landscaping; is sympathetic to local character and history, including the

surrounding built environment and landscape setting; and establishes or maintains a strong sense of place. This understanding of a site and its context is discussed in the National Design Guide and the need for the design to contribute to local distinctiveness.

7.10 The proposal seeks permission for a two storey dwelling within a small plot of land within the settlement of Tow House. The house would be located in the northern part of the site with garden and parking to the front. Since the refusal of the previous planning application (ref: 20/01245/OUT), the design has been amended; namely the side extension is now single rather than two storey, which is a more traditional design, and the numbers of windows on the main elevations has been reduced. In addition, the materials have been changed to traditional and natural materials throughout, including wooden windows and doors, black painted metal rainwater goods, reclaimed stonework, Welsh slate to be used for the roof, and conservation rooflights. Tow House is predominately an area of stone dwellings with the robust grade II listed 'Bastle House' adjacent to the site. The Building Conservation Officer has been consulted on the application and has commented that this is an improved scheme on that previously refused and has no objection to the proposal, subject to appropriate conditions. Subject to relevant conditions, the application would accord with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policies GD2, H15 and H32 and the NPPF.

7.11 In terms of the amenity of future residents, there is no rear garden and so a 10 metre rear garden as required in Tynedale Local Plan Policy H32 could not be achieved. The garden space to the front is limited in scale but it has increased in size from the previously refused application and is now some 10 metres in length on the north-eastern side. Amenity space should have a level of privacy and so notwithstanding what is shown on drawing 19/815/10 Rev A, traditional stone walling should be provided around the parking area and at the front of the site, plus appropriate boundary treatments around the rest of the site, which would be conditioned as part of any planning permission. Suitable planting adjacent to the stone walls and the creation of hedges which would provide privacy screening would be required to ensure the acceptability of this scheme. It is acknowledged that the amenity space would be limited but as all the other issues in the previous reason for refusal have been addressed, it is considered that subject to relevant conditions, an adequate level of amenity for future occupants could be achieved and that the amenity space would not be sufficient reason to refuse the whole scheme in this instance.

Impact on adjacent listed buildings

7.12 The NPPF in paragraph 192 states that in determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness, followed by in paragraph 193 that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.13 The site is within the setting of two grade II* listed buildings and is adjacent to a grade II listed building and so this core of early historic buildings of 16th and 17th century date within Tow House is highly significant. This therefore provides a highly

sensitive location in which to build a house, which must be sympathetic to the character of the area and these nationally important buildings. The Building Conservation Officer has assessed the application and has provided comments on the design of the house which has led to changes to the fenestration pattern and to materials. The Officer has no objection to the application subject to conditions in relation to materials and a sample panel to be agreed. Despite the views of the Parish Council it is considered that the application would not harm the setting of the listed buildings and it would be in accordance with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policy BE22, Emerging Local Plan Policy ENV7 and the NPPF.

Archaeological impact

7.14 The site lies within a wider archaeological landscape dating from the prehistoric period onwards. Tow House is located to the east of a grade II* listed bastle house originating to the late 16 th century, is 3 metres to the east of a grade II listed bastle type building of late 16 th /early 17 th century date, and opposite the site is a grade II* listed heather-thatched cruck barn of probably late 17 th century date. Evidence shows that there has been a settlement in the area since at least the late 16 th century and potentially earlier. The County Archaeologist has assessed the history of the site as set out above and has noted that the site boundary is largely unaltered since the 1st edition OS map. The proposal site was subject to an archaeological evaluation in April 2020 which identified that there was shallow topsoil with modern finds overlying natural deposits. Combined with the fact that there were no earlier artefacts on the site means that the site is likely to have been disturbed in modern times and any earlier archaeological remains removed, thereby the archaeological potential of the site is very limited. The County Archaeologist has stated that no further archaeological work would be required in the development of this site. As an archaeological assessment of the site has been undertaken the application would accord with Tynedale Core Strategy Policy BE1, Tynedale Local Plan Policy BE28 and the NPPF.

Impact on adjoining residential amenity

7.15 The proposed house would be located opposite 1-3 Hillcrest and to the south-east of The Bastle House. It is considered that a house could be built on this site which would not have an adverse effect on neighbouring properties. The Environmental Protection team has assessed the application and recommended conditions in relation to noisy working hours and construction delivery during the construction stage of the proposal. Subject to these conditions it is considered that the application would not have a detrimental impact on adjoining residential amenity and would accord with Tynedale Local Plan Policies GD2 and H32.

