

Committee Report

Application No:	DC/19/01078/OUT
Case Officer	Lois Lovely
Date Application Valid	25 October 2019
Applicant	Mr William Walker
Site:	Beamish Park Hotel Beamish Burn Road Newcastle Upon Tyne
Ward:	Lamesley
Proposal:	Erection of self-catering holiday lodge accommodation (use class C3), associated car parking, hard and soft landscaping, engineering works and demolition of existing structures (additional information received 20/01/20, 23/01/20 and 24/01/20 and amended 24/01/20 and 18/02/20).
Recommendation:	GRANT
Application Type	Outline Application

1.0 The Application:**1.1 DESCRIPTION OF THE SITE**

The application site is 5.3ha and comprises large parts of the golf course and driving range as well as the vehicle access and car park areas that serve Beamish Park Hotel. Those parts of the golf course outside of the application boundary, as well as the hotel, are in the ownership and control of the applicant.

1.2 The application site is in a rural location located within the Green Belt and a Wildlife Corridor, approximately 2km south of the residential area of Sunnyside and 2km north of the residential area of Stanley.

1.3 The site includes a nine-hole golf course, practice greens, a floodlit driving range with a 15 bay driving range building, car parking and vehicular access onto Beamish Burn Road. The golf course (and the adjacent hotel) is a long established, publicly accessible, use in this location, having been in operation for over 25 years. To enable its use as a golf course and driving range, the landform has been engineered whilst the landscaping has been constantly managed over this period.

1.4 The site is partially bounded by and interspersed with tree belts. A field boundary runs along the eastern edge of the wider site, demarcated by a hedgerow and adjacent farm track. The northern edge of the wider site is bounded by Hedley Lane, from which much of the site is screened by vegetation. The west of the wider site is bounded by Burdon Plain and Beamish Burn Road, while the south-west boundary comprises a tree belt.

- 1.5 The site is accessible by car and cycle from the surrounding area. Access to the established Public Right of Way (PROW) network as existing would involve walking on Causey Road to access the PROWs that penetrates the surrounding countryside, providing circular walks and cycle routes from the site to Beamish Museum and Hedley Hall Woods, as well as to other attractions in the wider Causey Valley, including Beamish Hall and Tanfield Railway.
- 1.6 The application site is well located for access to the public transport network. The nearest bus stops are located approximately 200m from the site on the A6076, from which services run to Stanley and Consett to the south and through Whickham to the centre of Gateshead and Newcastle to the north. From Stanley, buses connect with Chester-le-Street and Durham, passing Beamish Museum. Rail services from Newcastle Central Station connect the city with a range of locations throughout the UK.
- 1.7 The local highway network, including Beamish Burn Road, is rural and lightly trafficked, providing an appropriate environment for cyclists. In addition, there are a number of bridleways in the vicinity of the site. National Cycle Route 11 (NCR11) is the closest formal cycle facility to the site which links Andrews House Station to the west, with Birtley to the east and is provided via a signed on- road route immediately to the north of the site.
- 1.8 Road access to the site is via two existing junctions (approximately 30m apart) off the Beamish Burn Road, which itself can be accessed directly from the Causey Road (A6076). The A6076 links Sunnyside to the north with Stanley to the south and provides connection to the wider and strategic highway networks via the A692 at its northern end and A693 at its southern end.
- 1.9 Two existing car parks serve the Beamish Park Hotel, golf course and driving range comprising 80 car parking spaces.
- 1.10 DESCRIPTION OF THE PROPOSAL**
This outline application with all matters reserved proposes the demolition of the existing driving range structure and the erection of self-catering holiday lodges (use class C3) with associated car parking, hard and soft landscaping.
- 1.11 All matters are reserved for subsequent approval.
- 1.12 PLANNING HISTORY**
There is no relevant planning history.
- 1.13 The application is supported by the following documents:
- o Design and Access Statement
 - o Alternative Site Assessment
 - o Landscape and Visual Appraisal
 - o Ecological Appraisal, Bat Survey, Badger Survey and Bird Risk Assessment Jan 2020
 - o Transport Statement
 - o Travel Plan Framework

