



DMC2018-018

APPLICATION FOR PLANNING PERMISSION

Application No:

18NP0026

Proposed Development:

Installation of a 20m high lattice mast on a concrete base accommodating 3no. antennas and 2no. 600mm transmission dishes and associated ground based equipment including equipment cabinets, 1no. generator and 1no. 1200mm satellite dish on a 2.6m high support pole. Installation of 30m stone access track at Barrowburn Farm, Harbottle, Morpeth, Northumberland, NE65 7BP

Applicant Name:

The Secretary of State for the Home Department

Reason for Committee Decision:

The Head of Development Management believes that the matter should be considered by Development Management Committee by reason of public interest

Recommendation:

That Members are minded to approve the application subject to the conditions set out in the report

1. Introduction

- 1.1 This application seeks planning permission for the proposed installation of a 20m high lattice mast incorporating antennas and dishes (total height of 21.3m) on land to the north eastern side of Barrowburn Farm, Alwinton. The proposed scheme would also comprise associated ground based development including an equipment compound and generator surrounded by 2.1m and 2.8m high close boarded timber fencing, 3.2m high freestanding pole and satellite dish and access track.
- 1.2 The application site is located within the open countryside approximately 240m north east of Barrowburn farmhouse, which forms part of the MOD Otterburn Army Training Estate. The site at present comprises an area of grazing land which rises to the north east and is located directly to the east of a small copse of mixed woodland, with an existing access track to the southern side forming the route of a public bridleway. The site also houses a small timber boarded shed.
- 1.3 The proposed mast and associated development would be located directly east of the woodland, 65m to the south west of which are located the campsite and two holiday properties operated by Barrowburn Farm. It is proposed that the woodland would be retained as part of this application through a management agreement, as secured by condition.



- 1.4 The mast is proposed by Mono Consultants Ltd on behalf of the Home Office as part of a national government upgrade programme to replace the existing Airwave blue-light communications network with a new 4G platform, which is required as part of the Extended Area Services network (the new communications network system used by emergency services and other public safety users). The proposed mast is required to provide emergency services coverage to the minor roads which connect Barrowburn with Shillmoor and the surrounding military training areas.



Fig. 1: Location of application site (red line highlighted for emphasis)



Fig. 2: View facing south west towards existing shed and woodland



2. Planning Policy & Guidance

2.1 National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance

2.2 Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 4	<i>Major Development within the National Park</i>
Policy 5	<i>General Location of New Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>
Policy 25	<i>Renewable Energy and Energy Efficiency</i>
Policy 28	<i>Utilities and Infrastructure</i>

2.3 Supplementary Planning Guidance

NNPA Landscape Supplementary Planning Document (Landscape SPD)

3. Relevant Planning History

None relevant to this site

Other relevant sites

18NP0022 Installation of a 10m high lattice mast *[and associated development]* on land at Herdlaw Farm, Elsdon, Northumberland. *Conditional planning permission granted 22.05.2018*

18NP0023 Installation of a 20m high lattice mast *[and associated development]* on land at Bell Hill, Blindburn, Northumberland. *Conditional planning permission granted 17.05.2018*

18NP0024 Installation of a 25m high lattice mast *[and associated development]* on land at Quickening Cote, Ridlees Road, Northumberland, Harbottle, NE65 7BL. *Pending consideration*



4. Consultation/Representations

4.1 Alwinton Parish Council: No objections

4.2 NNPA Landscape and Forestry Officer: No objections

The carefully chosen location of the proposed mast site and process undertaken in reaching this are welcomed. It is likely that the landscape character impact of the other sites that were discounted would have been more substantial. The adjacent woodland would help screen elements of the mast and also act as a backdrop when viewed from the east. The top 3m of the mast and associated equipment would likely be visible above the tree canopy, which is expected to reduce over time. Topography will also help screen the structure from the south.

Due to its location on the eastern edge of the Otterburn Training Area, publically accessible receptor sites for this development would be limited to the valley road, Alwinton public bridleway 20 to the south of the site, visitors to the Barrowburn campsite and users of the access land to the south and east, with access restricted from land between the south and north west. Owing to its relatively low setting within the valley, rather than being set up on a ridgeline, it is likely that the mast would be viewed against the landscape backdrop rather than set up against the skyline when viewed from these receptor sites, the exception being for users of the adjacent bridleway when passing in close proximity. This is preferable and in keeping with Landscape SPD guidelines.

