

NORTHUMBERLAND

Northumberland County Council

Nicola Allan
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Our Ref: 16/01873/DISCON
Your Ref:
Contact: Miss Rachael Watts
Direct Line: 01670 623879
E-Mail: rachael.watts@northumberland.gov.uk
Date: 4th August 2016

Dear Sir/Madam,

Application to Northumberland County Council – Development Management

Proposal: Discharge of conditions 7 (flood warning),8, 9 (biodiversity) and 13 (landscaping)of approved planning application 12/02072/FUL

Location Land West Of Blindburn Hall Wark Northumberland

Applicant Mrs Jude Isbister
Blindburn Hall WARK Northumberland NE48 3HE

Thank you for your application for the discharge of planning conditions which was deemed as valid on the 10th June 2016. I have given consideration to the information submitted and have the following comments to make:-

Condition 7; The development hereby permitted shall not be commenced until such time as a scheme for emergency evacuation has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To ensure all residents can safely evacuate the site prior to flooding occurring in accordance with Policy GD5 of the Tynedale Local Development Framework: Core Strategy.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 8; No development shall take place until a scheme for the provision and management of the buffer zone alongside the North Tyne has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:

- (i) plans showing the extent and layout of the buffer zone
- (ii) details of any proposed planting scheme if required (for example, native species)
- (iii) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including protection from contaminated and spoiled run-off from the development including the access track.

- (iv) details of any proposed footpaths, fencing, and restrictions to prevent lighting from affecting the buffer zone and watercourse.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 9; No development shall take place until a plan detailing the protection and/or mitigation of damage to populations of fresh water pearl mussel and otter, protected species under The Wildlife and Countryside Act 1981 (as amended) and Habitats Directive Annex II, and their associated habitat, during construction works and once the development is complete. Any change to operational, including management, responsibilities shall be submitted to and approved in writing by the local planning authority. The fresh water pearl mussel and otter protection plan shall be carried out in accordance with a timetable for implementation as approved.

Reason: To ensure the protection and enhancement of biodiversity interests within and adjacent to the site in accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy and Policy NE27 of the Tynedale District Local Plan.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Condition 13; No development shall be commenced until a landscaping scheme has been submitted to, and approved in writing by, the local planning authority. The landscaping scheme shall include details of shrub and tree planting including replacement tree planting; and details of all walls, fences, boundary and surface treatment to be provided within the application site. The landscaping scheme shall be carried out in accordance with the details approved not later than the next planting season immediately following the commencement of development. Any trees or shrubs dying within five years of planting shall be replaced with the same species within twelve months.

Reason: In the interests of the appearance of the area. In accordance with Policy NE1 of the Tynedale Local Development Framework: Core Strategy.

The details submitted are acceptable and as such this condition will be fully discharged when the approved details have been complied with in full.

Yours faithfully,



Mark Ketley
Senior Planning Manager