

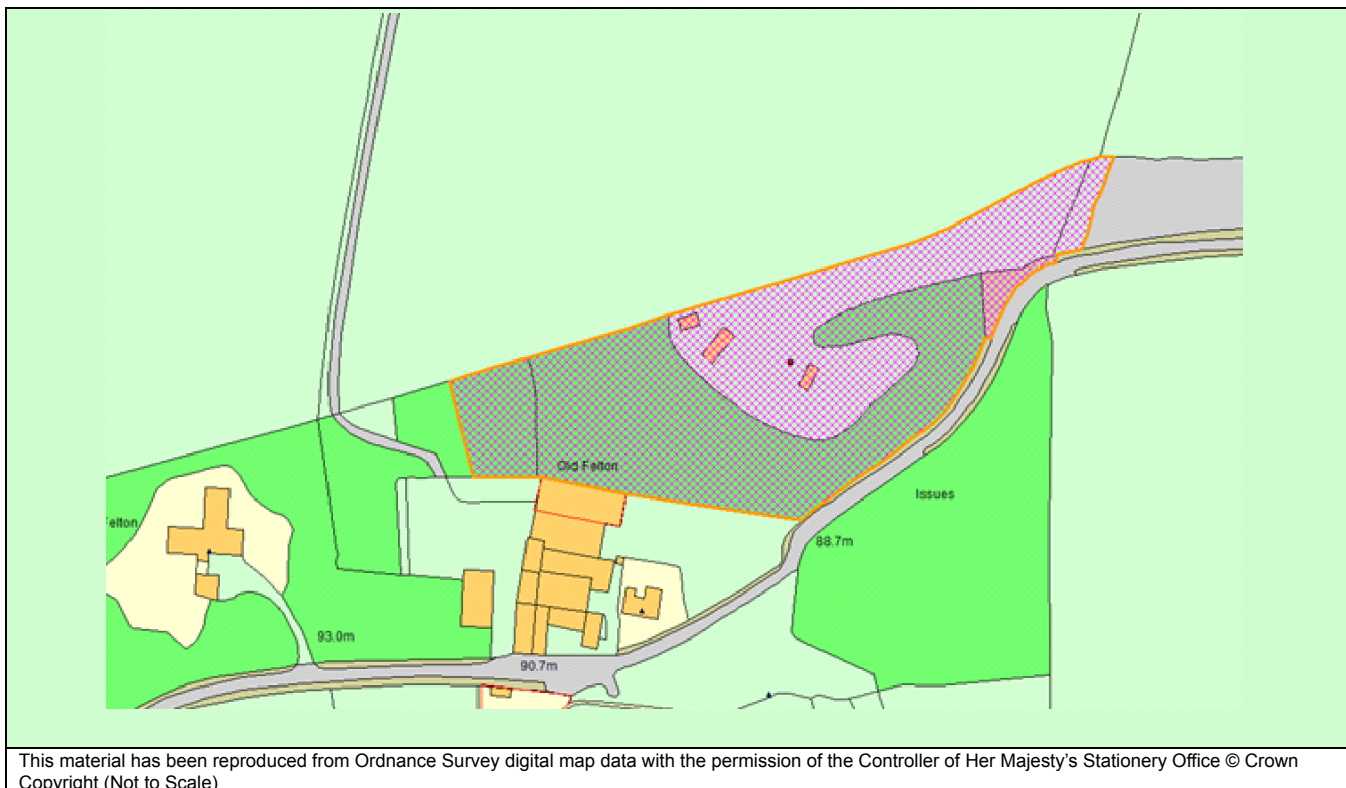


Northumberland County Council

North Northumberland Local Area Committee 21st February 2019

Application No:	18/03203/FUL		
Proposal:	Proposed camping pods, camping lodges and treehouse along with amenities and services (Amended 24th September 2018).		
Site Address	Acton Caravan Site, Felton, Morpeth, Northumberland NE65 9NS		
Applicant:	Mrs Jill Campbell Old Felton Farm, Felton, Morpeth, NE65 9NT	Agent:	Mr Michael Rathbone 5 Church Hill, Chatton, Alnwick, NE66 5PY
Ward	Shilbottle	Parish	Felton
Valid Date:	12 September 2018	Expiry Date:	28 February 2019
Case Officer Details:	Name: Mr Chris McDonagh Job Title: Planning Officer Tel No: 01670 622646 Email: Chris.McDonagh@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission



