



**Application No:** 08NP0032

**Proposed Development:** Change of use of former school field to provide campsite for youth groups and construction of new amenity block in conjunction with the new Girl Guide Association building at the former Kirknewton Church of England School, Kirknewton, Wooler, Northumberland, NE71 6XG.

**Applicant Name:** Mrs. H. Cooper (on behalf of North Tyneside Guide Association)

**Agent Name:** Plan It Design NE Ltd

## 1. Proposal and Site

### The application

1.1 Planning permission is sought for;

- a. Change of use of former school field to campsite with a maximum of 40 occupants; and
- b. Construction of a new amenity block.

1.2 Details of proposals

- a. The proposed change of use would not involve any physical alterations to the field; and
- b. The proposed amenity block would measure 7.5m wide x 7.4m long x 2.1m to eaves and 5.8m to ridge. It would consist of three showers, three toilets, 1 disabled shower/toilet and a store room with sink.

1.3 Details of materials

- a. There would be no change to the field; and
- b. The proposed amenity block would be constructed of timber clad walls and slate roof tiles. All door and windows would be wooden framed.

1.4 Landscaping

The proposed development also includes landscaping to the west of the proposed amenity block, running the full width of this site with a central access to the amenity block. Full details of the proposed hedge species are not included in the proposals.

1.5 Site

The proposed site is located within the settlement of Kirknewton at the former Kirknewton School. The proposed amenity block would be sited to the south-east of the former school building. The proposed site is accessed by the B6351.

Kirknewton is designated as a Conservation Area.

The proposed site is within the Foothills and Fringe Valleys (3) Landscape Character Type and the Northern Hills, Bowmont Water and Glendale (3a) Landscape Character Area as identified by the Landscape Character Assessment (LCA) produced by Julie Martin dated June 2007.



## **2. Planning Policy**

- 2.1 Northumberland National Park Local Plan  
C1 Impact on Landscape  
C10 Impact on Trees  
CD1 General Development Principles  
TR2 Tourism Development within Settlements  
Building Design Guide

## **3. Relevant Planning History**

- 08NP0008 Change of use of former school field to provide campsite for youth groups and construction of amenity building.  
Withdrawn: 22/02/2008
- 05NP0069 Change of use of existing school to Girl Guide residential accommodation, construction of first floor extension and additional car parking.  
Granted Conditionally: 30/05/2006

## **4. Consultations/Representations**

- 4.1 Kirknewton Parish Council: No Objection  
- With the proviso that the water supply for the amenity block would need to come from a separate bore hole.
- 4.2 Berwick BC Planning: No Objection
- 4.3 Berwick BC Environmental Health: Concerns raised regarding water supply and sewerage treatment. Discussed at length via telephone and advised that a condition could resolve concerns relating to water supply and the Environment Agency should comment on the sewerage treatment should they have any objections.
- 4.4 County Council Highways: No Objection  
- Conditions recommended to cover parking and access arrangements.
- 4.5 Historic Buildings Adviser: No Objection

The proposed amenity block is of a good simple design while a precedent for timber is established at the nearby village hall and former school. I am satisfied that the development will have no adverse impact on the setting of nearby listed buildings. Substantial screening of the building by existing and proposed hedgerows is important to reduce its visual impact.

Conditions were recommended to ensure that; timber was stained to match the village hall; roof covering would be natural slate; rainwater goods to be cast iron, roof lights to have a vertical glazing bar; and ground surface materials to be agreed.

- 4.6 Environment Agency: No Objection
- 4.7 NNPA Landscape: No Objection  
- Condition recommended to ensure appropriate landscaping.
- 4.8 NNPA Ecologist: No Objection  
- Provided there is No Objection from environment Agency and a Condition is added to ensure appropriate landscaping.



4.9 NNPA Archaeologist: No Objection

4.10 Public Response

4.10.1 Neighbour/Site Notice: Various Objections (35 Letters/Emails)

- Increased noise and impact on residential amenity;
- Existing water supply would be insufficient to provide for proposed and existing use;
- Sewage treatment package would be insufficient to provide for the proposed use;
- Access and parking would be insufficient to provide for the proposed use;
- Loss of tranquility;
- Negative landscape impact with particular reference to the Cheviots;
- The proposed design is not suitable; and
- Development is against Policy TR6 (Local Plan Policy TR6 refers to the conversion of buildings to camping barns, bunk barns and outdoor activity centres and is therefore not relevant to this application).