Whilst the proposed mast would be visible from nearby receptor sites, I do not consider that it would have a significant effect upon the landscape character or views in this part of the Park. Due to the distances involved, wide open landscape, careful site location and additional mitigation measures proposed, the effect on the landscape would be less than substantial and no objections are raised, subject to conditions in respect of lighting, site remediation and woodland retention.

4.3 MOD Otterburn: No response received

4.4 One neighbour notification was issued in relation to the application on 05.04.2018, in addition to two site notices displayed on 23.04.2018 on the entrance of Public Rights of Way which pass the site. Three letters of objection have been received, raising the following matters:

- Concerns about potential impact (including visual impact) upon camping and self-catering accommodation business at Barrowburn Farm: the unsightly structure and associated noise from the generator may impact upon people wishing to



book accommodation (which is only 30m from the site), which is a vital part of the farm tenancy;

- Is it necessary to position the mast within 60m of the only tourism business in this area of the National Park?;
- The development would be unsightly and not in keeping with the National Park;
- The visual and aural impact of the development would be in contradiction of the remote, undisturbed, wild and tranquil landscape;
- The development would be clearly visible to visitors travelling from the south from around 2km away.

4.5 A representation was received from the agent to the application on 27.04.2018 responding to the concerns raised relating to noise impacts upon the Barrowburn Farm camping area and accommodation. A further representation was received from these individuals, the points of which are included in the summary above.

5. **Assessment**

5.1 **Introduction**

5.1.1 The key material planning considerations are:

- The principle of the development
- Design, visual amenity and impact upon landscape character;
- Impact upon residential amenity;
- Impact upon National Park special qualities;
- Renewable energy considerations; and
- Any other matters

5.2 **The principle of the development**

5.2.1 The National Planning Policy Framework (NPPF) makes clear that a presumption in favour of sustainable development is at the heart of decision making. Core Strategy policy 1 seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park, the effects upon which are discussed in more detail later in this report.

Major development considerations

5.2.2 The application site comprises an area of 0.2ha and therefore falls outside of the definition of major development set out within the Town and County Planning (Development Management Procedure) (England) Order 2015 (development carried out on a site of 1ha or more).



5.2.3 Core Strategy policy 4 provides a local definition of major development, identifying that development is classed as major “*when its characteristics and specific impacts are likely to have a significant impact on the special qualities of the National Park*”. It is considered that the characteristics of the proposed development would not impact significantly upon the Park’s special qualities; accordingly, the scheme would not constitute major development and policy 4 would not be applicable.

5.2.4 Core Strategy policy 28 states that “*utilities and infrastructure developments which are to serve wider than local needs will be regarded as major development*”. The proposed mast would serve the national emergency services network and would to a lesser degree serve the local community in terms of the emergency services coverage provided to the nearby road network, although would not provide mobile telecommunications coverage for local people. Notwithstanding this, this element of policy 28 does not accord with the NPPF and consequently this does not constitute a relevant consideration in the assessment of this scheme.

Location of new development

5.2.5 The application site is located within the open countryside whereby Core Strategy policy 5 limits development to the reuse of existing buildings, with new buildings only permitted where it can be demonstrated that:

- a) *The development cannot take place within an identified Local Centre, Smaller Village or through the reuse of an existing building; and*
 - i. *It will conserve or enhance the special qualities of the National Park; and*
 - ii. *It will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting upon them; or*
- b) *It is replacing an existing building and the new building is not materially larger than the building it replaces*

5.2.6 Due to the nature of the development as a purpose-built mast and its requirement within this location, it is accepted that this could not be facilitated through either the reuse of an existing building or within an identified settlement. The proposed scheme would not directly enhance the special qualities of the National Park however would not detrimentally impact upon these and would bring clear communication benefits in respect of necessary emergency services coverage. The development would not be in conflict with the aims of policy 5 in this respect.