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1. Introduction

1.1 Under the provisions of the Council's current Scheme of Delegation, this application has been referred to the Head of Service and the Planning Chair of the North Northumberland Local Area Council for consideration to be given as to whether the application should be referred to Planning Committee for determination. The decision taken was for the application to be decided before the North Local Area Committee.

2. Description of the Proposals

2.1 Full planning permission is sought for the redevelopment of Acton Caravan Park, Felton. The site is located within an area of woodland to the northwest of Old Felton Farm and has previously operated as a caravan park. Existing access remains from the U3041 minor road to the south.

2.2 The application was previously approved at a meeting of the North Northumberland Local Area Committee (NLAC) on 19th April 2018 for the installation of the following on the site under reference 17/04565/FUL;

- 3no touring van pitches;
- 3no 'glamping' pod pitches;
- 2no camping pitches;
- 1no treehouse;
- 1no lodge;
- Ancillary infrastructure (car parking, cycle racks, upgraded access).

2.3 The application has been re-submitted with an amended site plan, changing some aspects of the accommodation types on site as well as aiming to agree some of the details requested by condition under 17/04565/FUL such as the proposed off-site highway works and drainage details. The application now comprises;

- 5no camping pods;
- 2no cabins
- 1no lodge;
- 1no treehouse;
- Car parking, cycle racks and site road.

2.4 The site has a reduced length of internal road to serve the accommodation, with a parking area now proposed and access to the lodges, pods and cabins via footpaths. The main access is taken from the U3041 to the southwest, with agreement between the applicant and highways department required to upgrade this entrance to the site.

2.5 The treehouse is of timber clad construction, with brown timber framed double glazed windows and timber shingle roof. The treehouse would be elevated on stilts, incorporating a decking area and simple internal layout. The treehouse is 9.7m at its widest point, 8.8m in length and reaches a total height of 5.2m measured from ground level.

2.6 The pods are of timber construction, with grey tiled roofs and grey aluminium doors. The pods measure 6.7m (L) x 3.2m (W) x 2.7m (H) and are of simple curved roof form, with en-suite facilities internally.

2.7 The lodge is two-bedroomed and of similar timber clad construction, with shingled roof and brown-finished doors and windows. The lodge measures 13.5m (L) x 7.8m (W) x 5m (H). Within the context of 17/04565/FUL, the lodge was initially proposed as a workers dwelling to help manage and operate the site. However, there is no assessed need for what amounts to a rural workers dwelling and as such its use was changed to that of additional accommodation for holidaymakers. This application proposes the same use, with the option in future of changing this to a workers dwellings if it is justified and required.

2.8 The cabins are of similar materials and appearance but measure 9.3 (L) x 5.4m (W) x 4m (H). The site also includes several parking spaces, footpaths and other associated ancillary features. The access road leading from the highway is existing.

2.9 The site has extant planning permissions and has previously operated as a caravan park, having been approved under planning application reference Q64/96A in 1965 and Q68/20 in 1968. A site licence has been provided from 1978 by the applicant providing proof of operation of the site as a caravan park.

2.10 The site is located within the River Coquet and Coquet Valley Woodland Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ). Consultation was undertaken with Natural England on this basis, with no objection raised.

3. Planning History

Reference Number: 17/04565/FUL

Description: Proposed camping pods, tree house, lodge and touring van bases along with amenities and services (amended 6th April 2018).

Status: Permitted

Reference Number: Q64/96A

Description: Provision of hardstandings for the stationing of caravans and the erection of storage shed and toilets at Old Felton Farm, Alnwick

Status: Permitted

Reference Number: Q68/20

Description: Continued use of site for caravans.

