



Northumberland County Council

North Northumberland Local Area Council 22nd July 2021

Application No:	20/04349/FUL		
Proposal:	Change of use of former farm buildings into 6no. accessible dwellings. Demolition of 2no. redundant barns along with construction of ancillary buildings to provide garaging and entrance porches.		
Site Address	Barnhill Farm, Guyzance, Morpeth, Northumberland NE65 9AG		
Applicant:	Mr Jonathan Dodd C/O Millfield Composite Group, Shelly Road, Newburn Industrial Estate, Newcastle-upon-Tyne NE15 9RT	Agent:	Mr Henry Shipley 8 Norhurst, Whickham, Gateshead, Tyne and Wear NE16 5UX
Ward	Amble West With Warkworth	Parish	Acklington
Valid Date:	22 January 2021	Expiry Date:	30 July 2021
Case Officer Details:	Name: Mr Jon Sharp Job Title: Planning Officer Tel No: 01670 623628 Email: Jon.Sharp@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission subject to planning conditions and the applicant entering into a Unilateral Undertaking to secure the following obligation:

- A financial contribution towards the Council's Coastal Mitigation Service (£3,690)



1. Introduction

1.1 This application falls to be determined by the North Northumberland Local Area Council Planning Committee following receipt of a call in request from the local member, a valid objection from the Parish Council and a significant number of objections from local residents. It is recommended for approval subject to conditions and a Unilateral Undertaking to secure a contribution to the Council's Coastal Mitigation Scheme.

2. Description of the Proposals

2.1 Full planning permission is sought for the change of use of 2no. former farm buildings into 6no. accessible dwellings together with the demolition of 2no. redundant barns and construction of ancillary buildings to provide garaging and entrance porches on land at Barnhill Farm, Guyzance.

2.2 The buildings proposed for conversion include a horseshoe shaped barn of brick and render construction and a second building known as the "Long Barn" which is located to the north of the Horse-shoe Barn and is constructed of steel columns supporting timber trusses with a natural slate roof finish. The eastern end of the barn has been enclosed with timber cladding to create a storage area whilst the remainder of the barn is open-sided. Approximately 65% of the building is enclosed.

2.3 The proposal seeks to convert each building to 3no dwellings capable of providing wheelchair living in line with current Building Regulations as follows,

Horseshoe Barn

Unit 1 - single storey with 3no beds and open plan kitchen and living space. Footprint of approximately 143 square metres.

Unit 2 - 4no beds over two floors with kitchen diner and separate living room. Footprint of approximately 158 square metres.

Unit 3 - single storey with 3no beds and open plan kitchen and living space. Footprint of approximately 143 square metres.

Long Barn

Unit 4 - two storey with entrance hall, 2no beds and bathroom to ground floor and kitchen and living space to first floor. Footprint of approximately 73sqm

Unit 5 - two storey with entrance hall, kitchen diner and 1no bedroom to ground floor with living space, bathroom and 2no beds to first floor. Footprint of approximately 91sqm.

Unit 6 - two storey with entrance hall, 2no beds and bathroom to ground floor and kitchen and living space to first floor. Footprint of approximately 71sqm.

2.4 The majority of the existing window openings on the outward facing elevations of the Horseshoe Barn would be re-used as part of the proposed building. The building would remain largely unaltered structurally, with the existing external walls re-lined to provide the required thermal performance.

2.5 The elevations facing into the courtyard have been heavily altered over the lifetime of the building and these would be reconstructed to create larger window and door openings to make best use of the setting of the building.

2.6 It is proposed that the existing structure of the Long Barn be retained with new walls enclosing the footprint of the building.

2.7 In addition to the conversion works it is proposed to erect 5no detached garages within the site. These would be constructed with blockwork and render walls under natural slate roofs to match the existing buildings and would have a footprint of approximately 42sqm each. A block of two double garages would be located to the north east of the site which would have a footprint of approximately 80sqm.

2.8 The application site is located approximately 150m east of Guyzance Village and approximately 230m north of the Grade II listed Guyzance Hall. The site sits within the grounds of the hall and is accessed via a private drive which meets the public highway approximately 120m to the west.

2.9 The site is within the Guyzance Conservation Area and within the setting of a number of listed buildings in addition to the Hall. It is also within the Impact Risk Zone for the River Coquet SSSI as well as a number of internationally designated sites at the coast approximately 5km to the east.