Utilities and infrastructure development

5.2.7 NPPF Chapter 5 advises of the need for advanced, high quality communications infrastructure and its essential role in both sustainable economic growth and enhancing the provision of local community facilities and services.



5.2.8 Core Strategy policy 28 advises that utilities and infrastructure projects which serve local community and business needs will be supported where specific criteria can be met. As the proposed mast would serve both the national emergency services network and would additionally be of some benefit to the local community in terms of the emergency services coverage (although would not provide mobile telecommunications coverage for local people), the criteria of policy 28 are relevant in the consideration of this application, as assessed in turn below:

- a) *The proposal does not have an unacceptable impact upon the landscape quality or character, either individually or in combination with other proposals;*
- b) *The siting and appearance of the proposed development seeks to minimise impact upon the special qualities of the National Park;*

5.2.9 The NNPA Landscape and Forestry Officer has provided a detailed response on the application, concluding that, whilst visible from nearby receptor points, the proposed development would not have a detrimental impact upon landscape character or views of this part of the Park, as assessed in full within subsequent sections of this report. The information submitted to support the application includes an appraisal of the scheme including the ways in which its design, siting and mitigation measures (including the retention of the adjacent woodland and use of timber fencing in place of chain link fencing) seek to minimise impact upon the special qualities of the National Park, which as assessed in more detail below, is found to be acceptable. The proposals therefore meet with the requirements of policy 28 parts a) and b).

- c) *Where electricity distribution lines are required they are undergrounded or, where the Authority is satisfied that this is not feasible, they follow a route of least impact;*

5.2.10 As electricity supply for the proposed mast is to be via generator; policy 28 part c) is not applicable.

- d) *Where the proposal relates to telecommunications development:*
 - i. *The need for the development should be demonstrated in terms of the operator's network;*
 - ii. *If proposing a new mast, applicants should demonstrate that they have explored the sites outside the National Park, and if this is not possible, they have looked at the possibility of erecting apparatus on existing buildings, masts or other structures;*
 - iii. *Where new apparatus are required it must be sensitively designed in order to minimise the impact of the development on the special qualities of the National Park*



- 5.2.11 The Supplementary Information report states that the development is required as part of an essential emergency services network upgrade in order to provide uninterrupted and high quality coverage to the road network within this specific part of the National Park. The essential need for the development can therefore be demonstrated through the clear requirement for this service upgrade as dictated by the Home Office and absence of any mast which fulfils this necessary requirement at present, in accordance with part d) i).
- 5.2.12 The nature of the proposed development in terms of the provision of emergency services network coverage in this specific part of the Park is such that this could not reasonably be sited elsewhere (see sections 3 and 5 of the Supplementary report). Section 6 of the report sets out details of alternative sites that were reviewed in place of the proposed site and their reasons for being discounted, the justification for which are considered to be reasonable. This section also identifies the absence of any existing masts or structures which would be suitable for site sharing in this instance, thus providing additional reasoning for the siting of this new development. Having regard for the justification submitted the application meets with policy 28 part d) ii) and NPPF para. 43, which guides that existing masts should be used unless the need for a new site has been justified.
- 5.2.13 The Supplementary report details how the proposed development would be sited and designed, in particular having had regard for the presence of nearby trees, and how mitigation is proposed in order to reduce its impacts upon the National Park. The information submitted has been reviewed by NNPA's Landscape Officer who has raised no objections, considering this to be acceptable in terms of impact upon the Park's tranquillity and landscape character. Having regard for the justification submitted, it is considered that the application meets with policy 28 part d) iii).

