

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

PLANNING STATEMENT

Tillesheds Farm,
Gallowhill,
Northumberland

March 2023

Prepared by

David Handley, Graduate Planner
Hannah Wafer, Senior Planning Consultant
Dean Street Arch, 22 Dean St, Newcastle upon Tyne NE1 1PG
0333 920 2220, davidhandley@georgefwhite.co.uk

CONTENTS

1.0 INTRODUCTION 1

2.0 SITE AND SURROUNDINGS..... 2

3.0 PLANNING BACKGROUND..... 3

4.0 PROPOSED DEVELOPMENT 4

5.0 PLANNING POLICY 5

6.0 PLANNING ASSESSMENT 6

7.0 CONCLUSION 9

INTRODUCTION

- 1.1 George F. White (Planning, Architecture and Development) have been instructed by Mr Coatsworth (the 'Applicant') to submit a full planning application for the proposed change of use of an agricultural building to a single dwelling on land north west of Tiledsheds Farm, Gallowhill, Northumberland.
- 1.2 Having regard to section 38 (6) of the Planning and Compulsory Purchase Act 2004, this planning statement considers the application's conformity with the Development Plan, relevant national planning policy and other material considerations.
- 1.3 In addition to this statement, the application also comprises the following;
 - Site Location Plan
 - Existing Site Plan
 - Existing Elevations
 - Existing Floor Plans
 - Proposed Site Plans
 - Proposed Elevations
 - Proposed Floor Plans
 - Visibility Splay Plan
 - Proposed Access and Visibility Assessment

SITE AND SURROUNDINGS

- 2.1 The application site ('the Site') is located to the north west of Tilesheds Farm, and comprises an existing agricultural building, associated track and access.
- 2.2 The site is detailed on the submitted Location Plan.
- 2.3 The site is bound by:
- Agricultural land to the north and east.
 - A track to the south, leading to the adopted highway.
 - Agricultural land to the west, with vegetation to the north west.
- 2.4 The Environment Agency flood risk map for planning illustrates the site is located within flood zone 1, therefore the land is at low risk of flooding.
- 2.5 A review of the Coal Authority interactive map identifies that the site is subject to the following considerations:
- Coal Mining Reporting Area
- 2.6 A review of the Historic England map has identified that there are no listed buildings within or near the site, with the closest listed building being located 0.55 miles to the west.
- 2.7 The Northumberland Public Rights of Way map has identified that there is a byway located 0.62 miles to the east, and a public footpath 0.47 miles to the west of the site.
- 2.8 The Northumberland County Council Policy Map has identified that the site is located in the Green Belt.
- 2.9 MAGIC map has identified that there are no environmental designations within or near the site.

PLANNING BACKGROUND

3.1 The Northumberland Planning Portal has identified the following past planning applications on the site:

- 20/00168/AGTRES | Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse | Land North West Of Tile Sheds Gallowhill Northumberland – Prior approval required and granted (July 2020)
- 19/04492/ROAD | Prior notification for proposed access to land and building. | Land North West Of Tile Sheds Gallowhill Northumberland – Prior approval not required (December 2019)

PROPOSED DEVELOPMENT

- 4.1 This application is in full and includes all necessary supporting information.
- 4.2 The proposed development is for the change of use of an existing agricultural building into a single dwelling, with associated parking and amenity space.
- 4.3 Car parking will be provided in accordance with Northumberland Council highway standards.
- 4.4 The agricultural building currently benefits from an extant Class Q consent under reference 20/00168/AGTRES.

PLANNING POLICY

- 5.1 Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The Ministry of Housing, Communities and Local Government released the new National Planning Policy Framework in July 2018 (The Framework), with further alterations in February 2019 and July 2021. The Framework sets out the Government's planning policies for England and how these should be applied.
- 5.3 The Government have confirmed that the Framework is a material planning consideration and should be taken account of when making decisions. It is therefore anticipated that the planning application will be considered against the National Planning Policy Framework (NPPF), with regard being had, where relevant, to the statutory development plan.

Statutory Development Plan

- 5.4 The statutory development plan for the site consists of the Northumberland Local Plan (adopted 2022). It is anticipated that the following policies would be considered in the determination of this application:
 - Policy STP 1: Spatial Strategy
 - Policy STP 7: Strategic Approach to the Green Belt
 - Policy STP 8: Development in the Green Belt
 - Policy HOU 1: Making the best use of existing buildings
 - Policy HOU 8: Isolated Residential Development in the Open Countryside
 - Policy QOP 1: Design Principles
 - Policy QOP 2: Good Design and Amenity
 - Policy TRA 2: The Effects of Development on the Transport Network
 - Policy WAT 3: Flooding
 - Policy POL 1: Unstable and Contaminated Land

PLANNING ASSESSMENT

6.1 Based upon an assessment of the planning policy and material considerations, this section will assess the following key issues:

- Principle of Development
- Ecological Considerations
- Flood Risk Considerations
- Contamination Considerations
- Highways