- o Flood Risk Assessment
- o Drainage Strategy
- o Preliminary Geotechnical and Geo-environmental Risk Assessment

2.0 Consultation Responses:

Northern Gas Networks	No Objections
Northumbria Water	NWL has no objection subject to a condition to secure details of discharge of foul water.
Tyne And Wear Archaeology Officer	No objections
Northumbria Police	No objections
Coal Authority	No objections subject to a condition re site investigations
Durham County Council	No objection subject to a condition to secure details of a visibility splay at the access and a condition to secure details of a pedestrian access to the A6076

3.0 Representations:

Neighbour notifications were carried out in accordance with formal procedures introduced in the Town and Country Planning (Development Management Procedure) 2015. One letter of objection has been received. The main concerns are:

- It is a current Beamish Hotel Golf Course and not as described as the Former Beamish Golf Course
- the development will remove an extremely pleasant 9 hole par 3 golf course and training facility.
- for over 10 years this course has provided a valuable, flexible training and practice facility not found elsewhere within 20 miles
- it has a successful junior section
- as a member should have been informed directly.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS5 Employment-Economic Growth Priorities

CS8 Leisure, Culture and Tourism

CS13 Transport

CS14 Wellbeing and Health

CS15 Place Making

CS16 Climate Change

CS17 Flood Risk and Waste Management

CS18 Green Infrastructure/Natural Environment

CS19 Green Belt

CS20 Minerals

CS4 Spatial Strategy - Rural/Village Area

JE5 Tourism Development

ENV47 Wildlife Habitats

DC1D Protected Species

ENV44 Wood/Tree/Hedge Protection/Enhancement

ENV46 The Durham Biodiversity Action Plan

ENV48 Sites of Special Scientific Interest

ENV49 Sites of Nature Conservation Importance

ENV51 Wildlife Corridors

ENV3 The Built Environment - Character/Design

DC1H Pollution

DC2 Residential Amenity

5.0 Assessment of the Proposal:

The main planning considerations are the impact on the purposes and openness of the Green Belt and Very Special Circumstances, principle of the development, flood risk and drainage, coal legacy conditions, highway safety, landscape, design and biodiversity.

5.1 GREEN BELT

The site lies within the Green Belt that separates Gateshead from urban areas in County Durham.

5.2 The National Planning Policy Framework (NPPF) paragraph 134 identifies the key purposes of including land in the Green Belt including to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration.

5.3 Impact upon the Green Belt

NPPF paragraph 145 states that the construction of new buildings is inappropriate development in the Green Belt, unless they meet one of a list of exception criteria. The proposed development does not meet any of the exceptions listed under paragraph 145, and it is considered that the proposed development is, by definition, inappropriate development in the Green Belt.

5.4 NPPF paragraph 143 is clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on at paragraph 144 to advise that when considering planning applications, 'substantial weight' should be afforded to any harm to the Green Belt. In order to demonstrate that very special circumstances exist, paragraph 144 advises that the potential harm to the Green Belt, and any other harm resulting from the proposal, must be clearly outweighed by other considerations.

5.5 Given its distance from settlements and the existing character and function of the site and that the contribution the site and its immediate surroundings make to the purposes of the Green Belt is limited, relative to the function of Green Belt elsewhere.

5.6 Assessment of openness

NPPF paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

5.7 The term openness is not defined in planning policy, but recent Government guidance provides advice on assessing the impact of a proposal on the openness of the Green Belt. A number of factors need to be taken into account when making the assessment, which include, but are not limited to:

- o openness is capable of having both spatial and visual aspects - in other words, the visual impact of the proposal may be relevant, as could its volume;
- o the duration of the development, and its remediability - taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- o the degree of activity likely to be generated, such as traffic generation.

5.8 The Current Character and Openness of the Site

As mentioned above the application site is on the edge of the Green Belt; the Gateshead Borough and County Durham boundary runs along Burdon Plain to the north west of the site, along Beamish Burn Road to the west of the site and along Coppy Lane to the south west of the site.