Access and parking

7.16 The site is located on the northern side of the U7064. The proposal shows 2 parking spaces on a driveway some 8 metres in width and 6 metres in length at the front of the dwelling which would require a vehicular crossing point and the removal of a section of existing stone boundary wall. As the proposal would have 3 bedrooms, 2 parking spaces are required. Matters including details of the access, boundary treatments, surface water management run off and surfacing materials, plus details of the car parking, cycle and refuse storage have been conditioned.

7.17 Although the Parish Council consider that the development of this site would add to problems of access, egress and parking, the Highway Authority has assessed

the application and considers that it would not have a severe impact on highway safety and has no objection in principle to the development with those matters requiring further information being covered by conditions and informatives. Subject to relevant conditions the application would accord with Tynedale Local Plan Policies GD4 and GD6, Emerging Local Plan Policy TRA4 and the NPPF.

Ecology and impact on trees

7.18 An ecological appraisal has been submitted with the application (E3 Ecology, December 2019) which has been assessed by the County Ecologist. The County Ecologist considers that the site is of low habitat value and the potential impacts are damage to adjacent trees, and loss of habitat to bats and birds and has no objection subject to a condition. The application would accord with Tynedale Local Plan Policy NE27, Emerging Local Plan Policy ENV2 and QOP4 and the NPPF.

Contamination

7.19 The site is described as wasteland and has been assessed by the Environmental Protection Team who has recommended conditions in relation to ground gas protection and contaminated land. Subject to these conditions the application would accord with Tynedale Local Plan CS23.

Surface water flooding

7.20 The LLFA was consulted on the application and has no comment to make, other than advising that areas of hardstanding should be permeable. Subject to this the application would accord with Tynedale Core Strategy Policy GD5.

Foul drainage

7.21 The application states that the dwelling would be connected to the main sewer. Northumbrian Water has been consulted on the application and has no comment to make. The application would accord with Local Plan Policy CS27.

Open space provision and maintenance

7.22 At present there is a deficiency in the amount of children's play provision and outdoor sports facilities in Tynedale. The former Tynedale Council adopted its policies on 7 March 2006 which seeks financial contributions for sport and play facilities, and provision of outdoor sport from all new housing development in line with Tynedale Local Plan Policies LR11 and LR15. The provision of sports and play provision arising from residential development is a fundamental aspect of such developments, and would include the sum of £2082 for play/informal open space and £1182 for outdoor sport/recreation. The applicants have agreed to the signing of a Section 106 agreement for such provision. Subject to the completion of this agreement, the application would accord with Tynedale Local Plan Policies LR11 and LR15 in this respect.

Equality Duty

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

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

Human Rights Act Implications

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.

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.

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 application has been assessed against the development plan and the NPPF. As discussed in the report, an application for a house on this site was previously refused. This application has sought to provide a design, including by the use of traditional materials, that is more appropriate to the site and its setting adjacent to a number of significant listed buildings. It is acknowledged that the amenity space would be limited but as all the other issues in the previous reason for refusal have been addressed, and subject to privacy screening to ensure an adequate level of amenity for future occupants, that on balance, subject to relevant conditions, the proposal would be acceptable. This is, however, subject to the signing of a Section 106 agreement in respect of financial contributions for Sports and Play.

9. Recommendation

That this application be GRANTED permission subject to the signing of a Section 106 agreement in respect of financial contributions for Sports and Play including the

sum of £2082 for play/informal open space and £1182 for outdoor sport/recreation and the following:

Conditions/Reason

1 Approval of the details of the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority in writing before any development is commenced. Thereafter, development shall not be carried out other than in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

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

Block plan

Drawing 19/815/10 Revision A: Proposed site and floor plans

Drawing 19/815/11 Revision A: Elevations as proposed

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

5 All windows shall be painted timber sliding sash and recessed approximately 100m within their openings.

Reason: To ensure that the works are appropriate and consistent with the character of the area in accordance with Core Strategy Policy BE1 and Local Plan Policy GD2.

6 Prior to any part of the development proceeding about damp proof course, details and samples of slate, stone, lintels and sills and all materials used in the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the dwelling shall be constructed other than in accordance with the agreed details.

Reason: To ensure that the works are appropriate and consistent with the character and setting of the listed buildings in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22.

7 A sample panel of at least one metre square shall be built and made available to the Local Planning Authority with details of the mortar, which shall be hydraulic lime NHL3.5, provided and approved in writing by the Local Planning Authority prior to the

construction of the stonework. Thereafter the development shall not be constructed other than in accordance with the approved details.

Reason: To ensure that the works are appropriate and consistent with the character and setting of the listed buildings in accordance with Core Strategy Policy BE1 and Local Plan Policies GD2 and BE22.