3. Planning History

Reference Number: A/2007/0459

Description: Demolition of existing buildings and construction of new general purpose agricultural building

Status: Withdrawn

4. Consultee Responses

Acklington Parish Council	<p>Acklington Parish Council object primarily on the compromise of the integrity of the conservation area but also the problems with the infrastructure especially the state of the C100 and access to the site.</p> <p>Issues relating to the conservation area focus on the fact there are only 19 permanent occupants of the hamlet and this development would increase this by 36 with all the associated traffic, light and noise pollution. The proposal would significantly change the rural character of the conservation area.</p> <p>There are no facilities nearby, this is an unsustainable area for tourism with the necessity of travelling by car for access to services and attractions.</p> <p>There are significant concerns about the condition and capacity of the C100 to accommodate the extra traffic that would be generated by this proposal.</p>
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	The large barn proposed for conversion is a known breeding and nesting place for barn owls, regularly over the last 16 years.
Building Conservation	The proposal would preserve and enhance the character and appearance of the Conservation Area and would not harm the significance of any designated or non-designated heritage assets, subject to the agreement of conditions in respect of fenestration design, external finishes and boundary treatments.
County Ecologist	Following receipt of additional information, no objections are raised subject to a contribution to the Coastal Mitigation Service and conditions in respect of protected species and ecological mitigation measures.
Forestry Commission	Advice provided.
Highways	Further information received in respect of proposed garage dimensions, refuse storage and collection and visitor parking is acceptable. However whilst technical issues are resolved the site is considered to be in an unsustainable location for travel and does not prioritise walking / cycling. These concerns are considered to be so significant that no reasonable action is likely to address the concern, however conditions and informatives have been provided as requested.
Natural England	Following receipt of additional information in respect of Coastal Mitigation and foul drainage, no objections are raised subject to appropriate mitigation.
Northumbrian Water Ltd	No response received.
Planning Strategy	Advice provided.
Public Protection	Following receipt of additional information in respect of how the required ground gas protection would be designed and installed in the proposed development, the Public Health Protection Unit does not object to the proposal, subject to the measures detailed in the application documents being implemented as stated and subject to conditions and informatives being included in any decision notice.

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	10
Number of Support	0
Number of General Comments	0

Notices

Site Notice - Affecting Conservation, posted 3rd February 2021

Press Notice - Northumberland Gazette, published 4th February 2021

Summary of Responses:

10no objections received citing issues including;

- highway safety - roads barely suitable for current usage levels. Increased use would have negative impact on highway safety for all users
- disproportionate size of development could increase population of village by more than 100%
- impact on tranquillity of the village
- Lack of infrastructure
- impact on natural and historic environment including dark skies
- impact on community especially if proposed dwellings become holiday lets
- impact of construction works
- application represents thin end of wedge in terms of future development of the estate
- Residential development of the Long Barn site into 3 dwellings would appear incongruous in this rural setting and it would have a negative impact upon the undeveloped quality of the conservation area
- Holiday homes do not meet local needs
- Lack of affordable housing
- If the proposal was for fewer dwellings it may be supported locally
- No evidence of need for additional housing

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=QLHRG6QSKWI00>

6. Planning Policy

6.1 Development Plan Policy

Alnwick LDF Core Strategy (2007)

S1 Location and scale of new development

S2 The sequential approach to development

S3 Sustainability criteria

S11 Locating development to maximise accessibility and minimise impact from travel

S12 Protecting and enhancing biodiversity and geodiversity

S14 Development in the open countryside

S15 Protecting the built and historic environment

S16 General design principles

Alnwick District Wide Local Plan (1997)

BE8 Design in new residential developments and extensions (and Appendix A and B)

CD32 Controlling development that is detrimental to the environment and residential amenity

TT5 Controlling car parking provision (and Appendix E)

6.2 National Planning Policy

National Planning Policy Framework (2019)

Planning Practice Guidance (2019, as updated)

6.3 Emerging Planning Policy

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

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)

HOU 1 Making the best use of existing buildings (Strategic Policy)

HOU 2 Provision of new residential development (Strategic Policy)

HOU 8 Residential development in the open countryside

HOU 9 Residential development management

HOU 11 Homes for older and vulnerable people (Strategic Policy)

QOP 1 Design Principles (Strategic Policy)

QOP 2 Good Design and Amenity

QOP 5 Sustainable design and construction

TRA 1 Promoting Sustainable Connections (Strategic Policy)

TRA 2 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 4 Tranquillity, dark skies and a sense of rurality

ENV 7 Historic environment and heritage assets

ENV 9 Conservation Areas

WAT 2 Water supply and sewerage

WAT 4 Sustainable Drainage Systems

POL 1 Unstable and contaminated land

POL 2 Pollution and air, soil and water quality

INF 6 Planning Obligations

6.4 Other Documents/Strategies

National Design Guide (2019)

Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse - Historic England (2017)

Guyzance Conservation Area Character Appraisal (2008)

Planning (Listed Buildings and Conservation Areas) Act (1990)

7. Appraisal

7.1 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
- Emerging Policy
- Impact on Character of Area
- Residential Amenity
- Highways
- Heritage Assets
- Pollution issues
- Ecology
- Coastal Mitigation.