Status: Permitted

4. Consultee Responses

Lead Local Flood Authority (LLFA)	No objection Subject to condition
Environment Agency	No objection

Felton Parish Council	No response received
Highways	No objection Subject to conditions
County Ecologist	No objection Subject to condition
Natural England	No objection

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	3
Number of Objections	2
Number of Support	0
Number of General Comments	0

Notices

General site notice, posted 18th September 2018

No Press Notice Required.

Summary of Responses:

3no public objections received on grounds of Highway Safety.

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=PEMS23QSIX500>

6. Planning Policy

6.1 Development Plan Policy

Alnwick Core Strategy (2007) - ACS

S1 Location and scale of new development

S2 The sequential approach to development

S3 Sustainability criteria

S10 Tourism Development

S11 Locating development to maximise accessibility and minimise impact from travel

S12 Protecting and Enhancing Biodiversity and Geodiveristy

S13 Landscape character

S16 General design principles

Alnwick Local Plan (1997) - ALP

RE6 Sites of Nature Conservation Importance

R20 Rural Diversification Proposals

TT5 Controlling car parking provision (and Appendix E)

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

6.2 National Planning Policy

National Planning Policy Framework (2018) - NPPF

National Planning Practice Guidance (2018, as updated) - NPPG

6.3 Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) (January 2019).

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)

ECN 12 A strategy for rural economic growth (Strategic Policy)

ECN 14 Farm / rural diversification

ECN 15 Tourism and visitor development

QOP 1 Design principles (Strategic Policy)

QOP 2 Good design and amenity

QOP 3 Public realm design principles

QOP 4 Landscaping and trees

QOP 5 Sustainable design and construction

QOP 6 Delivering well-designed places

TRA 2 The effects of development on the transport network

ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 2 Biodiversity and geodiversity

ENV 3 Landscape

ENV 4 Tranquillity, dark skies and a sense of rurality

WAT 3 Flooding

WAT 4 Sustainable Drainage Systems

7. Appraisal

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF operates under a presumption in favour of sustainable development. It states that development proposals, which accord with the development plan, should be approved without delay. The adopted Development Plan where the site is located comprises the saved policies of the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007).

7.2 In accordance with paragraph 48 of the NPPF weight may 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 Northumberland Local Plan was published in draft for consultation of Regulation 30 January 2019. In accordance with the NPPF, the policies contained within the document at this stage carry minimal weight in the appraisal of planning applications.

7.3 The main issues for consideration in this application are as follows;

- Principle of development
- Design
- Landscape
- Amenity
- Ecology
- Highway Safety
- Water Management

Principle of development

7.4 The application was previously approved under reference 17/04565/FUL at a meeting of the NLAC on 19th April 2018; the principle of development is therefore accepted and the application is in accordance with the relevant policies of the ACS, NPPF and the emerging NLP.

Design

7.5 Policy S16 of ACS sets out that all development will be expected to achieve a high standard of design reflecting local character and distinctiveness in traditional or contemporary design and materials.

7.6 Paragraph 127 of the NPPF sets out the principles of design that planning policies and decisions should seek to ensure in new developments.

7.7 The size and scale of the glamping pods, treehouse and lodge are acceptable given their location, with a suitable material palette chosen relative to the woodland setting. The timber clad structures will assimilate well into the location and are of suitably modern design to offer a high quality and distinctive experience for visitors.

7.8 Furthermore, there is a reduction in the amount of access road required within the site, with more of a reliance on footpaths, further reducing any urbanising of the site from that approved under 17/04565/FUL. The development is acceptable in design terms, in accordance with Policy S16 of the ACS, design aims of the NPPF and Policies QOP 1, QOP 2, QOP 3, QOP 4, QOP 5 & Qop6 of the emerging NLP.