- 5.9 The Green Belt in this area is characterised by open agricultural fields; a rural setting. Within this landscape are pockets of development comprising isolated dwellings and farmsteads.
- 5.10 The application site forms part of the Beamish Park Hotel complex. It does not function as open countryside. The presence of the floodlit driving range, manmade landform of the golf course, the hotel and car park present a longstanding active use in the Green Belt with visitor transport movements. The active use of the site continues into the hours of darkness and creates an alien feature in the wider landscape as a result of the floodlit driving range.
- 5.11 Given the above it is considered that the openness of the application site is markedly different from that of typical open countryside, affected in both a functional and physical sense by the engineered landforms of the golf course and buildings including the driving range building, the hotel and the range of visitor attractions in the area. These physical features, together with the relatively intense use of the site, collectively diminish the openness of the Green Belt in this particular location.
- 5.12 Given the above, it must be considered whether the proposed development of holiday lodges would create harm in the context of the current limited contribution the site makes to the openness of the Green Belt.

5.13 VISUAL IMPACT

The Effect on Landscape Character

The Applicant is not seeking approval for the design of the proposed lodges however a Design Code and development parameters have been submitted in support of the application. These details include mitigation screening, together with the orientation of the lodges and controls over their design and external materials incorporated into the Design Code section of the Design and Access Statement. It is considered necessary to ensure the final form of development achieved will be of the high quality indicated by this current application that takes into account and responds to its location and setting and to ensure no adverse impact on the landscape value that the relevant sections of the DAS are approved and secured by condition (CONDITION 4).

- 5.14 The Landscape and Visual Appraisal (LVA) submitted in support of the application confirms that the physical features of landscape value within the site, the boundary woodland, is proposed to be retained and enhanced through active management and introduction of native species. The existing visually prominent floodlit driving range building, some 67m in length and 1,876m³ in volume, together with the manmade landscape features such as the fairways, greens and sand bunkers are proposed to be replaced by a more naturalised landscaping and planting scheme, with the lodges located in parts of the site that are well screened or are capable of being screened through a planting and management scheme. It is considered that by removing the large, prominent building, floodlighting and engineered landform, and replacing it with development in an enhanced natural landscape, the development will strengthen the existing landscape character and bring about a positive change to the landscape character of the site.

5.15 Given the above it is considered the proposal will achieve an improved landform and landscape and is considered to be acceptable and in accordance with NPPG, Saved UDP Policy DC1 and CSUCP policy CS14.

5.16 The Effect on Views and Visual Amenity

It is considered that the visual envelope in which there is potential to appreciate any change within the Application Site is very limited and localised. Beyond the boundaries of the golf course, the visual profile of the site within the wider landscape is extremely limited, largely enclosed to the north, east and southern sides.

5.17 There are few publicly accessible locations from which the site can be seen, with the view into the site from the open meadow within Hedley Hall Woods being the main uninterrupted view into the site. Other publicly accessible views into the site are generally screened and filtered by the intervening vegetation meaning that these viewpoints provide only glimpses of the site. Views into the site are not possible from a number of the agreed viewpoints on the PROW network. Views from PROW and private residential properties are negligible.

5.18 It is considered that as views and visual amenity are preserved in addition to the removal of existing structures, floodlighting, and manmade features, together with the positive management and maintenance of the site that the proposal would generate a net beneficial effect on the visual character of the site and the wider area would be achieved.

5.19 The views of the lodges from public view points would be screened by the supplemented existing woodland along the north and west boundaries of the site and additional planting amongst the individual lodges layouts allowing glimpses of the lodges but with an overall low visual profile. Officers consider that the proposals will be in keeping with the character of the surrounding area; an enhancement in terms of returning a manmade and managed landscape to a more natural state, with ecological and landscape improvements. As such, it is considered there would be no adverse visual effects.

5.20 Within the site, the lodges could be designed and positioned so that at reserved matters stage they would be screened by existing tree belts or where additional screening can be planted. It is considered site enhancements would create a positive visual effect within the site.