5.3 Design, visual amenity and impact upon landscape character

Impact upon visual amenity

- 5.3.1 The NPPF highlights the importance of good design principles within planning. This is echoed by Core Strategy policy 3 which requires the design and construction of proposals to protect and enhance local character. NPPF paragraph 43 identifies that new communications infrastructure equipment should be sympathetically designed and camouflaged where appropriate.
- 5.3.2 The proposed mast would be of a lattice style measuring to a total height of 21.3m and would be constructed from galvanised steel, dulling to a matt grey colour over time. The structure would be contained within a 2.1m high close timber boarded compound alongside other ground-based development including a green-coloured foul weather enclosure and generator (which would be surrounded by an additional



2.8m high close boarded fence). The proposed 2.1m satellite pole and dish would be sited 10m to the east of the mast compound, separated by a footpath, also proposed to be contained within a 1.8m high timber fenced compound. The scheme would necessitate the installation of a track approx. 45m in length (approx. 30m track and 15m turning area and pathway), which would connect to the existing access track to the south of the site, constructed from compacted stone incorporating organic matter and seed. The application also includes within its red line the 15-17m high triangular-shaped woodland to the east of the site (approx. 38m x 50m x 60m), which is proposed to be retained through a management agreement.

- 5.3.3 It is accepted that the proposed location of this mast derives from a specific requirement to provide emergency services coverage to the roads connecting Barrowburn and Shillmoor and the surrounding military training areas, with other sites having been explored and subsequently discounted. It is further noted by the Landscape and Forestry Officer that these discounted sites would likely have had a more substantial impact upon the landscape character and views of this part of the Park. As detailed in the Supplementary Report, it is also accepted that the proposed height of this mast is necessary so as to ensure that the proposed antennas would have sufficient height above the surrounding trees and undulating topography to provide coverage to the road network close to the site, in order to meet operational requirements for this area.
- 5.3.4 The proposed scheme has sought to reduce the impact of the development upon the immediately surrounding and wider area through the use of a slim lattice-type mast, which would allow light and views through the structure, thus minimising its visual mass when seen against either the sky, the backdrop of rising land or trees. The development would also use green coloured equipment cabinets, in order to reduce contrast with the surrounding environment where these would be visible above the proposed timber enclosure, the use of which (in place of a chain link or metal mesh fence) would aid the compounds in assimilating into their setting. A condition is recommended in respect of the timber fencing which would restrict any future treating, painting or staining to a brown or dark green colour, in order to ensure that this does not become unduly prominent within its surroundings.
- 5.3.5 The incorporation of the adjacent woodland within the red line boundary of the application site would enable the Local Planning Authority to ensure that this is retained via condition for the lifetime of the development, which would provide long-term visual screening for the mast and would ensure that it would not be viewed as an isolated feature within the landscape. The agent to the application has provided written confirmation that the MOD (as the landowner) has signed an agreement confirming that no trees would be removed other than on the grounds of safety or sound arboricultural practice, which is acceptable in principle. A condition is however



recommended to be attached to this application requiring the submission of details of a management agreement that would be adhered to for the lifetime of the development which also includes details of any replanting that may be required over this period, in order to ensure that adequate screening is retained.

5.3.6 An objection has been received to the scheme from the tenants of Barrowburn Farm who have raised concerns regarding the visual impact of the mast in respect of the potential effect that this may have upon the camping and self-catering accommodation business which supports the tenancy and is located approximately 65m to the south of the site (see Fig. 3). Whilst it is accepted that the top 3m (approx.) of the 20m mast and associated equipment (antenna/dishes) would be visible above the surrounding 15m-17m high woodland from this part of the farm site, the woodland (the retention of which would be secured by condition) would effectively screen the remaining lower and ground-based parts of the development from the camp site and holiday properties, which in addition to the minimum 65m (approx.) distance between the proposed mast and campsite and the presence of tall mature trees within the campsite area which would further restrict views, it is not considered that the visual impact of this would result in such a level of harm so as to warrant refusal of the scheme when taking into account the requirement for the development.



Fig. 3: View facing south east towards site from nearby Public Right of Way

5.3.7 The proposed ground-based development is considered to be acceptable in terms of impact upon visual amenity due to its relatively low height, dark green coloured equipment, timber close boarded fencing and surrounding screening provided by the adjacent woodland. When taking into account the presence of nearby tracks within the farm site and proposed incorporation of organic matter and seed into the new track in order to enable this to assimilate into the landscape, this is considered to be acceptable in terms of impact upon visual amenity, subject to the inclusion of a condition requiring details of the proposed construction and maintenance of the track, as no such information has been provided at this stage.

5.3.8 Alwinton public bridleway 20 enters Barrowburn Farm from the north, travelling past the southern and eastern sides of holiday properties and campsite before continuing past the application site in a northwardly direction (see Fig. 4).