4.10.2 Letters of support (4 Letters)

- The proposal has reached a satisfactory resolution of issues regarding water supply and sewerage disposal;
- The use would not exacerbate parking problems;
- The proposed design will fit in visually;
- Noise levels would be no different from when the school was operational and the field was used for recreation in the evening; and
- Proposal would allow young people to enjoy the countryside in a controlled fashion.

## 5. Assessment

5.1 The main issues are:

Principle of development  
Design and appearance  
Impact on landscape  
Impact on amenity / neighbours  
Impact on Conservation Area  
Access and Parking

5.2 Principle of development

Local Plan Policy TR2 states that NNPA will permit proposals for small scale tourism development within settlements where they support the local economy and do not adversely affect landscape character and does not result in an increase of traffic which cannot be accommodated in the existing network. The policy also makes a cross reference to Policies CD1 and CD2. It is considered that the proposed development including a change of use and amenity block is small scale tourism development within the settlement of Kirknewton and would therefore be acceptable in principle provided other elements of policy TR2 which are addressed below are satisfied.

5.3 Design and appearance

Local Plan Policy CD1 sets out general criteria by which all development is considered, the Building Design Guide gives specific design guidance for buildings within the National Park.



It is considered that the materials proposed are sympathetic to existing building styles, particularly the Village Hall. The proposed amenity block would sit comfortably within the proposed site and would be sympathetic in terms of scale, height and proportions. Conditions are recommended to ensure appropriate materials and finishes for the timber cladding, roof covering, flooring and rainwater goods. The proposed development not conflict with Local Plan Policy CD1 paragraph (b) and the Building Design Guide SPD.

5.4 Impact on Landscape

Policy C1 of the Local Plan states that development which would adversely affect the quality, character and distinctiveness of the landscape will not be permitted. Whilst not adopted as a Supplementary Planning Document, the Landscape Character Assessment is used to make an assessment of proposals with reference to Policy C1. The document sets guidelines for tourism and recreation development in this area as;

*Tourism and recreation*

*Tourism development (such as caravan parks and recreation grounds) should avoid locations which are visually prominent particularly when viewed from surrounding higher land and where they extend urbanising influence into the open countryside.*

The proposed development is not a caravan park or recreation ground but can be considered as tourism and recreation development. The proposed site is not within the open countryside, being within the settlement of Kirknewton.

It is considered that a condition ensuring the proposed site can not be used by caravans or motorhomes and limiting the maximum number of pitches would ensure it does not conflict with the guidelines set out in the LCA. A condition ensuring appropriate landscaping would mitigate any landscape impact thus the proposed development would not conflict with Local Plan Policy C1.

5.5 Impact on amenity / neighbours

Berwick Borough Council's Environmental Health Officer has confirmed that there has been one noise complaint on the proposed site relating to its existing use. It is considered that whilst there may be an increased level of noise associated with the proposed development this would be negligible however a condition is recommended to ensure an acoustic survey and appropriate noise attenuation measures are implemented. Separate controls are available under Environmental Health provisions from Berwick Borough Council. Thus it is considered that the proposed development would accord with para (i) of Policy CD1.

Subject to a condition requiring demonstration of sufficient water supply for the proposed use and existing consumers or for an alternative solution to be approved the proposed development would accord with Local Plan Policy CD1.

5.6 Impact on Conservation Area

The Historic Buildings Advisor concluded that he has no objections. Subject to a condition requiring details of appropriate materials to be submitted and agreed, the proposed development is considered to have no adverse impact on the Kirknewton Conservation Area.

5.7 Access and Parking

The development would result in an increase in the demand for travel. It is considered that the additional demand for travel could be accommodated within the



existing transport network. The access to and from the site would remain unchanged and has previously served the former School. The existing parking would be adequate to meet the needs of the proposed development. Subject to conditions recommended by Northumberland County Council Highways the proposed development would accord with Local Plan Policy CD1 paragraph (d).