5.21 Wider Policy Considerations

NPPF paragraph 144 confirms that Very Special Circumstances will arise if the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.22 The proposal must be assessed against all material planning considerations to determine whether any harm would be caused other than in respect of Green Belt and if harm is caused, then this harm should be considered as being other harm for the purposes of applying NPPF paragraph 144. The following sections make that assessment and the report concludes with a section to weigh up

whether the harm to the Green Belt as a result of inappropriate development and any other harm identified is clearly outweighed by any benefits arising from the development.

5.23 PRINCIPLE

NPPF paragraph 11 states that when determining planning applications LPAs should apply a presumption in favour of sustainable development, which, for decision taking means approving development proposals that accord with an up to date development plan without delay.

5.24 NPPF paragraph 80 provides a positive approach to economic development and requires that significant weight is placed on the need to support economic growth and productivity. It advocates an approach which allows areas to build on their strengths and counter any weaknesses.

5.25 Tourism and visitor accommodation

The proposed provision of visitor accommodation is in the rural area of Gateshead (within the Rural and Villages area as defined in the CSUCP).

5.26 Gateshead's Rural Economic Strategy (2015-2020) emphasises the important contribution that growth in tourism can make to Gateshead's rural economy. Additional visitor accommodation at this location has potential to make a positive contribution to several of the strategy's objectives, including the aim to 'develop the rural tourism offer to support the growth of local businesses', and, more specifically: 'promote a range of accommodation at different price points to meet the needs of all visitors e.g. camping and glamping'.

5.27 NPPF paragraphs 83 and 84 set out how the planning system should support a prosperous rural economy. Paragraph 83 (c) states that planning decisions should enable sustainable tourism and leisure developments which respect the character of the countryside.

5.28 Whilst the NPPF includes tourism development and hotels within the definition of main town centre uses, it is accepted that a sequential approach (to consider sites within or on the edge of existing centres) is not required in the context of self-catering holiday lodges as these are C3 uses, although the Applicant has given consideration to alternative sites in relation to Green Belt issues.

5.29 Saved UDP Policy JE5 (Tourism Development) is supportive of the principle of the use as a sustainable development of a new and improved tourism facility. It is acknowledged that the proposal does not accord with criteria (b) of that policy which requires tourist facilities in the rural area to be located within or next to service centre and villages where possible. However, CSUCP Policy CS8 focuses the development of visitor accommodation in accessible locations and given the site's location and availability of public transport options it is considered that this development is in accordance with policy CS8.

5.30 Furthermore, one of the key characteristics of the development is its rural setting, which does not lend itself to being within or next to a settlement. The weight to be attached to this outdated policy, JE5, should, be limited.

- 5.31 The proposal is the provision of visitor accommodation in the rural area of Gateshead (within the Rural and Villages area as defined in the CSUCP).
- 5.32 Whilst not a policy requirement, the Applicant has submitted an Alternative Site Assessment (ASA) that sets out analysis that has been undertaken to establish whether there are any more suitable sites, available and capable of providing a similar development, serving similar needs and meeting a similar market. This analysis appraised all land within 2km of the application site, as well as all land within 2km of the Beamish Museum. The methodology for the appraisal is set out in the ASA.
- 5.33 The conclusions of the ASA are that there are no demonstrably preferable or more suitable sites within the area to provide for a development comparable to the one proposed (preferable from an operational / commercial perspective or suitable in respect of environmental or physical sensitivities and constraints). A significant proportion of the ASA search area is in the Gateshead Green Belt whilst the remainder of the search area is in the Durham local authority area.
- 5.34 If tourism facilities are to be delivered in the Borough, it will, in all likelihood, be necessary to develop visitor accommodation in the Green Belt, to diversify the range of accommodation in the rural area and support rural businesses including visitor attractions.
- 5.35 New visitor accommodation on the application site has potential to contribute towards criterion 6 of policy CS5, which seeks to support economic growth by: 'Diversifying and expanding the rural economy by supporting local businesses and growth in leisure, culture and tourism'.
- 5.36 Gateshead's Rural Economic Strategy (2015-2020) emphasises the important contribution that growth in tourism can make to Gateshead's rural economy. Additional visitor accommodation at this location has potential to make a positive contribution to several of the strategy's objectives, including the aim to 'develop the rural tourism offer to support the growth of local businesses', and, more specifically: 'promote a range of accommodation at different price points to meet the needs of all visitors e.g. camping and glamping'.
- 5.37 There is a concern that the LPA must ensure that this does not result in a low-density housing development in this location and a condition is recommended to prevent conversion of the lodges to housing at a later date, or any other circumstances (such as the physical nature of the buildings) which would remove this risk (CONDITION 5).
- 5.38 The following paragraphs further consider whether such Very Special Circumstances exist.
- 5.39 Economic Growth**
CSUCP Policy CS5 makes a commitment that Gateshead will play a major role in the economic growth of the North East, delivering significant increases in the number of businesses and jobs. It sets out a range of measures to achieve

