

**DMC 2018-027**

**APPLICATION FOR PLANNING PERMISSION**

**Application No:**

**18NP0077**

**Proposed Development:**

Construction of an agricultural livestock building at Rochester House, Rochester, Northumberland, NE19 1RH.

**Applicant Name:**

Mr W Amos

**Supplementary Report**

**1. Introduction**

1.1 This supplementary report on 18NP0077 is brought before the Committee to notify the Committee of additional responses received to the re-consultation following the submission of revised plans.

**2. Additional consultation responses received:**

2.1 Further comments have been submitted by Rochester Parish Council and NCC Public Protection and are summarised below:

Rochester Parish Council

- Following submission of the revised plans, the Parish Council are split in their comments regarding the application. Two Members continue to object for the reasons originally submitted while two Members now have no objection to the proposals.

Public Protection

- No objection but have requested conditions relating to artificial lighting (external), storage of manure and foul and surface water drainage.

**3. Further Assessment**

3.1 In relation to the comments from Public Protection, it is considered that Condition 3 adequately addresses the concern in relation to external lighting.

- 3.2 In response to Public Protection comments regarding a manure management plan, the applicant has submitted additional information which it is considered adequately addresses this point. It is therefore recommended that the Manure Management Plan is added to the list of approved documents listed in Condition 2 and that Condition 4 is amended to state that the containment and storage of manure shall be implemented and maintained in accordance with the Manure Management Plan hereby approved.
- 3.3 In relation to Public Protection request for a condition relating to foul and surface water drainage, the applicant has confirmed that it is not intended to attach to the foul drainage network and due to method of bedding, no foul water will be produced. The applicant has also confirmed that surface water will be directed to the adjacent main farm drain which has sufficient capacity. As such, it is not considered reasonable or necessary to attach a condition requiring further information to be provided.

#### 4. Summary

Following consideration of this additional information, there is no change to the recommendation as set out in the main report, with the exception of the change to the wording of conditions 2 and 4 as follows.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
- Planning application form received 22<sup>nd</sup> August 2018;
  - Proposed plans and elevations, Dwg no 001, Rev D, received 22<sup>nd</sup> August 2018
  - Existing site plan Dwg no 002, Rev A, received 22<sup>nd</sup> August 2018;
  - Proposed site plan, Dwg no 003, Rev D, received 25<sup>th</sup> September 2018;
  - Design and Access Statement including Heritage Statement, received 26<sup>th</sup> September 2018;
  - Manure Management Plan received 15<sup>th</sup> October 2018
  - E-mail re: foul and surface water drainage received 15<sup>th</sup> October 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 policies 1, 3, 5, 14, 17, 18, 19, 20 and 21 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

4. The containment and storage of manure shall be implemented and maintained in accordance with the Manure Management Plan hereby approved and shall not be altered without the written approval of the Local Planning Authority.

**Reason:** To protect residential amenity in accordance with Core Strategy policy 3 and the NPPF.

**From:** [Colin Godfrey](#)  
**To:** [Margaret Telfer](#)  
**Subject:** FW: Planning Application Consultation 18NP0077 Rochester House, Rochester, Northumberland, NE19 1RH  
**Date:** 16 October 2018 08:43:20

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Hi Margaret –

Another to add and redact.

Thank you!

Colin

**From:** Martin Chilvers [REDACTED]  
**Sent:** 10 October 2018 14:25  
**To:** DC Consultation; Colin Godfrey  
**Subject:** Re: Planning Application Consultation 18NP0077 Rochester House, Rochester, Northumberland, NE19 1RH

Dear Colin

Further to the emails we have shared on this topic and the message I left earlier here is the position from the Councillors of Rochester with Byrness Parish Council.

Of the eight Councillor positions two have declared an interest in the application, there is one vacancy on the Parish Council and one Councillor is away on holiday.

That leaves four Councillors and they are split in their comments regarding the application. Two are objecting to the application and giving the same reasons as submitted with the original application proposals. However the remaining two Councillors having reviewed the revised proposals now have no objections to the application.

It is appreciated that this is perhaps not very helpful to the NNPA. With a few days extension I could look to see if any Councillors are willing to amend their thoughts as well as possibly pick up with the remaining Councillor who I understand is due to return from holiday this weekend.