Fig. 4: Route of public bridleway shown in purple; approx. site annotated in red

5.3.9 The development would be visible to users of this bridleway however it is considered that the proposed ground-based elements (timber boarded compounds and track) would not be detrimental to the visual amenity of the surrounding area when viewed from either direction, being constructed of appropriate and low-key materials which replicate the existing timber boarded shed on the site and set against either rising land which surrounds the site or the adjacent woodland.

5.3.10 Whilst it is acknowledged that the mast would be more noticeable as a result of its height, views of this from the south (excepting the top 3m [approx.] of the mast which would likely be visible above the tree line) would be relatively fleeting as a result of the presence of the adjacent woodland and direction of travel of the bridleway, which continues to the north east. Although more visible from the opposite direction due to the location of the mast to the fore of the plantation, it is considered that this would not be to such a degree so as to be harmful to the visual amenity of the site, taking into account the lattice mast design which would allow the passage of light and views through the structure in order to reduce its overall bulk and the backdrop of woodland and rising land to the far west; furthermore, users experiencing the mast from this direction of travel would pass the application site



before reaching the holiday properties with views of the farm buildings a short distance beyond (approx. 150m), the effect of which would be that the proposed mast not be viewed as completely alien within a wholly undeveloped landscape, rather, it would be located to the periphery of an existing site.

5.3.11 The proposed development, as a new, tall mast structure which is visible from within the surrounding area, is acknowledged to be somewhat undesirable within this open countryside location. Notwithstanding this, the clearly established requirement for the development as part of the emergency services communications network upgrade is recognised, as evidenced through the application, and it is therefore considered that, on balance, having regard for both the objections received in respect of impacts upon visual amenity and the specific location, design and mitigation proposed as part of the scheme, this clear need for the development outweighs the visual impacts upon the surrounding area which would result from the scheme. The proposed development would not have such a significant or detrimental impact upon the visual amenity of the surrounding area so as to warrant refusal and is therefore considered to be acceptable in accordance with Core Strategy policy 3 and the NPPF.

Impact upon landscape character

5.3.12 Core Strategy policy 20 seeks to protect the landscape quality and character of Northumberland National Park through the assessment of all proposals in terms of their impact upon landscape character and sensitivity and accordingly its support for appropriate development types.

5.3.13 The application site falls within the Coquet Valley, located within the Upland Burn Valleys Landscape Character Area, as defined within the NNPA Landscape SPD. Within this area, the Landscape SPD's guidelines for development advise that man-made vertical structures which detract from the valley landform, create visual clutter or detract from the distinctive skylines should be avoided, external lighting should be kept to a minimum and that redundant infrastructure should be removed.

5.3.14 As identified by the Landscape and Forestry Officer, owing to the location of the site within the MOD Training Estate, publically accessible receptor points are limited to the nearby valley road, bridleway and campsite (discussed above) and users of the access land to the north, east and south.

5.3.15 The NNPA Landscape and Forestry Officer has reviewed the information submitted to support the application and has raised no objections to the scheme, identifying that, whilst visible from a number of publicly accessible receptor points, the proposed mast would not have a significant effect on the landscape character or views in this part of the Park due to the distances involved, wide open landscape,



careful site location (particularly its low setting within the valley) and proposed mitigation measures (including the retention of the adjacent woodland). The Landscape Officer has however recommended conditions in respect of the removal of the mast and remediation of the site, should the development become redundant, the maintenance of the adjacent woodland new tree planting and external lighting (as discussed separately below), which are considered to be reasonable.

5.3.16 Based on the above assessment, taking into account the design and siting of the proposed development, mitigation measures proposed and subject to the conditions recommended above, the proposed development is, on balance, considered to be acceptable in terms of impact upon visual amenity and landscape character, in accordance with Core Strategy policies 3 and 20 and the NPPF.

5.4 Impact upon residential amenity

5.4.1 Due to the distance of the proposed mast from Barrowburn, the closest permanently occupied residential property, of around 240m, it is considered that the proposed development would not have a detrimental impact upon the amenity of the occupiers of this property, in accordance with Core Strategy policy 3 and the NPPF.