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. The National Planning Policy Framework (NPPF) states that development proposals that accord with the development plan should be approved without delay, unless material considerations indicate otherwise. This forms the basis of the NPPF's presumption in favour of sustainable development. Applications for new development should be considered in the context of this presumption in favour of sustainable development.

7.3 Paragraph 213 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 adopted development plan for the area the application site is located in comprises the saved policies of the Alnwick District Wide Local Plan (1997) (ALP) and the Alnwick LDF Core Strategy (2007) (ACS). The policies referred to in this report are considered to be in accordance with the NPPF and can therefore be given due weight.

7.4 Policies S1, S2 and S3 of the ACS seek to ensure that the location and scale of new development is appropriate. The application site is not within a settlement as identified in Policy S1 of the ACS and is therefore considered to be in The Countryside, where development would generally be limited to the reuse of existing buildings.

7.5 Policy S3 states that prior to granting planning permission the local planning authority should be satisfied that the following sustainability criteria are met;

- That the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car;
- That there is adequate existing or planned capacity in the physical and community infrastructure or that additional capacity can be provided, without compromising sustainability objectives, in time to accommodate the development;
- Any physical and environmental constraints on the development of the land as a result of contamination, or land stability can be mitigated;
- The potential implications of flood risk have been assessed having regard to the relevant flood zones, as defined by a strategic flood risk assessment;
- That there would be no significant adverse effects on the natural resources, environment, biodiversity and geodiversity, cultural, historic and community assets of the district;

- That new development in settlements would help to build communities by sustaining or providing community services and facilities, or through the provision of affordable housing to meet identified local need.

7.6 Policy S14 of the same document states that development should only be permitted which is likely to be sustainable in the context of Policy S3 and where it is essential to support farming and other countryside based enterprise and activity, promote recreation, support the retention of sustainable communities or support the conservation and enhancement of the countryside.

7.7 Paragraph 78 of the NPPF seeks to promote sustainable development in rural areas and states that housing should be located where it will enhance or maintain the vitality of rural communities. It goes on to say that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

7.8 The application proposes to reuse existing buildings and would therefore be in accordance with Policy S14 and Paragraph 78 of the NPPF in that respect, however questions are raised about the sustainability of the location. As already noted, the NPPF provides the opportunity for rural communities to grow and thrive, especially where support will be provided to local services. It is noted that there are no nearby local services, with the nearest shops approximately 5 miles away, however this does not preclude development through the reuse of existing buildings.

7.9 Sustainability in relation to travel is discussed further below, however Policy S14 is broadly consistent with the NPPF and therefore the principle of the proposed development is accepted.

Emerging Policy

7.10 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. The emerging Northumberland Local Plan - Publication Draft Plan (Regulation 19) (NLP) was submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government on 29 May 2019 and is currently going through the examination process.

7.11 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 emerging plan are considered to be consistent with the NPPF.

7.12 The emerging NLP is a material consideration in determining this application, with the amount of weight that can be given to specific policies (and parts thereof) dependent upon whether Main Modifications are proposed and the extent and significance of unresolved objections.

7.13 Policy STP1 of the emerging 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. The policy is subject to a proposed major modification, however the location of the application site within the open countryside is not in dispute. Paragraph g. iv. states that development in the open countryside will be supported where it provides for residential development in accordance with Policies HOU 7 or HOU 8.

7.14 Policy HOU 8 states that the development of isolated homes within the open countryside will only be supported where, amongst a range of criteria, it re-uses redundant or disused buildings and enhances its immediate setting.

7.15 These policies are a material consideration in the determination of this planning application, however only limited weight can currently be applied to them.

Impact on Character of Area

7.16 Policy S16 of the Alnwick LDF Core Strategy (ACS) states that proposals should take full account of the need to protect and enhance the local environment, having regard to their layout, scale and appearance.

7.17 Paragraph 124 of the NPPF attaches great importance to the design of the built environment and states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7.18 The proposal includes the demolition of the modern steel infill buildings to open up the courtyard created by the horseshoe shaped barn. These buildings are of no aesthetic merit and removing them would improve the visual amenity of the site.

7.19 The works to convert the horseshoe barn would include the reuse of the majority of the existing window openings on the outward facing elevations, with the existing brick external walls re-lined to provide the required thermal performance. The elevations facing into the courtyard have been heavily altered and it is proposed to create larger window and door openings to these elevations to make best use of the setting of the building. These works would secure the future use of this more traditionally constructed building, thereby retaining it within the landscape.