Principle of Development

- 6.2 The site is situated to the north west of Tiledsheds Farm, Gallowhill, Northumberland, and is located within the Green Belt. The proposed development consists of the conversion of an agricultural building into a single dwelling, with associated access and amenity.
- 6.3 As the site is located in the open countryside, it is important to focus on section g. of Policy STP 1. STP1 highlights that development in the open countryside will be supported where it provides residential development in accordance with Policy HOU 8.
- 6.4 Policy HOU 8, states that the development of isolated homes in the open countryside will only be supported where it complies with the criteria listed, which includes the re-use of redundant or disused buildings where this will enhance its immediate setting.
- 6.5 It is considered that the proposed change of use meets with Policy HOU 8 as it comprises of the conversion of a redundant agricultural building to enable the provision of a single dwelling. The existing building is considered to be unsuitable for modern farming practises, therefore making it surplus to requirement and no longer in active use. The building would therefore benefit from conversion to a residential dwelling, which would also enhance its immediate setting through enabling future use of the building. It is anticipated that the building will fall into disrepair unless converted to a viable use. In addition to Policy HOU 8, the proposed reuse of the existing building is also supported in national policy (paragraph 150d) of the NPPF). Policy HOU 1 also supports the reuse of existing buildings for residential purposes.
- 6.6 As identified earlier, the site is located in the green belt therefore policies STP 7 and STP 8 are of particular relevance. Policy STP 7 highlights that the green belt will be protected from the merging of rural settlements and the countryside will be safeguarded from encroachment. As the proposed development consists of the conversion of an existing building, located in the open countryside it is considered no encroachment will be caused as a result.
- 6.7 Notwithstanding the above, Policy STP 8 advises that development will only be supported in the Green Belt where it meets with the exceptions to inappropriate development as per national planning policy. Paragraph 150d) of the NPPF advises that the re-use of buildings which are of permanent and substantial construction is acceptable in green belt locations. It is therefore considered that the proposed development complies with national policy, and policy STP 8 of the local plan.

- 6.8 In addition to complying with relevant national and local policy, the existing building has the strong fallback position of the extant Class Q consent which was approved in July 2020. The proposed development, in this case, would not create a greater impact or be materially larger than that which would be developed under the Class Q consent already in place. The *Mansell v Tonbridge & Malling Borough Council* [2017] decision further reaffirms this view as it was determined that Class Q permitted development rights could be used as a fallback position and should hold material weight in the LPAs decision making. For this reason, the principle of development can be considered acceptable.

Ecological Considerations

- 6.9 It is both a national and local requirement that development proposals consider the potential impact on protected species or their habitats. Paragraph 174 of the NPPF clarifies the requirement for planning decisions to minimise impacts on and providing net gains for biodiversity. Policy QOP 4 highlights that development proposals should ensure there is no loss of existing trees which are valuable in terms of amenity, biodiversity, or the landscape. The importance of preventing biodiversity being negatively affected by development proposals is outlined in Policy ENV 2. Policy ENV 2 states that developments must minimise their impact wherever possible through their location and/or design, as well as securing appropriate mitigation where possible.
- 6.10 The ecological report which was submitted with the Class Q approval, suggested several mitigation measures which will be carried out during the proposed development. In regard to enhancement, a 3m strip to the western hedge line will be fenced from livestock and sown with Northumberland Meadow Mix which will be managed on an annual basis.
- 6.11 Overall, there will be no adverse impact towards biodiversity on site from the proposed development, therefore complying with local and national policy.

Flood Risk Consideration

- 6.12 Policy WAT 2 highlights how development proposals will be assessed with regard to the potential for both on and off-site flood risk from all potential sources. During the consideration of the Class Q application the LPA considered the risk of any surface water and ground water flooding. It was then identified that there is a low risk of flooding on the site. It is therefore considered the proposed development complies with this local plan policy.

Contamination Considerations

- 6.13 Policy POL 1 of the local plan highlights how development proposals will be supported where it can demonstrate that any unacceptable risk from land instability and contamination will be prevented. Similar with risks to surface water flooding, the LPA wanted any potential risk of contamination on site to be considered.
- 6.14 The site for the proposed development has no pollution or contamination issues, with no evidence of this historically. The site is also located in a low risk reporting area as identified on the Coal Authority interactive map. Further, a screening form will be submitted in support of the planning application.
- 6.15 The above information therefore demonstrates that the proposed development complies with local policy in regard to contamination considerations.

Highways Considerations

- 6.16 Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on the highway safety or the residual cumulative impacts on the highway network would be severe. In addition to national policy, Policy TRA 2 considers the effects of development on the transport network to ensure the safe access and egress to and from the development site, and to avoid any significant negative impacts on the surrounding highway network.
- 6.17 The proposed development will generate no adverse impacts upon the highway network due to the anticipated traffic to be generated being minimal. The current access is also of sufficient construction and dimensions, in addition to also having sufficient visibility splays.
- 6.18 The proposed parking on site complies with Northumberland County Councils parking standards as per Appendix E of the local plan. The proposed development comprises 1no. bedroom, therefore 1no. parking space is provided.
- 6.19 The information provided therefore illustrates that the proposed development complies with local and national policy.

CONCLUSION

- 7.1 The planning application documentation demonstrates that the proposed development is an acceptable form of development and is in accordance with the development plan.
- 7.2 The proposals will reuse an existing building which is considered to be of permanent and substantial construction and have no greater impact on the openness of the Green Belt and open countryside, to enable the provision of a single dwelling.
- 7.3 On this basis, it is considered that the proposed development complies with both national and local planning policy and this application should therefore be found to be acceptable.