Regards

Martin Chilvers  
**Parish Clerk**  
**Rochester with Byrness Parish Council**

On Wed, 26 Sep 2018 at 16:44, NNPA Planning Consultations  
<[dcconsultation@nnpa.org.uk](mailto:dcconsultation@nnpa.org.uk)> wrote:

Please see the attached consultation regarding a planning application which has been received by Northumberland National Park Authority. Full details can be viewed at <http://nnpa.planning-register.co.uk/plaPlanningAppDisplay.aspx?AppNo=18NP0077>

DC Consultation, Development Control Consultation  
Telephone: Mob:



# Northumberland County Council

## MEMO

**To:** Colin Godfrey, Northumberland National Parks Authority

**From:** Paul Proctor, Environmental Protection Team.

**Date:** 9th October 2018

**Our Ref:** SRU123307

**Planning Ref:** 18NP0077

**Subject:** Construction of an agricultural livestock building

**Location:** Rochester House, Rochester, Northumberland, NE19 1RH

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I refer to consultation, dated 28 th Aug 2018 and attachments:

- Proposed Site Plan, Dated July 2018, Job No: 2018, No Author.
- Location Plan, Dated 25th June 2108, Produced By Magic.
- Design And Access Statement, No Date or Author.

### **Commentary**

The proposed building is shown on drawing 2018\_003\_RochesterHouse\_Rev C, which is an agricultural portal frame building with concrete panel walls and Yorkshire boards above with a fibre cement roof and Perspex roof lights.

The proposed site currently forms part of an agricultural field.

### **Artificial Lighting (external)**

The NPPF (paragraph 125), states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

Public Health Protection (PHP) note that no external artificial lighting information has been submitted for agricultural portal frame building the by the applicant, we therefore considers that there is a potential for loss of amenity from artificial lighting (The need for a lighting assessment will often depend upon the scale of the scheme and the sentsity of the surround area , in particular as the proposed site is located within NNPA Dark Skies area.

### **Agricultural portal frame building - Manure and Bedding.**

The Applicant has not submitted information with regard to the siting of manure heaps, animal bedding and any other waste arising from the use the agricultural portal frame building which has potential to cause loss of amenity through the impact of odour .

### **Liquid Run - Off - Site Drainage**

PHP are concerned that that no information has been submitted with regard to a suitable and sufficient drainage system to dispose of liquid runoff from the building

The above concerns must form a material consideration in the protection of amenity of locality.

If members are minded to grant planning permission the following condition is recommended:-

### **Recommended Conditions**

**1. Artificial Lighting** (external)

No development shall take place until a report detailing the lighting scheme and predicted light levels at the site boundary has been submitted to and been approved in writing by the local Planning Authority.

Artificial light to the site should conform to the requirements to meet the Obtrusive Light Limitations for Exterior Light Installation for Environmental Zone – E0 as contained within table 1 of the Institute Light Engineers Guidance Note for the reduction of Obtrusive Lighting, GN01 dated 2011

**Reason:** To Protect the visual amenity.

**2. Storage of Manure.**

Before the use hereby permitted begins, a written scheme for the containment and storage of manure shall be submitted and approved in writing by the NNPA. such a scheme shall be implemented and maintained in accordance with approval and not altered without written permission of the NNPA.

**Reason:** To protect the amenity of the Locality and for people living nearby.

### 3 Foul and Surface Water Drainage.

Before the use hereby permitted commences, a written scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the NNPA. No part of the development shall be brought into use until the drainage system has been constructed in accordance with approved scheme. The approved scheme shall be maintained for life of the approved development.

**Reason:** To protect the amenity of the Locality and for people living nearby.

All recommended conditions above should be subject to confirmation by NNPA Legal Team, to ensure they are enforceable.

#### **Informative**

We would refer the applicant to our development advice web site page which outlines matters that should be considered for new developments <http://www.northumberland.gov.uk/default.aspx?page=15355>

Lighting assessments are contained within Public Protection's pre application guidance.

The manure handling should be undertaken with a management plan in accordance with Protecting our Water, Soil and Air – A Code of Good Agricultural Practice for farmers, growers and land managers (DEFRA 2009) so that any accumulations of manure on site do not amount to a statutory nuisance.

**Further information** can be found with regard to Stables - Manure/Bedding and Liquid Run - Off and Site Drainage (Pollution Prevention Guidance Note Number 24 'Stables, Kennels and Catteries'.

See [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

	Name	Signature
Prepared by	Paul Proctor	
Checked by	Wendy Stephenson	