



Application No: 09NP0019

Proposed Development: Proposed change of use of former farmhouse and outbuildings to three holiday lets and the Haining, off C186, south west of Elsdon, Northumberland (part in Northumberland National Park, part in Alnwick district)

Applicant Name: Mr P Priestman

Agent Name: JABA Architects Ltd

1. Proposal and Site

1.1 Planning permission is sought for a proposal to reinstate a derelict farmhouse at the Haining, near Elsdon. The proposed works would comprise:

- Creation of three holiday units
- Improvements to an existing access and track (the application forms specific masonry is proposed however following clarification with the agent; no physical changes will occur to the track and masonry will only be laid close to the farmhouse outside the National Park Boundary and subject to the adjoining authorities application)

The new access and track would fall within the National Park. The remainder of the proposed development would be within the jurisdiction of Northumberland County Council and has been subject of a separate application to that authority; the application is pending a decision, however officers are minded to approve the application following a period of re-consultation due to amended plans being received relating to the reed bed. A decision is expected imminently.

1.2 The former farmstead lies 1.2 miles south west of Elsdon; the building was last occupied in the mid twentieth century with the roofs being removed in the 1980's and more recently the window surrounds and quoins were stolen. A historical and archaeological survey has been carried out on the site by Peter Ryder.

1.3 The development site consists of an existing access onto the highway; this leads via an approximately 750 metre stone track to the existing farmhouse complex; the track follows the line of the stream in a westerly direction before continuing in a westerly direction following the line of an existing wall inclining to the level of the farmhouse. The Haining comprises of a currently run down building in a poor state of repair.

1.4 The site benefits from existing screening in the form of an existing copse of trees to the east of the farmhouse; screening of the site will be further aided by the recent planting scheme which covers a large area surrounding the site.

2. Planning Policy

2.1 National Policy:
RSS Policy 11
RSS Policy 31

2.2 Joint Structure Plan:
No relevant saved policies



- 2.3 Northumberland National Park Local Development Framework
 - Policy 3
 - Policy 12
 - Policy 20

3. Planning History

- 3.1 09NP0013: NEIGHBOURING AUTHORITY CONSULTATION: as current application – no objections – Decision is currently pending by Northumberland County Council

4. Consultations/Representations

- 4.1 Northumberland National Park Authority (NNPA) Landscape and Recreational Manager: somewhat concerned regarding the proposal to use ‘surplus masonry waste’ to construct the track, the form indicates that this would be topped with gravel – the Authority would want to be sure that the masonry waste is not visible at the surface. Provided the gravel is a suitable colour and if possible topped with a thin layer of soil and seeded then the impact in landscape should not be too great. In time the track and buildings will be well hidden by the surrounding native woodland.
- 4.2 Northumberland County Council (NCC) Highways: The details have been examined and found to be generally acceptable. Highways have no objection to the proposal subject to three conditions relating to the access, turning area and gates.
- 4.3 NNPA Rights of Way: There is one public footpath in very close proximity to the site. Elsdon footpath runs alongside the Elsdon Burn in a westerly direction from the C186 minor road and joins the access track to the property grid reference NY 9300 9264. The route of the footpath then follows the access track to the property to join footpath 4 – outside the national park boundary. The planned works should however have no effect on accessing this route. I have no objection to the proposals on the condition that the public right of way in the vicinity is protected throughout. No action should be undertaken to disturb the surface of the path, obstruct the path or in any way prevent or deter public use of the path without the necessary legal diversion or closure order having been made.
- 4.4 NNPA Archaeologist: No development shall be permitted until the applicant has agreed for the implementation of a programme of archaeological work in accordance with a written scheme of investigation submitted to and approved in writing by the Local Planning Authority. The site is of archaeological interest. The site consists of the derelict remains of a 17th century farmstead, set within a landscape containing numerous remains of later prehistoric and medieval date and as such is of considerable historical interest and archaeological importance.
- 4.5 NNPA Ecologist: The track is substantial already and additional material will not make much difference in terms of landscape or biodiversity. The short line of trees by the track are outside the National Park boundary. Although they aren’t particularly large they do merit retention as part of an old boundary and the fact that there is a semi mature elm in reasonable health – a rare sight these days. However I can’t think that they are under threat as they are on a bank and I doubt the track would be widened at this point. Therefore there is not a need to put a condition on the consent.
- 4.6 Elsdon Parish Council: Comments awaited (consultation period ended 16th June 2009)
- 4.7 Public Response: No comments received.