7.20 The works proposed to the Long Barn have raised some concerns, with representations received noting that it is a rare example of its type and in its current form adds significantly to the character and atmosphere of the conservation area. Were this building to be retained for storage and parking it would potentially negate the need for the proposed new build garages, although clearly this would reduce the overall number of residential units proposed. In order to provide storage and parking facilities for the proposed dwellings therefore, a total of 5no detached garages are proposed. These would be of a simple render design with slate roofs to reflect the existing barn structures.

7.21 Although concerns are raised about the visual impact of the new build garages and the changes to the Long Barn, the renovation and repurposing of the site generally is acceptable in terms of design, scale and visual impact and therefore the proposals are in accordance with Policy S16 of the ACS and the NPPF in this respect.

7.22 Policy QOP 1 of the emerging NLP seeks to support development which respects its surroundings. The preamble to the policy states that the assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development. Amongst a range of criteria the policy states that development proposals should make a positive contribution to local character and distinctiveness, incorporate green infrastructure and opportunities to support wildlife, make provision for efficient use of resources, respond to the climatic conditions of the location and avoid the creation of adverse local climatic conditions, mitigate climate change and be adaptable to a changing climate and ensure the longevity of the buildings and spaces. The proposals are in general accordance with these criteria, however only limited weight can currently be given to the policy.

Amenity

7.23 Policy CD32 of the ALP states that planning permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally.

7.24 Paragraph 127 of the NPPF seeks to ensure that developments will create places with a high standard of amenity for existing and future users.

7.25 The site location is such that there would be no substantive concerns regarding neighbouring amenity. The barns lie in between Barnhill Farmhouse to the south east and 2no semidetached farmworkers dwellings to the west, however there are no concerns regarding privacy, overlooking, overbearing or loss of light arising. The proposal is therefore in accordance with Policy CD32 of the ALP and the NPPF in this respect.

7.26 Policy QOP2 of the emerging NLP seeks to ensure that development would not result in unacceptable adverse impacts on the amenity of neighbouring land uses. It is considered that the proposal is not in accordance with this, however only limited weight can currently be given to this policy.

Highways

7.27 Policy S11 of the ACS sets out criteria to assess the extent to which the location of development is likely to maximise accessibility and minimise the impacts of traffic generated. Saved Policy TT5 and Appendix E of the ALP set out car parking standards for new development.

7.28 Paragraph 109 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 110 goes on to say that within this context applications for development should,

- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second - so far as possible - to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

- c) create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

7.29 The Local Highway Authority has responded to consultation raising fundamental concerns about the proposed development as the site is considered to be in an unsustainable location for travel and does not prioritise walking / cycling. The site is in an unsustainable location in Highways terms, and the scale of the proposed development in this location is such that it would rely on private vehicle use. Therefore, the development does not accord with NPPF paragraph 103 in terms of "limiting the need to travel and offering a genuine choice of transport modes".

7.30 As noted above the site is relatively remote and is disconnected from public facilities and amenities. This would not encourage pedestrian or cycling trips to access these facilities, which would be contrary to the principles of the NPPF paragraphs 110a, b and c. Whilst it is recognised that walking and cycling may occur on the adjacent highway network, this is almost certainly for recreation and leisure purposes rather than through a need to access facilities.

7.31 Any development would therefore need to be accepted as generating vehicle movements towards the highest modal share for trip generation. In other words, the site is wholly car dependent. Whilst car-reliance may not always be unacceptable, in this instance particular consideration must be given to the artificial pressure of car reliance, most notably on the U3088, which will carry more vehicular traffic and have a disproportionate impact on the sharing of this space for walking and cycling.

7.32 The applicant has responded to the Highways Officer's concerns rebutting the comments made regarding sustainability and providing amendments to the proposed site layout to address technical matters raised. The Highways Officer has reiterated their position however, stating that their concerns are so significant that it is considered that no reasonable action would be likely to address these concerns.

7.33 It is clear therefore that the proposal would have an impact upon the surrounding highway network, however, as noted above, paragraph 109 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. This is a very high test and it is officer opinion that that test is not met by the impacts arising from this proposal. As such the proposal is in accordance with Policy S11 of the ACS and paragraphs 103, 109 and 110 of the NPPF.

7.34 Policy TRA2 of the emerging NLP seeks to ensure that all development will minimise any adverse impacts upon the highway network. It is considered that the proposal is not in accordance with this, however only limited weight can currently be given to this policy.

Heritage Assets

7.35 The application site is located within the Guyzance Conservation Area and within the setting of the Grade II listed Guyzance Hall. As such due consideration must be given to these designated assets.