5.4.2 The objections received to the scheme from the tenants of Barrowburn Farm have additionally raised concerns about the impact of the noise of the proposed generator upon the adjacent camping site and self-catering properties approximately 65m to the south of the site.

5.4.3 Following receipt of the above concerns, the agent to the application provided additional details setting out the site-specific power solution designed for the scheme which would comprise a generator running from 9am-6pm and a silent battery system at all other times. Supporting calculations of generator noise level have been calculated by the agent to be 7db at a distance of 56m from the generator, which itself would be surrounded by a 2.8m close boarded fence within a 2.1m compound, separated from the campsite by a distance of around 65m including the tree plantation. Based on the information submitted by the agent, which would be secured by condition, the aural impact upon the adjacent camping and holiday accommodation site is considered to be acceptable in terms of Core Strategy policies 3 and 19 and the NPPF.

5.5 Impact upon National Park special qualities

5.5.1 No implications surrounding cultural heritage or biodiversity and geodiversity have been identified in relation to this application.



- 5.5.2 Core Strategy policy 19 provides support for development proposals which conserve the tranquillity of Northumberland National Park.
- 5.5.3 Whilst visible within the landscape it is not considered that the proposed mast or associated ground based development would have such a significant impact upon the sense of openness or quiet enjoyment of the Park so as to be harmful to its tranquillity, when taking into account its design and proposed mitigation measures including the retention of the adjacent woodland.
- 5.5.4 The proposed mast would be powered by a generator which would be positioned within 2.1m and 2.8m high close boarded timber fencing. The proposed generator would be audible from within the immediately surrounding area however based on the information submitted to support the application the noise level from the adjacent bridleway (approx. 15m to the south) would be 28.5db, which is considered to be acceptable for passers-by at such a distance so as to not have a detrimental impact upon the tranquillity of the surrounding area.
- 5.5.5 No external lighting is proposed as part of this application. Due to the remote location of the site and in order to protect the tranquillity and dark skies of the National Park through the installation of inappropriately designed external lighting, a condition would be attached to this approval requiring that details of any external lighting required to be installed in the future in conjunction with the proposed development be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of such a condition the proposed development accords with Core Strategy policy 19, NPPF paragraph 125 and guidance contained within the NNPA Landscape SPD.

5.6 Renewable energy considerations

- 5.6.1 Core Strategy policy 25 requires all new developments to minimise the amount of energy used during construction and achieve high energy efficiency, and for all new units of residential, employment, community and tourism development to utilise renewable energy sources in order to offset at least 10% of the predicted energy requirements of the development. NPPF paragraph 96 further advises that new development should comply with Local Plan policies on requirements for decentralised energy, unless it can be demonstrated, having regard for the nature of the development, that this is not feasible or viable.
- 5.6.2 The application does not include information to demonstrate how the proposed development would accord with Core Strategy policy 25 or NPPF paragraph 96; however as the proposal does not comprise residential, employment, community or tourism development there is no requirement for 10% of predicted energy requirements to be provided through renewable sources. Furthermore, having



regard for the sensitive location of the proposed development, the incorporation of renewable technologies would not be appropriate in this case and may in turn cause harm to the special qualities of the National Park, with the proposed use of a generator considered to be reasonable in light of the location of the site. The development is considered to be in accordance with Core Strategy policy 25 and the NPPF in this respect.

5.7 Any other matters

- 5.7.1 No response has been received from the MOD at Otterburn on this application. The MOD were however involved in discussions between NNPA and Mono Consultants Ltd prior to the submission of this application and it is understood that they are satisfied with the proposed scheme. The MOD are also the land owners of the application site, on whom notice has been served by the applicant.
- 5.7.2 The information submitted to support the application details that the proposed mast has the structural capacity to accommodate additional equipment in the future for the purposes of mast sharing. Whilst this is noted and supported in principle, limited weight can be afforded to this capability in the determination of this application as such mast/equipment sharing may not occur in the future. Should an application for planning permission or other relevant consent be required for such mast/equipment sharing, this would be determined on its own merits.