5. **Assessment**

5.1 The issues are:

With respect to the change of use of former farmhouse and outbuildings to three holiday lets:

- Impact on the protected landscape of the National Park

With respect to the new vehicular access and access track:

- Principle of development
- Impact on landscape
- Highways
- Archaeology

5.2 *With respect to the change of use of former farmhouse and outbuildings to three holiday lets*

Impact on the setting of the National Park

The farmhouse and buildings are situated approximately 113 metres east of the National Park boundary. The setting of the National Park is considered to be a material consideration because of the proximity of the proposed development to the boundary. The land between the National Park boundary and the proposed development comprises of agricultural land which has recently been part of a tree planting scheme.

The nearest and most prominent public views of the site from within the National Park are from Elsdon which is approximately 0.6 miles to the north east. The site is visible from within the National Park however views are distant due to the topography of the land, and an existing copse of trees provides partial screening and this will increase on the maturity of the newly planted trees.

In conclusion officers consider there would be no significant impacts on the special qualities of the setting of the National Park.

5.3 *With respect to the new vehicular access and access track*

Principle of development

The development site has an existing access and access track; the proposal includes no alterations to the existing track or access, however County Highways have recommended a condition including the alteration of the access by extending the access. Although there are no physical changes to the track the proposal will inevitably lead to an increase in traffic using the track to access the holiday lets than the current use for agricultural. This is however not likely to be a stream of continual traffic and likely only to result in an additional couple of trips a day in and out of the property by users of the units. Due to this very low level of infrequent use it is not considered the additional traffic will impact on the character of the landscape or local area. It is therefore considered the proposal is in accordance with Policy 3 of the Local Development Framework.



5.3 continued

Impact on the landscape

The track constructed of gravel is a typical material for tracks of this nature. The route of the proposed track makes use of the contours of the land and the existing screening provided by the stone walls. The Northumberland National Park Authority's Landscape Manager has raised a concern regarding the use of surplus masonry waste to construct the track with a gravel topping; this is only to be applied close to the farmhouse (outside the National Park) and is not intended to be used on the whole track which is currently in a good state of repair. The landscape consultation response does acknowledge in time the track and buildings will be well hidden by the surrounding native woodland. It is considered the proposal is in accordance with Policy 20 the Local Development Framework.

Highways

The County Highway Engineers have been consulted on the application and have recommended three conditions be attached to the consent relating to extending the access 6 metres back from the road edge, and entrance gates should be hung to open inwards. The third condition relates to the provision of a turning area close to the farmhouse; this is outside the jurisdiction of the authority and therefore not considered appropriate to be attached to this consent. Identical conditions are proposed to be attached to the consent issued by Northumberland County Council. Thus the application is in accordance with Policy 3 of the Local Development Framework.

Archaeology

A "Programme of Archaeological works" condition is recommended by the Authority's Archaeologist because of the archaeological potential of the area. However there are no physical changes proposed to the track within the National Park and it is therefore considered by officers to be inappropriate to attach a condition of this nature. Thus the development accords with Policy 18 of the Local Development Framework.

6. Recommendation**Grant planning permission subject to the following conditions:**

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 approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable control to be exercised over the development as it proceeds.

3. No work shall commence on the development unless a scheme to reconstruct the vehicular access at the junction of the access track and county road C186, extending



6 metres back from the road edge along the track, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be fully implemented to the satisfaction of the Local Planning Authority prior to the occupation of the first residential unit.

Reason: To achieve access to and from the site in a manner which does not cause significant danger and inconvenience to other road users in accordance with Policy 3 of the Northumberland National Park Local Development Framework.

4. Any entrance gates erected shall be hung to open inward only and shall be set back a minimum distance of 6 metres from the adjoining highway, and thereafter be so retained.

Reason: To provide for vehicles to stand clear of the highway whilst the gates are being opened or closed in the interests of highway safety, and to ensure the formation of a safe and satisfactory access in accordance with Policy 3 of the Northumberland National Park Local Development Framework.

Informatives:

The Public Right of Way which runs alongside the Elsdon Burn in a westerly direction from the C186 and joins the access track to the property at grid reference NY9300 9264 should not be obstructed during the construction of works undertaken in accordance with the neighbouring authority application A/2009/0121 to avoid obstruction or prevent members of the public from using the public right of way.

This permission relates solely to the access and track within the boundary of Northumberland National Park and it should be read in conjunction with application reference A/2009/0121 to Northumberland County Council.