7.36 The legislative framework has regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires the local planning authority to have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Regard must also be had to Section 72 of the Act which requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

7.37 Policy S15 of the ACS states that all development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.

7.38 Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.39 The Council's Building Conservation Officer has responded to consultation stating that there would not be any harm arising to the conservation area or nearby listed buildings as a result of the proposals.

7.40 The Conservation Officer agrees with the submitted Heritage Statement that the Barnhills complex dates from the 1950s and is therefore not listed by virtue of being within the curtilage of the Grade II listed Guyzance Hall. The Heritage Statement goes on to state that the buildings do not have historic or aesthetic value, however whilst they do not form part of a Victorian masterplan for the wider estate, they do have some historic value, as evidence of a later mid 20th Century farm development, which is an example of continued growth of the estate at that time.

7.41 It is noted that the traditionally constructed farm buildings contribute to the special character of the estate and the conservation area and therefore have a degree of significance which needs to be fully considered within the assessment of the application. It is also considered that the manner in which the conversion is achieved is of paramount importance, with a successful scheme being carried out in accordance with statutory best practice guidance (Historic England, The Conversion of Traditional Farm Buildings).

7.42 The Conservation Officer considers that the retention of the brick-built sections of the barn complex, and conversion to a new use is supported subject to conditions securing finer details in respect of fenestration, external finishes and boundary treatments. It is noted that the proposed materials are generally suitable, however the render should be harled (rough cast) rather than a through colour render and all roof slates should be reclaimed and reused, only being supplemented with salvaged slate if necessary.

7.43 The proposed conversion of the linear Long Barn has raised some concerns as noted above, however the conservation officer raises no objections noting that contemporary approach proposed is in line with Historic England guidance. Concerns are raised however about the fenestration proposed to the north, east and west elevations which is considered to be too bulky and domestic. Frameless glazing in a more industrial style would deliver a much better result for the openings and the balconies and conditions are requested to secure further details.

7.44 The proposed new build garages would introduce more built form around the existing buildings however, it is considered that the demolition of the existing sheds would better reveal significance. Paragraph 200 of the NPPF supports new development within Conservation Areas and within the setting of heritage assets, which enhance or better reveal their significance.

7.45 The Conservation Officer has suggested that the garages should also feature timber boarding to clearly differentiate between new fabric (timber) and render on the older fabric, however rough cast render would not be unacceptable. A condition is recommended to secure details in this respect.

7.46 Comments are also provided in respect of the subdivision of garden plots. The introduction of close boarded residential style fencing would not be appropriate in this setting (particularly facing the open fields) and every attempt should be made in the design to reference the agricultural origins of the buildings and its location within a managed estate. It is therefore recommended that estate fencing is used and a condition is included below to secure this.

7.47 On the basis of the above it is clear that the proposals offer a scheme of renovation that would conserve and enhance the conservation area and would not have a detrimental impact upon the setting of the nearby listed buildings and accordingly there would be no harm arising to any designated or non-designated heritage assets arising. On this basis and notwithstanding the concerns raised in the representations received, the proposal is acceptable in terms of its impact upon the CA and the setting of nearby listed buildings, in accordance with Policy S15 of the ACS and the NPPF.

7.48 Policy ENV 7 of the emerging NLP states that development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. Policy ENV 9 seeks to ensure that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance. It is considered that the proposal is in accordance with this, however only limited weight can currently be given to these policies.

Pollution issues

7.49 Policy CD32 of the ACS states that planning permission will not be granted for development that would demonstrably harm the amenity of residential areas or the environment generally.

7.50 Paragraph 178 of the NPPF states that decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

7.51 Given the former agricultural use of the site, the Council's Public Health Protection Unit was consulted and has responded to that consultation raising no objections, subject to the measures detailed in the application documents being implemented as stated. Conditions are recommended in respect of ground gas, contaminated land and noisy working. On this basis the proposal is acceptable in accordance with Policy CD32 of the ALP and the NPPF.

7.52 Policy POL 1 of the emerging NLP states 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. Policy POL 2 seeks to ensure that development proposals are not put at an unacceptable risk of harm from, or are adversely affected by pollution by virtue of the emissions of fumes, particles, effluent, radiation, smell, heat, light, noise or noxious substances. The proposals are in accordance with these policies however only limited weight can currently be applied to them.

Ecology

7.53 Policy S12 of the ACS states that all development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the area.

7.54 Paragraph 170 of the NPPF states that planning policies and decisions should contribute to and enhance the natural environment based on detailed principles.