8 No development will take place unless in strict accordance with the mitigation detailed in the report Ecological Appraisal, Land South East of Bastle House, Tow House, December 2019 Final (E3 Ecology) including;

Increased lighting will be avoided wherever possible. Should security lighting be required within the new development, this will be low lumen and directed away from any adjacent vegetation. Vegetation clearance/tree felling will be undertaken outside of the bird nesting season (March to August inclusive) unless a checking survey by a suitably experienced ornithologist confirms the absence of active nests.

Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.

The roots and crowns of retained trees will be protected throughout the development through the provision of adequate construction exclusion zones in accordance with the guidance given by BS5837:2012.

The landscape planting will be designed to enhance structural diversity, and will include plants bearing flowers, nectar and fruits which are attractive to invertebrates, thereby helping to maintain the food resource for bats and wildlife generally. A single integrated bat box is incorporated into the design of the scheme.

Reason: To maintain and enhance the biodiversity value in accordance with Tynedale Local Plan Policy NE27 and the NPPF.

9 A detailed landscape planting plan, which shall include the planting of locally native species of local provenance and to include privacy screening in conjunction with the proposed hard boundary treatments, shall be submitted to and agreed in writing with the Local Planning Authority with the planting to be fully implemented during the first full planting season (November March inclusive) following the commencement of development.

Reason: To maintain and protect the landscape value of the area, enhance the biodiversity value of the site and in the interests of the amenity of residents in accordance with Tynedale Local Plan Policies GD2 and NE37 and the NPPF.

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

Reason: In the interests of visual and residential amenity and highway safety, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policies GD2 and GD4 and the NPPF.

11 Prior to commencement of development details of the materials to be used in the construction of the external surfaces of the dwelling and access with no loose or

unbound materials permitted within 6.0m of the edge of carriageway have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, in accordance with Tynedale Core Strategy Policy BE1 and Tynedale Local Plan Policies GD2 and GD4 and the NPPF.

12 The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the Tynedale Local Plan Policies GD4 and GD6 and the NPPF.

13 The development 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 Tynedale Local Plan Policy GD4 and the NPPF.

14 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 the amenity of the area and to ensure suitable drainage has been investigated for the development and implemented, in accordance with Tynedale Core Strategy Policy GD5 and the NPPF.

15 The development shall not be occupied 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 Tynedale Local Plan Policies GD2 and GD4 and the NPPF.

16 The dwelling shall not be occupied until details of refuse storage facilities and a refuse storage strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use. Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Tynedale Local Plan Policy GD4 and the NPPF.

17 No construction work shall commence until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

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 potentially be prejudicial to the health & amenity of the occupants of the respective properties. In accordance with Tynedale Local Plan Policy CS23 and the NPPF.

18 No building shall be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 14, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties. In accordance with Tynedale Local Plan Policy CS23 and the NPPF.

19 The development hereby permitted shall not be commenced 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 desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk-top study and a non-technical summary shall be submitted to the Local Planning Authority without delay upon completion.
- b) If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/ or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-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.
- c) Thereafter, a written Method Statement (or Remediation Strategy) detailing the remediation requirements for the land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the Local Planning

Authority, and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. The report must demonstrate that the soil in landscaped areas from the surface down to a minimum depth of 600 millimetres will provide a suitable growing medium as defined within BS 3882:2015. 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. In accordance with Tynedale Local Plan Policy CS23 and the NPPF.

20 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) as stipulated within Condition 16. Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met.

*in this list of conditions

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. In accordance with Tynedale Local Plan Policy CS23 and the NPPF.

21 If during redevelopment contamination not previously considered within approved plans is identified, then an additional written Method Statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until a method statement has been submitted to and approved in writing by the Local Planning Authority, and measures proposed to deal with the contamination have been carried out. [Should no contamination be found during development then the applicant shall submit a signed statement indicating this to discharge this condition].

Reason: To ensure that risks from land contamination 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

22 Full details of the existing and proposed finished site levels, as well as The finished floor levels of the dwelling, shall be submitted for approval with the reserved matters application. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of visual and residential amenity of the site and the area in accordance with Tynedale Local Plan Policies GD2 and H32 and the NPPF.

23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any subsequent Order amending, revoking or re-enacting that Order), there shall be no extension or dormer windows to the building hereby approved, boundary treatments, or further building, structure or enclosure placed on the site unless an application for planning permission in that behalf has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The Local Planning Authority considers that any further development may prejudice a satisfactory layout and could have a harmful effect upon the amenity of the area and in accordance with the National Planning Policy Framework.

Background Papers: Planning application file(s) 20/04380/OUT