Landscape

7.9 Policy S13 of the ACS seeks to protect the landscape qualities of the Alnwick District, stating proposals for development and change will be considered against the need to protect and enhance the distinctive landscape character of the district. All

proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area.

7.10 Similarly, the NPPF states the need for development to protect and enhance valued landscapes where possible.

7.11 The site is well screened from view, situated on a clearing within a small area of woodland and would not be viewed from most receptors in the immediate area. It is the judgement of the officer that the landscape impact would be negligible, in accordance with Policy S13 of the ACS, provisions of the NPPF and Policies ENV 3 & ENV 4 of the emerging NLP.

Amenity

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

7.13 Paragraph 127 of the NPPF sets out its core planning principles, to underpin both plan-making and decision-taking. One of these principles is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings

7.14 The proposed development has the potential to impact upon the amenity of residents in the vicinity of the site given its proximity to adjacent, existing development. This would primarily be in relation to occupants Old Felton Farm to the southwest; however, potential amenity impacts are limited to those immediately adjoining the site.

7.15 Due to the proposed separation distance of 65m from the nearest new structure of the development to the curtilage of Old Felton Farm (the nearest residence), and the residence's proximity to a working farm, it is considered there would be negligible amenity impacts as a result of noise from the proposal.

7.16 The proposal is therefore considered to accord with ALP policy CD32, the provisions of the NPPF and Policies QOP 1 & QOP 2 of the emerging NLP.

Ecology

7.17 Policies S3 and S12 of the ACS are relevant in relation to assessing the potential effects on protected species, ecology and biodiversity whilst Paragraph 118 of the NPPF seeks to conserve and enhance biodiversity and sets out that assessment of potential impacts from development should be undertaken.

7.18 The application site is located within the Impact Risk Zone (IRZ) of the River Coquet and Coquet Valley Site of Special Scientific Interest (SSSI), although the application type is below the threshold required for consultation with Natural England. In the interests of thoroughness, Natural England was consulted, offering no objection to the proposal.

7.19 Due to the potential for protected species to be impacted by the development, NCCs ecology team were consulted on the proposal, offering no objection in their

response pending the adherence to a condition and mitigation. Therefore the proposal is not considered to have an adverse impact on ecology. The development of the site would not be likely to result in significant impacts and would be in accordance with Policy S12 of the Alnwick Core Strategy, the NPPF and ENV 1 & ENV 2 of the emerging NLP.

Highway Safety

7.20 Policy TT5 / Appendix E of the Local Plan relates to car parking provision within development, and Policy S11 of the ACS relates to accessibility principles and the impacts of travel from new development.

7.21 Paragraph 109 of the NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

7.22 3no objections were received during the consultation period, raising concerns in respect of the effects of the proposed development on highway safety, including additional traffic particularly along the U3041 minor road which will afford access to the site.

7.23 The application has been assessed by the Highway Development Management (HDM) team, which has no objection to the proposal subject to conditions. They advise that the existing highway network is adequate to cope with the minimal additional traffic resulting from the development, the proposed arrangements for access / egress will allow the safe and efficient movement of vehicles.

7.24 With regards to safety implications of the development, HDM state in their response there have been no recorded road traffic incidents within 600 metres of the proposed access to the site in the previous five years; although upgrades to the highway as detailed in the application are to be secured via condition to aid with safety concerns. Off-site works are also proposed to provide passing places to further ease concerns regarding highway safety, and the change of accommodation type means there will be no touring caravans entering or exiting the site with only cars used, further decreasing the risk of incidents on the road.

7.25 It is therefore considered that the proposed development on this site is in accordance with Policy TT5 of the ALP, Policy S11 of the ACS, transport provisions of the NPPF and Policy TRA 2 of the emerging NLP, and will not have a severe impact upon highway safety.

Water management

7.26 The NPPF advises in Paragraph 149 that planning should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change and water supply.