7.55 The nature of the buildings is such that they are likely to be suitable as roosting and/or nesting sites for protected species such as bats and the Parish Council has raised concerns in their objection regarding the use of the site by Barn Owls. The County Ecologist responded to initial consultation noting that the surveys carried out by the applicant and the proposed mitigation measures are adequate. The proposed mitigation is shown on the plans and nesting and roosting birds are also provided for in the mitigation. Furthermore, hedges and trees are shown as being protected during construction.

7.56 In respect of ecological issues off site, additional information was requested in relation to foul drainage and discharge to the River Coquet SSSI. Following receipt of this information no objections are raised by the County Ecologist or Natural England, subject to conditions. As such the proposal is in accordance with Policy S12 of the ACS and the NPPF in this respect.

7.57 Policy ENV2 of the emerging Local Plan relates to ecology and seeks to ensure that development proposals will minimise their impact upon biodiversity and geodiversity, avoiding significant harm through location and/ or design and will secure a net gain for biodiversity through planning conditions or planning obligations. It is considered that the proposal is in accordance with this, however only limited weight can currently be given to this policy.

Coastal Mitigation

7.58 When developers apply for planning permission for new residential development within the coastal zone of influence, the local planning authority, as

competent authority, is required to fulfil its obligations under the Wildlife and Countryside Act (for SSSIs) and the Conservation of Habitats and Species Regulations (for SPAs, SACs and Ramsar Sites), by ensuring that the development will not have adverse impacts on designated sites, either alone or in combination with other projects.

7.59 Due to growing concerns about the effectiveness of mitigation that does not include direct management of the protected areas themselves, the Council has introduced a scheme whereby developers can pay a contribution into a strategic mitigation service (paid on occupation of the first unit) which will be used to fund coastal wardens who will provide the necessary mitigation.

7.60 The contribution per unit in this location would be £615. In this instance, the applicant has agreed to pay a contribution towards the Coastal Mitigation Scheme (£3690). This can be secured by way of Unilateral Undertaking.

Other Matters

7.61 The comments received from the Parish Council and the letters of objection are noted and have been taken into consideration and/or addressed in the preceding paragraphs as appropriate.

Equality Duty

7.62 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

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

Human Rights Act Implications

7.64 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.

7.65 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.

7.66 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 proposal represents an appropriate form of development that would not have a significant adverse impact on the appearance of the property, the street scene or the amenity of nearby residents.

8.2 The concerns raised in respect of the impacts of the proposal upon highway safety, heritage assets and the local community have been taken into account in the assessment of the application, however these must be weighed against the policy support for the reuse of redundant buildings in the countryside.

8.3 The highlighted concerns notwithstanding, the proposal is in accordance with national and local planning policies and accordingly it would be unreasonable to withhold planning permission.

9. Recommendation

9.1 That this application be GRANTED permission subject to planning conditions and the applicant entering into a Unilateral Undertaking to secure the following obligation:

- A financial contribution towards the Council's Coastal Mitigation Service (£3,690)

Conditions/Reason

1. 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)

2. Approved Plans

The development hereby approved shall be carried out in accordance with the approved plans. The approved plans are;

1. Drawing No 25166-1020 Rev P01 - Location Plan,
2. Drawing No 25166-1001 Rev P01 - Demolition Plan,
3. Drawing No 25166-1011 Rev P01 - Arboricultural Plan,
4. Drawing No 25166-1100 Rev P20 - Proposed Site Plan,

5. Drawing No 25166-1101 Rev P01 - Proposed Drainage Plan,
6. Drawing No 25166-1110 Rev P10 - Proposed Ground Floor Plan,
7. Drawing No 25166-1120 Rev P08 - Proposed First Floor Plan,
8. Drawing No 25166-1130 Rev P02 - Proposed Roof Plan,
9. Drawing No 25166-1150 Rev P06 - Proposed Elevations,
10. Drawing No 25166-1151 Rev P06 - Proposed Elevations.

Reason: In the interests of good planning and to ensure the development is carried out in accordance with the approved plans.

3. Demolition and Construction Method Statement (including Plan)

The development hereby approved shall not commence until a Demolition and Construction Method Statement, together with supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Demolition and Construction Method Statement shall be adhered to throughout the demolition and construction periods. The Demolition and 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.

4. Refuse - Details of refuse servicing strategy

No dwelling shall be occupied until details of refuse servicing strategy for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of refuse servicing (private collection or NCC), and, if NCC, express permission to remove any liabilities for any damage caused by usual servicing routines. The approved refuse servicing strategy 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 the National Planning Policy Framework.

5. Implementation of car parking area

No dwelling shall 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

6. Implementation of Electric Vehicle Charging

Prior to occupation the Electric Vehicle Charging points shown on the approved plans shall be implemented. Thereafter, the Electric Vehicle Charging Points shall be retained in accordance with the approved plans 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.