7. Summary of reasons for the grant of planning permission

The proposal would not be conspicuous in the landscape and would not adversely affect the character of the National Park and would therefore accord with Northumberland National Park Local Development Framework Policy 20. The proposal involves no physical changes and thus it is in accordance with Northumberland National Park Local Development Framework Policy 3. Subject to conditions it is considered that the proposed development would not adversely affect the highway in accordance with Policy 3 of the Local Development Framework. The proposal complies with policies in all other respects.

Contact Officer:

For further information contact Jessica Taylor, Development Control Officer, on 01434 611508 or e-mail: planning@nnpa.org.uk.

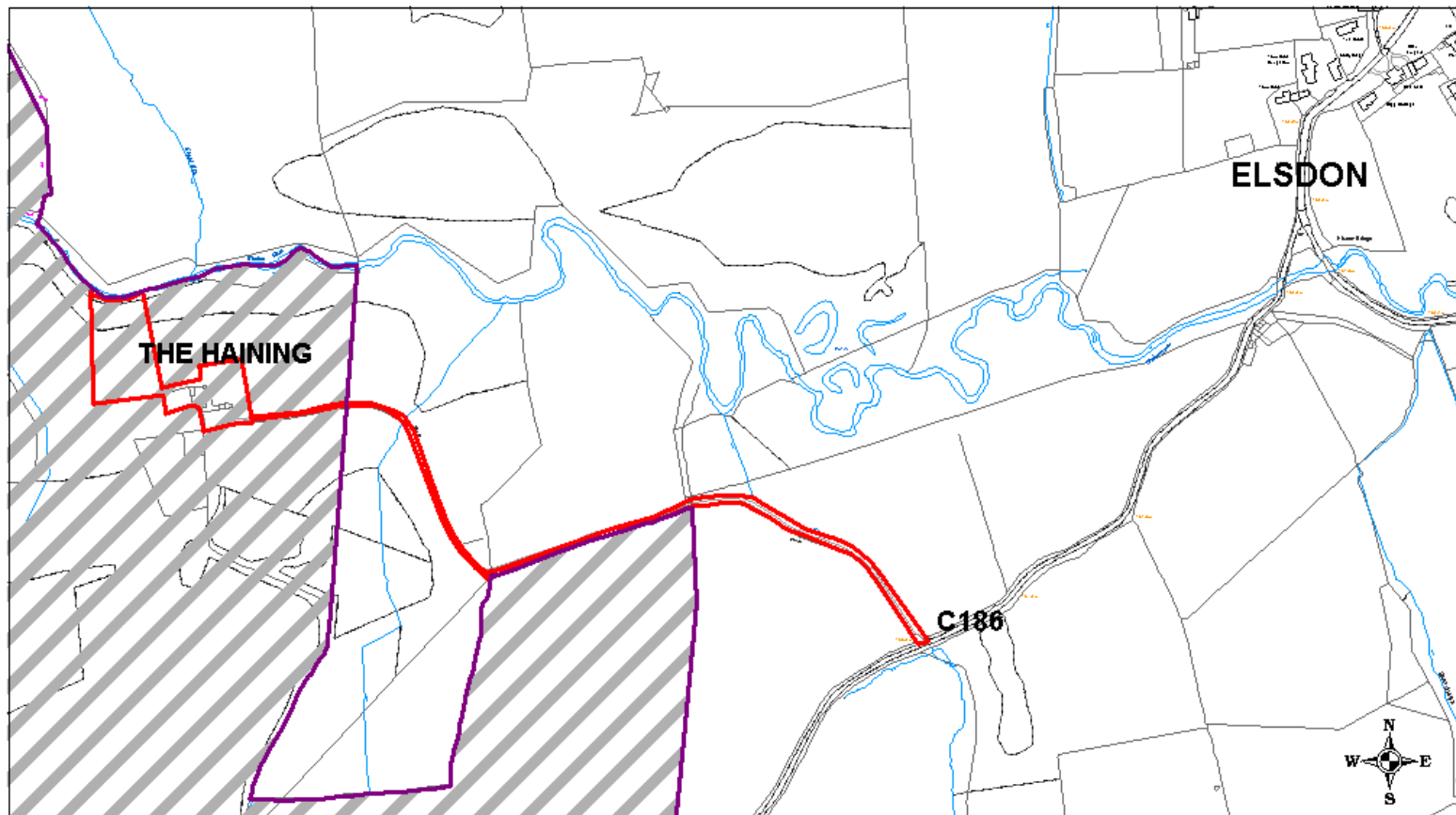
Background Papers:

Planning Application File: 09NP0019

09NP0019 The Haining, Elsdon

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