6. Conclusion

- 6.1 The proposed scheme would facilitate the necessary implementation of the national government upgrade programme to replace the existing emergency services communications network with a 4G platform as part of the new Extended Area Services network, within which the proposed mast is required to provide coverage to the surrounding minor roads and military training areas.
- 6.2 The proposed development is acknowledged to be undesirable within this open countryside location and would to some degree be visible within this setting. However notwithstanding this, having regard for the clear requirement for the development as evidenced through the application, the objections received, and the specific location, design and mitigation proposed as part of the scheme, it is considered that, on balance, this clear need for the development outweighs the impacts that would result from the proposals, which as discussed would not have such a significant or detrimental impact upon their surroundings or the visual amenity of the area so as to warrant refusal. It is therefore considered that, subject to the inclusion of a number of planning conditions, the proposed scheme would accord with the Core Strategy policies, SPD guidance and national planning policy listed within the report.



7. Recommendation

- 7.1 Following consideration of the information submitted it is recommended that the proposal should be granted planning permission, subject to the conditions and informatives set out below.

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, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form, received 22nd March 2018
- Site location plan (Dwg. no. 101 Rev. E), received 22nd March 2018
- Proposed site plan (Dwg. No. 103 Rev. H), received 22nd March 2018
- Access track plan (Dwg. No. 110 Rev. A), received 5th April 2018
- Proposed site elevation and antenna plan (Dwg. No. 104 Rev. G), received 22nd March 2018
- Covering letter (Our ref: EAS0529A), received 5th April 2018
- Supplementary Information report, received 5th April 2018
- Email correspondence '*Subject: RE: Application ref: 18NP0026 – Barrowburn Farm (EAS0529A) – additional information*', received 12:05, 27th April 2018
- RF Safety Compliance Certificate – Site Near Lounges Knowe (Barrowburn Farm), received 22nd March 2018
- Emergency Services Mobile Communications Programme Supporting Technical Information for EAS0529 Site Near Lounges Knowe (Barrowburn Farm), received 22nd March 2018

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposal accords with Core Strategy policies 1, 3, 4, 5, 17, 18, 19, 20, 22, 25 and 28 and the NPPF

3. Prior to the fixing of any external lighting required in association with the development, details of the external lighting shall be submitted to and agreed in writing with the Local Planning Authority. Details should include:



- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.

The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such during the operation of the development, unless removed.

Reason: In order to ensure that there is no harmful impact upon the tranquillity and intrinsically dark character of Northumberland National Park and the Northumberland International Dark Sky Park through excessive light pollution, in accordance with policies 1 and 19 of the Core Strategy and paragraph 125 of the NPPF.

4. Should the development hereby permitted become disused for a period of six consecutive months, it shall be removed in its entirety from the site within the following three months, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

5. Should the close boarded timber fencing hereby permitted be required to be treated, painted or stained in the future, the colour shall be restricted to brown or dark green unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

6. Notwithstanding the information already submitted making reference to the access track and turning area, prior to the commencement of the construction of the track and turning area hereby permitted, a scheme for the seeding of the surface of the track, including the seed mix, methodology and timescales for this work and details of how the track would be maintained thereafter shall be submitted to and approved in writing by the Local Planning Authority. The track shall be constructed and seeded in accordance with the approved scheme and within the approved timescale, and shall be maintained in accordance with the approved scheme thereafter, to the satisfaction of the Local Planning Authority.



Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF.

7. Prior to the commencement of the development hereby permitted, a Woodland Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall advise on the management of the trees within the red line boundary, as shown on the *Site location plan (Dwg. no. 101 Rev. E)*, received 22nd March 2018, for the lifetime of the development including routine and emergency maintenance and details of any subsequent replanting following the removal of trees.

Reason: In the interests of the visual amenity and landscape character of the area and to ensure the development is in accordance with Core Strategy policy 20 and the NPPF

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.



Contact Officer:

For further information contact Rebecca Adams, Planning Officer on 01434 611552 or e-mail: planning@nnpa.org.uk

Background Papers

Application file 18NP0026
EIA Screening Opinion



18NP0026 Barrowburn Farm Harbottle

Northumberland National Park Authority