7. Refuse - No external refuse outside of the premises

No external refuse or refuse container 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.

8. Ground Gas Protection

No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS 8485:2015+A1:2019 (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 amenity of the occupants of the respective properties.

9. Validation and Verification of Ground Gas Protection

The development shall not be brought into use until the applicant has submitted a validation and verification report to the approved methodology in Condition 8, which has been approved in writing by the Local Planning Authority.

Reason: In order to prevent any accumulation of mine gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties.

10. Potentially Contaminated Land - Pre-commencement

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

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 measures unless the Local Planning Authority dispenses with any such requirement in writing:

a) Further site investigations are recommended in the Phase 1: Desk Study (Phase 1: Desk Top Study & Coal Mining Risk Assessment Report produced by Arc Environmental Ltd, Project No: 20-334 dated 7th September 2020) and 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.

b) 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. 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.

11. Contaminated Land Verification

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.

12. Unexpected Contamination if Found During Development

If during redevelopment contamination not previously considered 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.

13. Noisy Working Hours

During the construction period, there should be no noisy activity from mobile plant, pneumatic equipment, power tools etc. 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.

14. Construction Delivery / Collection Hours

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 Local Planning Authority.

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

15. Construction Environmental Management Plan (CEMP) - Pre-commencement

Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, with the details being fully implemented as approved. This shall include

- o Exact details of how the surface water discharge will be constructed
- o Measures to reduce the risk of pollution to watercourses
- o Measures to be taken in the event of a pollution incident
- o Responsible persons and lines of communication
- o Tree Protection Measures
- o Construction compound and construction access details

The approved CEMP shall be adhered to and implemented throughout the demolition and construction period strictly in accordance with the approved details.

Reason: To maintain water quality in the River Coquet and Coquet Valley Woodlands Site of Special Scientific Interest.

16. Detail of Foul Drainage to be submitted

The development hereby approved shall not be brought into use until details of foul water discharge (indicative field drainage system as shown on the Proposed Site Plan with Drainage submitted 22nd February 2021) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the foul drainage system shall be implemented in accordance with the approved detail and maintained for the lifetime of the development.

Reason: To maintain water quality in the River Coquet and Coquet Valley Woodlands Site of Special Scientific Interest.

17. Ecological Mitigation

The development hereby approved shall be carried out in accordance with the mitigation detailed in the report Ecological Appraisal Guyzance Hall, November 2018 E3 Ecology including but not limited to:

- o vegetation clearance/tree felling/building conversion 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;
- o prior to works commencing on the barns, a checking survey will be undertaken to confirm whether barn owl are nesting;
- o 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°;
- o should works extend to the areas of rhododendron planting, works should be undertaken to a precautionary method statement to ensure the plant is not spread;
- o 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;
- o appropriate measures will be put in place to prevent pollution and run-off near watercourses/areas of standing water;
- o gaps will be incorporated within any close-board fencing to allow hedgehogs to move around the site;
- o works to be undertaken under a method statement for hedgehogs and common toad, to be provided to contractors;
- o woodland areas and mature trees should be retained as part of proposals; retained habitats (trees, hedgerows and the woodland) will be managed to benefit biodiversity in general;
- o landscape proposals will include the planting of locally native tree and shrub species with a range of flower, fruit and nectar bearing species to help attract invertebrates to the site, benefiting a wide range of other wildlife including birds and bats;

Reason: to maintain the ecological value of the site in accordance with the provisions of the NPPF.

18. Bat Mitigation

The development hereby approved shall be carried out in accordance with the mitigation detailed in the report Bat Survey Barnhill Barns, Guyzance August 2020, E3 Ecology.

- o No works that may affect roosts will be undertaken to buildings 2-7 until a Natural England licence is in place.
- o A minimum of 10 crevice roosting opportunities and 2 loft voids or a separate purpose built bat barn will be provided as mitigation.
- o Bat boxes will be provided on site prior to works commencing, to provide roosting opportunities during the works.
- o Prior to works commencing a site induction meeting will be held, attended by the project ecologist and lead contractors.
- o Works will not commence until a detailed inspection of the structures has taken place once scaffolding/cherry picker access has been provided.
- o The following key elements of work will not be completed on any building during the hibernation period (mid-November to mid-March inclusive):
 - i. Demolition of brickwork
 - ii. Re-structuring/re-pointing of existing brickwork
 - iii. Keying in of new build to existing brickwork
 - iv. Removal of ridge tiles and slates or other roof coverings
 - v. Removal of roof timbers
 - vi. Exposing of the wall tops via roof stripping works
- o A barn owl nesting check will be undertaken prior to works commencing. A barn owl box will be erected in a suitable tree on the estate
- o Bird boxes, including suitable nesting opportunities for swallows, will be provided on the buildings and/or within trees close to the buildings.