## **6. Conclusion**

- 6.1 As a small scale tourism development within the settlement of Kirknewton, the proposed development would be acceptable in principle in accordance with Local Plan Policy TR2.
- 6.2 It is considered that the materials proposed are sympathetic to existing building styles, particularly the Village Hall. The proposed amenity block would sit comfortably within the proposed site and would be sympathetic in terms of scale, height and proportions. Conditions are recommended to ensure appropriate materials and finishes for the timber cladding, roof covering, flooring and rainwater goods. Highways conditions would ensure that adequate car parking and access are provided. Thus the proposed development would not conflict with Local Plan Policy CD1 paragraph (b) and the Building Design Guide SPD.
- 6.3 A condition ensuring appropriate landscaping would mitigate any landscape impact thus the proposed development would not conflict with Local Plan Policy C1.
- 6.4 It is considered that whilst there may be an increased level of noise associated with the proposed development this would be negligible. However a condition is recommended to ensure an acoustic survey and appropriate noise attenuation measures are implemented. Thus it is considered that the proposed development would accord with para (i) of Policy CD1.
- 6.5 Subject to a condition requiring details of appropriate materials to be submitted and agreed, the proposed development is considered to have no adverse impact on the Kirknewton Conservation Area.

## **RECOMMENDATION**

### **Grant conditional permission:**

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

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans and specifications approved by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with the approved details in accordance with Policy CD1 of the Northumberland National Park Local Plan.

3. The campsite shall provide a maximum number of 20 pitches for tents only with a maximum number of 40 occupants (not for use as permanent dwellings).

Reason: In the interests of the appearance of the area in accordance with Policy CD1.



4. Prior to Development commencing, the applicant shall submit calculations to verify that there will be a sufficient water supply to serve the maximum occupancy of the new use, as well as to serve existing consumers already on the supply. If sufficient water supply is not found an alternative solution must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of health protection and amenity in accordance with Policy CD1.

5. Prior to development commencing, an acoustic survey shall be undertaken and submitted to and approved in writing by the Local Planning Authority, and this shall include appropriate attenuation measures in respect of the potential for noise from any part of the development affecting neighbouring noise sensitive properties. The development shall not be carried out other than in accordance with these approved plans.

Reason: In the interests of nearby residential amenity to restrict noise impact, in accordance with Northumberland National Park Local Plan Policy CD1.

6. The building shall be constructed with the external walls of timber and the roof of natural slate, the windows of timber and all guttering and downpipes to be cast iron.

Reason: In the interests of the appearance of the building in accordance with Policy CD1 of Northumberland National Park Local Plan.

7. The rooflights shall have a vertical glazing bar.

Reason: To ensure the character of the building and its setting is maintained in accordance with Northumberland National Park Local Plan Policy CD1 and the Building Design Guide.

8. No development shall be commenced until samples of the materials to be used for surfacing around the amenity block have been submitted to and approved in writing by the Local Planning Authority. The materials used shall not be other than those approved.

Reason: To ensure the character of the building and its setting is maintained in accordance with Northumberland National Park Local Plan Policy CD1 and the Building Design Guide.

9. Within three months of the commencement of development a plan specifying the position and type of hedge to be planted shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be completed before the development hereby approved is brought into use.

Reason: To protect amenity in accordance with Northumberland National Park Local Plan CD1 and C1.

10. The development hereby approved shall not be brought into use unless the scheme for constructing the adjacent car park, together with modifications to the vehicular access, have been fully implemented to the satisfaction of the Local Planning Authority.

Reason: To achieve satisfactory parking provision within the site, together with a means of access from the public highway.

11. Prior to commencement of the development hereby approved, provision shall be made for a temporary car park within the site to accommodate operatives and construction vehicles during the development of the site in accordance with details to be approved in writing by the Local Planning Authority.

Reason: To avoid obstruction of the adjoining highway.



12. Prior to commencement of the development hereby approved, provision shall be made for a temporary compound and storage area within the site to accommodate the storage of materials during the development of the site in accordance with details to be approved by the Local Planning Authority.

Reason: To avoid obstruction to the highway.

13. A turning area shall be provided within the curtilage of the site to enable vehicles to join the highway in a forward direction at all times and shall thereafter be so retained.

Reason: In the interests of highway safety.

14. There shall be no means of vehicular or pedestrian access direct to the development from the county road B6351, along the eastern boundary of the site.

Reason: To ensure the proposed development does not prejudice the free flow of traffic or conditions of general safety along the adjoining highway.