economic growth including through diversifying and expanding the rural economy by supporting local businesses and growth in leisure, culture and tourism.

- 5.40 In this regard, it is important to consider both the direct and indirect economic benefits of the proposal.

5.41 Direct Economic Impacts

It is estimated that the proposed development will lead to the creation of around 7 full time jobs in the management of the accommodation. In addition, the development would support temporary jobs during the construction phase.

- 5.42 As well as direct job creation, the development will bring business rate income to Gateshead Council. Businesses and other non-domestic occupiers of property pay business rates which contribute towards the cost of local authority services.

5.43 Indirect Economic Impacts

In addition, the development would benefit shops and service businesses in the local area. Self-catering accommodation attracts guests who are likely to make local purchases such as food and drink, toiletries and petrol and are also likely to eat out in local restaurants, cafes and public houses. With research published by Visit England indicating that tourists staying within self-catering accommodation spend, on average, £78 per person per night.

- 5.44 Given the proximity of the application site to Beamish Museum, guests may choose to stay at the proposed development to visit the museum as well as other tourist attractions in the wider area.
- 5.45 Whilst Beamish Museum is in the Durham County area, it nevertheless makes an important economic contribution to Gateshead, providing employment opportunities in an accessible location to residents of Gateshead. The Museum is within a 20 minute drive time of large parts of Gateshead and in this area, there are around 100,000 residents of a working age population. Job opportunities at Beamish Museum will be attractive to residents of Gateshead.

5.46 COAL LEGACY

The application site falls within the defined Development High Risk Area within which there are coal mining features and hazards.

- 5.47 The Coal Authority records indicate that thick coal seams outcrop within the site that may have been historically worked and the presence of a mine entry. The Coal Authority holds no treatment details for this mine entry and due to plotting inaccuracies, there could be some deviation by several metres from the current plotted position.
- 5.48 The planning application is accompanied by a Preliminary Risk Assessment that considers that it is unlikely that shallow coal seams will have been exploited at the site and concludes that it is a mine entry that requires further investigation. The report provides the scope of works required, however due to

presence of the thick coal seam outcrops, it is considered that the scope of works be extended to confirm the presence or absence of coal workings at shallow depth. If shallow mine workings are present, this could affect the surface stability of this development.

- 5.49 Due to the presence of the mine entry and potential shallow coal workings, the Coal Authority considers that due consideration should also be afforded to the potential risk posed by mine gas to the proposed development.
- 5.50 However, in order to establish the exact situation regarding coal mining legacy issues on the site, intrusive site investigation works should be undertaken prior to development in order that appropriate remedial / mitigatory measures can be designed to ensure that the development proposed is safe and stable. Conditions requiring these site investigation works prior to commencement of development are recommended to secure further investigations to confirm if there is the need for remedial works to treat the mine entry / areas of shallow mine workings to ensure the safety and stability of the proposed development. The recommended site investigations can be secured by conditions (CONDITIONS 16 and 17).
- 5.51 Given the above, subject to the recommended conditions to ensure the safety and stability of the development, the proposals are considered to be acceptable and in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

5.52 FLOOD RISK, DRAINAGE AND WATER QUALITY

Flood risk

The site is located within flood zone 1 and at low flood risk probability. Isolated pockets of surface water ponding are identified in areas across the application site.

