



Northumberland County Council

Strategic Planning Committee
2nd July 2019

UPDATE REPORT

Application No: 19/00247/FUL

Proposal: Construction of a publicly accessible landmark, commissioned to commemorate Queen Elizabeth II and the Commonwealth.

Site Address: Land At Cold Law, Kirkwhelpington, Northumberland

Applicant: Viscount T Devonport, The Ray Estate Office, Lynnheads Barn, West Woodburn, Hexham NE48 2TU

Recommendation Change

1. It is proposed to amend the recommendation to **GRANT subject to a S106 Agreement** to secure the ecological enhancements and mitigation proposed which lies within the ownership of the applicant but outside the red line boundary of the site rather than an agreement under Section 39 of the Wildlife and Countryside Act. The recommendation should now read:

RECOMMENDATION: That this application be GRANTED permission and subject to a Section 106 agreement and conditions as set out in the report of 4 June as amended by the addendum and update reports

Additional Consultation Response

2. Since the addendum report was written additional advice from the Council's Building Conservation Officer has been sought. The full response is attached. As a result there are a number of amendments to conditions which are required.

Conditions Update

3. An additional condition worded as follows is suggested:

Development shall not commence until details of all hard and soft landscaping are submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details and all soft landscaping shall be implemented in the first available planting season following completion of the development

Reason: To safeguard the visual amenities of the area and ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with policies NE1 and BE1 of the Tynedale LDF Core Strategy.

4. Condition 8 to be reworded to read:

The development shall not be brought into use until details and specifications of the cycle parking shown on the approved plans have been submitted to and agreed in writing by the Local Planning Authority. Thereafter, the cycle parking shall be implemented prior to the development being brought into use and retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.

Reason: In the interests of highway safety, and sustainable development, in accordance with the National Planning Policy Framework

Late representations

5. A number of late representations have been received. As far as practicable those which have been received up to 2 July have been copied for circulation to members. Members will be verbally updated regarding these.

Author and Contact Details

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Date of Report: 02.07.2019

Background Papers: Planning application file(s) 19/00247/FUL