**Contact Officer:**

For further information contact Mr D Coverdale, Planning Officer, on 01434 611564 or e-mail: [planning@nnpa.org.uk](mailto:planning@nnpa.org.uk)

**Background Papers:**

Planning Application File: 08NP0008

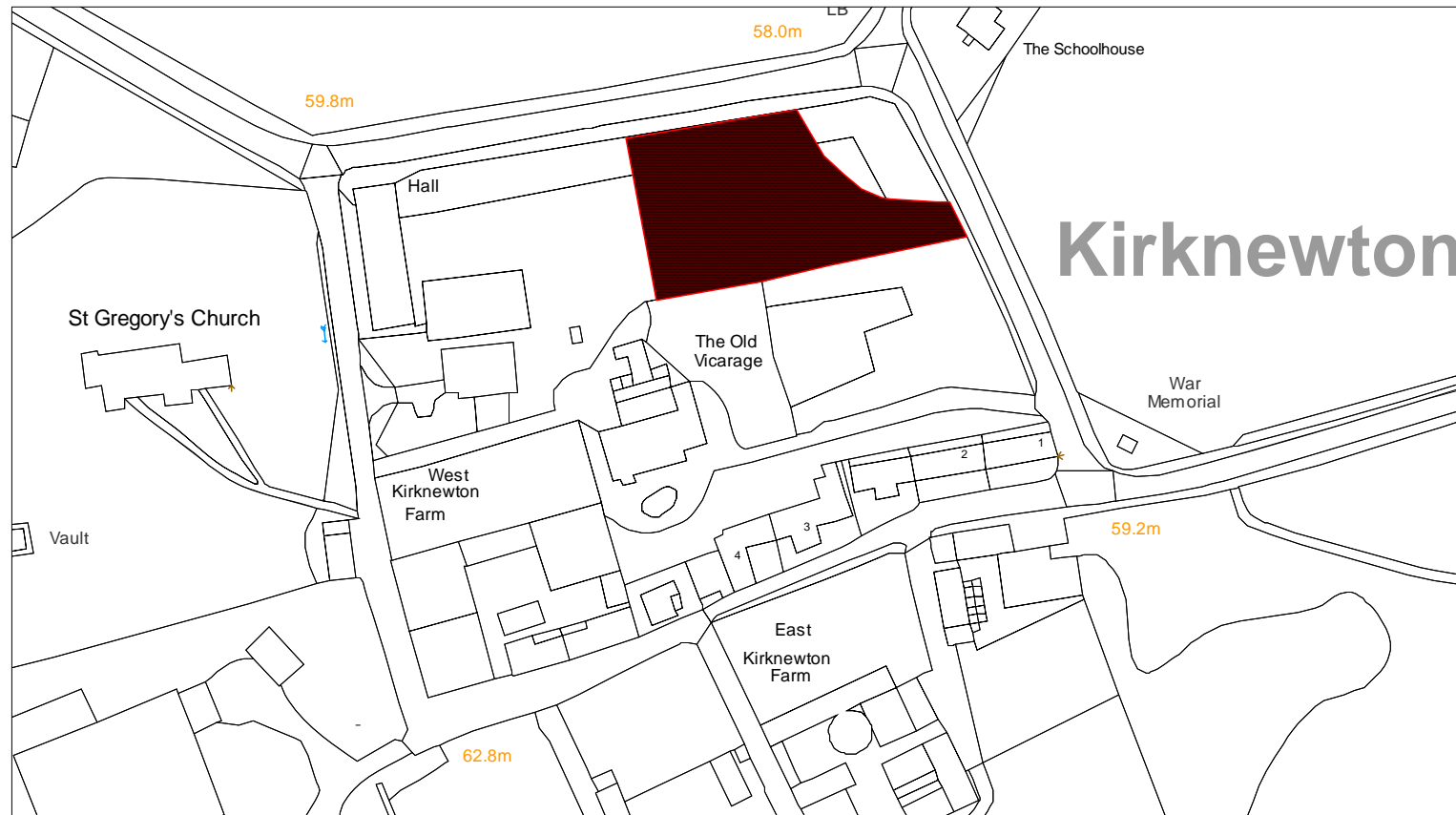


**08NP0032 Kirknewton**

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Northumberland National Park Authority



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