- 5.53 A Flood Risk Assessment (FRA) has been submitted in support of the application that assesses the risk from all sources (including ordinary watercourses, surface water and groundwater), taking account of the impact of climate change over the lifetime of the development, in accordance with NPPF paragraph 103 and CSUCP policy CS17
- 5.54 There is a small area of Hedley Lane which is identified at high risk of surface water flooding (during 1 in 30 year storm event) based on the Environment Agency's Updated Flood Map for Surface Water which could affect the northern access of the site. There is a spring and an ordinary watercourse to the east of the site which discharges into Ridley Gill SSSI.
- 5.55 The indicative layout of the lodges has been designed so that the most vulnerable uses are restricted to higher ground at lower risk of flooding, with development which has a lower vulnerability (parking, open space) in the highest risk areas to avoid flood risk in accordance with NPPF paragraph 103 and CSUCP Policy CS17 and NPPG.

5.56 It is important that surface water runoff from the site is managed to maintain the existing greenfield runoff rates. The drainage hierarchy set out in CSUCP policy CS17 should be followed and the development should integrate SuDS which provide multifunctional benefits in terms of ecology, water quality and amenity benefits, in accordance with Core Strategy Policy CS17 and NPPG. The details of drainage assessment and management can be secured at reserved matters stage by condition (CONDITIONS 23 and 24).

5.57 Water Quality

It is essential that surface water runoff from the site is treated to ensure the proposal has no adverse impact on the water quality of the Ridley Gill and the rest of the River Team Catchment, reflecting CSUCP Policy CS17(3) and NPPG. These details can be secured by condition (CONDITIONS 21 and 22).

5.58 Sewerage infrastructure

It is noted that the submission identifies that NWL has confirmed that there is insufficient capacity on the foul sewerage network until further downstream upgrades have been completed. CSUCP policy CS17(2) requires developments to ensure that foul water infrastructure are provided with adequate capacity. As such it is unclear how the development will be able to provide sufficient capacity at this time, however a condition is recommended to secure the details at reserved matters stage (CONDITIONS 19 and 20).

5.59 Drainage

Although the developer is proposing all surface water to infiltrate into the ground, based on the presence of a sand and gravel substrate, infiltration testing has not yet been carried out to confirm this. A condition is required to demonstrate that infiltration is possible through infiltration testing at locations coinciding with the proposed infiltration points and in accordance with BRE365 and the SuDS Manual (CIRIA C753) (CONDITION 21).

5.60 Requirement for Sustainable Drainage (SuDS)

The development must be designed in accordance with sustainable drainage principles in accordance with the 2014 Ministerial Statement on SuDS, NPPF 163c and 165, and Newcastle Gateshead Core Strategy Policy CS17.

5.61 A tiered approach should be taken to preparing a drainage assessment. The contents of the drainage assessment should follow Gateshead Council's Interim Surface Water (SuDS) Guidelines for New Development (2016) and should have regard to NPPF/ NPPG; the DEFRA Non-Statutory Technical Standards for SuDS; CSUCP Policy CS17 and emerging Gateshead Local Plan policies MSGP 30 and 31, and best practice as set out in the SuDS Manual (CIRIA C753). These details can be secured by condition (CONDITION 21).

5.62 The SuDS system should seek to maximise the use of soft landscaping and be fully integrated into the landscape design for the site, to provide the most effective water treatment system and to provide site amenity and biodiversity benefits in accordance with NPPF paragraph 165(d) and CSUCP Policy CS17(1.iv). The nature of the development and the location offers the

opportunity to develop an exemplar sustainable drainage scheme following best practice and using open vegetated swales, raingardens, a lake and wetlands to create an attractive amenity environment that also creates new habitat and provides the required water treatment and control functions. It is recommended that conditions secure details of a SuDS scheme and its implementation (CONDITION 21).