7.27 The application site is located within Flood Risk Zone 1, indicating a low risk of flooding. However, given the requirement for drainage of surface water and foul drainage disposal to be assessed, the Environment Agency and the Local Lead Flood Authority were consulted on the proposals. Both consultees objected to initial consultation and 2no public objections mentioned the risk of flooding as a result of

inadequate provision of drainage on the site. The EA also objected on the basis of a non-mains drainage provision with a public sewer located nearby.

7.28 Following the receipt of amended plans from the agent for the application and several re-consultations, both consultees have agreed to the plans and removed their objections subject to conditions. The application is therefore considered in accordance with the provisions of the NPPF in this regard subject to adherence to said conditions, as well as Policies WAT 3 & WAT 4 of the emerging NLP.

Equality Duty

7.29 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

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

Human Rights Act Implications

7.31 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.

7.32 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.

7.33 Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

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

8.2 The application has also been assessed against the relevant policies of the emerging NLP. Although little weight is being attached to these at present, the proposal is nonetheless considered in accordance with these policies.

8.3 The application has addressed the main considerations and would accord with relevant policy. The proposal is therefore recommended for approval.

9. Recommendation

That this application be GRANTED permission subject to the following:

Conditions

01. Time

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

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

02. Approved Plans

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

1. Location plan; Drawing ref: 71/17 Sheet 5
2. Proposed site plan; Drawing ref: 71/17 Sheet 3 uploaded 18th October 2018
3. Proposed glamping pod plans; Drawing ref: 71/17 Sheet 3 uploaded 6th September 2018
4. Proposed treehouse plans; uploaded 12th September 2018
5. Proposed Warden's lodge; Drawing ref: 71/17 Sheet 1
6. Proposed log cabin; Drawing ref: 71/17 Sheet 1
7. Proposed entrance alterations; Drawing ref: 71/17 Sheet 6

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans and complies with the National Planning Policy Framework.

03. Materials

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

Reason: In the interests of the satisfactory appearance of the development upon completion and in accordance with the provisions of Policy S16 of the Alnwick Core Strategy.

04. Restriction of Lodge Occupancy

The occupation of the Lodge shall be restricted to genuine holidaymakers for individual periods not exceeding 4 weeks in total within any consecutive period of 13 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: A permanent residential use in this location would conflict with the established planning policy for this rural area and in accordance with Policy S1 of the Alnwick Core Strategy.

05. Restriction of Holiday Lets

The occupation of the camping pods, cabins and treehouse shall be restricted to genuine holidaymakers for individual periods not exceeding 4 weeks in total within any consecutive period of 13 weeks. A register of holidaymakers shall be kept and made available for inspection by an authorised officer of the Council at all reasonable times.

Reason: A permanent residential use in this location would conflict with the established planning policy for this rural area and in accordance with Policy S1 of the Alnwick Core Strategy.

06. Implementation of car parking area

The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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.

07. Means of vehicular access to be constructed

The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

08. Completion of highway works before occupation

Notwithstanding the details submitted, the development shall not commence until details of the proposed highway works (modification to the site access, provision of passing places on the U3041 together with signage and additional drainage) have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall not be occupied until the highway works have been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

09. Implementation of cycle parking

The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

10. 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.

11. Construction Method Statement

Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

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

12. Ecological Mitigation

No development shall take place unless in accordance with the avoidance, mitigation and enhancement measures detailed within the ecological report ('RH Ecological Services Preliminary Ecological Appraisal Acton Chase Caravan Park, Old Felton Farm, Felton, NE65 9NT. November 2017') and the avoidance, mitigation and enhancement measures detailed in this condition, including but not restricted to;

- Creation and implementation of a landscaping method statement. To include, but not restricted to, methods of habitat creation and long-term management. To be submitted to and agreed with the Local Planning Authority prior to construction commencing.
- Adherence to timing restrictions.
- Installation of a minimum of 4No. bird nest/bat boxes. Numbers, types and positions to be agreed with Local Planning Authority prior to construction commencing.
- Adherence to external lighting recommendations in accordance with 'Bats & Lighting in the UK', Bat Conservation Trust/Institution of Lighting Engineers, 2008.'
- Installation of mammal/amphibian escape ramps in any excavations left open overnight
- Adherence to methods of removal for spoil/rubble mounds.
- Implementation of an pollution prevention methods
- Root protection zones will be implemented around all existing trees and hedgerows in accordance with the guidance given in BS5837.
- Creation and implementation of a method statement to ensure compliance with section 14 the Wildlife and Countryside Act 1981 (as amended) with respect to species listed on Schedule 9 of the act. To be submitted to and agreed with the Local Planning Authority prior to construction commencing.