Reason: to maintain the favourable conservation status of protected species.

19. Bat Licence Required

Prior to works commencing to the structure of the building, including the erection of scaffolding or roof stripping, the Local Planning Authority shall be provided with either:

- a. a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
- b. Confirmation that the site is registered on a Low Impact Class Licence issued by Natural England; or
- c. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To prevent harm to a European protected species.

20. External Lighting

Prior to the development being brought into use a scheme for the installation of any permanent and temporary lighting on the site shall be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme should be designed so that lighting levels are minimised in accordance with Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series Bat Conservation Trust/Institute of Lighting Professionals 2018).

External lighting that may reduce use of potential bat roost sites (retained and/or new) should be avoided. High intensity security lights will be avoided as far as practical, and any lighting in areas identified as being important for bats will be low level (2m) and low lumen. Light spillage to areas used by foraging or commuting bats should be less than 2 lux. No lighting will be installed along the flyways between the roosts and adjacent trees, woodland and foraging areas. Where security lights are required, these will be of minimum practicable brightness, be set on a short timer and will be motion sensitive only to larger objects

The approved scheme shall be implemented in full prior to the dwellings being occupied.

Reason: to prevent the risk of harm to protected species from the outset of the development.

21. Conservation Style Roof Lights

The rooflights hereby approved shall be of conservation specification having steel or cast metal frames fitted flush with the adjoining roof surface and shall not project above the plane of the roof.

Reason: To ensure that the character, appearance and integrity of the listed building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and national guidance set out at Chapter 16 of the NPPF.

22. Fenestration - details to be submitted

Notwithstanding the approved plans, prior to the installation of new fenestration, details of the proposed fenestration shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details.

Reason: To ensure that the character, appearance and integrity of the conservation area is not prejudiced, thereby preserving the special architectural historic interest which it possesses in accordance with Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and national guidance set out at Chapter 16 of the NPPF.

23. Materials - details to be submitted

Notwithstanding the approved plans, prior to commencement of construction works, details of materials to be used in the conversion of the barns and in the erection of the detached garages shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the existing roof slates shall be reused where possible and any new render shall be rough cast.

Reason: To ensure that the character, appearance and integrity of the conservation area is not prejudiced, thereby preserving the special

architectural historic interest which it possesses in accordance with Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and national guidance set out at Chapter 16 of the NPPF.

24. Boundary Treatments - details to be submitted

Notwithstanding the approved plans, prior to first occupation details of proposed boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in accordance with the approved details. For the avoidance of doubt, close boarded timber fencing would not be appropriate.

Reason: To ensure that the character, appearance and integrity of the conservation area is not prejudiced, thereby preserving the special architectural historic interest which it possesses in accordance with Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 and national guidance set out at Chapter 16 of the NPPF.

25. Removal of Permitted Development Rights

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), no fences, walls, gates or other means of enclosure shall be erected around the curtilage of any dwelling house hereby permitted without the prior grant of planning permission from the Local Planning Authority.

Reason: To protect the open nature of the development in the interests of visual amenity and in accordance with the NPPF.

Informatives

1. Highway condition survey

Please note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

2. Reminder to not store building material or equipment on the highway

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.

3. Reminder to not deposit mud/ debris/rubbish on the highway

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the Highway.

4. Service Ducts (Top-Hats)

The applicant should ensure that as well as any top-hats being secured to the membrane (taped or welded) that the internal annulus of the duct holding each of the service pipes and conduits (water, gas, electric etc.) is filled with a closed cell expanding foam such as FILOseal+ or FILOseal+HD produced by Filoform UK Ltd:

<https://www.filoform.co.uk/catalog/category/view/s/re-enterable-duct-sealing-systems/id/9/>

Evidence of this will be required under the validation/verification of the gas protection.

5. Dust Management

Dust minimisation and control shall have regards to accepted guidance and in particular:

The Institute of Air Quality Management has produced very current documentation entitled "Guidance on the Assessment of Dust from Demolition and Construction" available at: <http://iaqm.co.uk/guidance/>

Additionally, the Mayor of London's office has produced a supplementary guidance document entitled "The Control of Dust and Emissions During Construction and Demolition" which is available at:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/control-dust-and>

6. Burning Materials Onsite

There shall be no burning of any material associated with the construction phase on the site.

7. Statutory Nuisance

Please be aware that failure to address issues of noise, dust and lighting at the development stage does not preclude action by the Council under Section 79 of the Environment Protection Act 1990 in respect of statutory nuisance.

Date of Report: 09.07.2021

Background Papers: Planning application file(s) 20/04349/FUL