Reason: To maintain the favourable conservation status of protected species and to conserve and enhance the biodiversity of the site in accordance with paragraphs 8, 118 and 170 of the National Planning Policy Framework.

13. Surface Water Disposal

Prior to commencement of development a scheme to dispose of surface water from the development shall be submitted to and approved by the Local Planning Authority. This scheme shall;

- Restrict discharge from the development to Qbar for all rainfall events up to and including the 1 in 100 year event, unless otherwise agreed by LLFA and the local planning authority.
- Adhere to the principles as set out in the drainage layout plan uploaded to the planning portal on 21st Jan 2019
- Provide attenuation on site for the 1 in 100 year plus climate change event.
- Incorporate vegetated sustainable drainage techniques throughout the development wherever possible and practicable, justification for alternatives should be by means of a viability assessment.
- Provide details of the adoption and maintenance of all surface water features on site.

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

Informatives

01. Reminder to obtain advertisement consent

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

02. Alterations to vehicle crossing point (S184)

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at:

North Northumberland; northernareahighways@northumberland.gov.uk

03. Section 278 Agreement and works in adopted highway

You are advised that offsite highway works required in connection with this permission are under the control of the Council's Technical Services Division and will require an agreement under section 278 of the Highway Act 1980. These works should be carried out before first occupation of the development. All such works will be undertaken by the Council at the applicant's expense. You should contact Highway Development Management at;

highwaysplanning@northumberland.gov.uk to progress this matter.

04. Highway works under Section 278 Agreement

The following highway works will be agreed under the terms of Section 278 of the Highways Act 1980: modification to the site access, provision of passing places on the U3041 together with additional drainage.

05. 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.

06. 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.

07. Advertisement Consent

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

08. Health and Safety

The applicant is advised to seek advice from the Fire & Rescue Service regarding requirements for separation distances between the camping pods and the licensing department of Northumberland County Council regarding any licensing requirements for the site.

09. Planting

The Government's National Pollinator Strategy: for bees and other pollinators in England November 2014 recognises the importance of gardens in supporting pollinating insects, encourages nature friendly garden planting. Where possible I would advise the applicant to make new nature friendly garden planting across their scheme which will include where possible native species. Some useful links for advice on how to do this are:

<https://www.rhs.org.uk/science/conservation-biodiversity/wildlife/perfect-for-pollinators>
<http://www.wildlifetrusts.org/gardening>

Please note that Buddleia is not a native species and can be invasive. I would not recommend using this species in wildlife friendly gardening.

10. Protected Species

The risk of encountering bats, nesting birds or other protected species in connection with the execution of this planning consent is low providing the conditions are strictly adhered to, but there remains a small risk that individual animals may be encountered during works. All species of bat and their roosts (whether occupied or not) are strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Similarly, all wild birds and their nests are protected whilst in use and it is an offence to recklessly or intentionally destroy nests or dependent young when on or near the nest, or to kill or take them.

Applicants and contractors should note that the protected species legislation operates independently of the planning system, planning consent does not override the legislation relating to protected species and that they should be aware that there is a small chance of encountering protected species during works.

In the unlikely event of protected species such as bats or nesting birds being encountered during development then works should cease immediately and professional advice should be sought straight away.

Further information about protected species and the law can be found on the Natural England website at www.naturalengland.org.uk '

Date of Report: 05.02.2019

Background Papers: Planning application file(s) 18/03203/FUL