- 5.63 In addition, a condition is required for the maintenance of the drainage scheme (CONDITIONS 23 and 24).
- 5.64 It is considered that a condition is necessary to require details of a Drainage Construction Method Statement (DCMS) to include details of how construction site runoff will be detained and treated to avoid risk of flooding and details of how SuDS components will be protected during construction to ensure correct functioning without sediment build up at completion of the works and consideration of access for inspections in order to minimise the risk of flooding and to ensure correct functioning of the drainage system on completion (CONDITIONS 14 and 15).
- 5.65 Given the above, and subject to the recommended conditions the proposals are considered to be acceptable and in accordance with CSUCP Policy CS17, Draft MSGP Policy 30 and Policy 31, NPPF paragraph 103 and the National Planning Practice Guidance (ID 7) and (ID 34).

5.66 HIGHWAYS

The application is made in outline with all matters reserved. Vehicular access to the site is proposed via the existing access to Beamish Park Hotel off Beamish Burn Road.

- 5.67 There are two existing access points onto Beamish Burn Road, both of which have restricted visibility splays. The hotel already consists of 42 bedrooms and is a popular wedding/golf/conference venue. There is a concern in respect over additional traffic movements through the existing substandard access arrangement. It is considered that the existing access points must be removed and consolidated into a single new (two-way) vehicular access, with the existing boundary treatments along Beamish Burn Road amended/realigned as necessary to attain a visibility splay in both directions of 2.4m x 210m (based upon a 60mph national speed limit). A relaxation of the 210m figure may be possible if an independent 7-day speed survey can demonstrate that the 85th percentile speed is lower than 60mph.
- 5.68 It should be noted that whilst the application site is within Gateshead the highway that fronts the site comes under Durham County Council's jurisdiction. The final requirements relating to the access and pedestrian provision will need to be agreed with Durham County Council through the reserved matters. Durham County Council officers have confirmed the opinion of Gateshead Officers that the current access arrangement at the site is not acceptable for the proposed development and that the access must be designed to modern standards and the argument that its existing is not acceptable due to road safety concerns. Improved visibility splays are required as a minimum that

would require the removal and or replacement of the existing boundary treatments and the details can be secured by condition (CONDITION 45).

- 5.69 The existing link road between the hotel car park and the golf driving range is subject to a very steep gradient and the grounding of some vehicles may already occur at the top and bottom of the 'ramp'. Future patrons of the proposed lodges may make the same assumption and this would result in cars being parked in the main hotel car park, rather than at each lodge. The car park was busy during a mid-week site inspection, as one might expect for a hotel consisting of 42 bedrooms; at a weekend when weddings and events are held. It is considered the car park operates at or above capacity. If patrons of the lodges then park in the hotel car park, it will exacerbate the parking situation and could result in an overspill of vehicles onto the rural public road.
- 5.70 Longitudinal sections of the proposed regraded existing link road/ramp are required so that the on/off points are not as severe as they are at present and these details can be secured by conditions (CONDITIONS 35 and 36).
- 5.71 In order to protect highway safety and to avoid nuisance to the occupiers of adjacent properties during the demolition and construction phases of the development it is considered necessary that a Demolition and Construction Management Plan be required by condition (CONDITIONS 10 and 11).
- 5.72 There are concerns regarding the pedestrian provision immediately adjacent to the site and through to where the site links in with existing public transport infrastructure. Enhancements are required to make the proposal acceptable in transport terms and these details can be secured by conditions (CONDITIONS 29 and 30).
- 5.73 The detailed design of the internal vehicle access arrangements and car parking would be approved at reserved matters stage. Such details can be secured by condition 1 so that any future reserved matters application will need to demonstrate how parking arrangements are in accordance with Gateshead standards, given the nature of the proposals. Conditions are recommended to secure details of the Hotel car park layout (CONDITIONS 31 to 32) and to secure the car parking layout for the development to include motorcycle and accessible parking, staff and visitor cycle parking and Secure and weatherproof cycle storage for each lodge; electric vehicle charging for each of the lodges with an additional space provided for communal use (CONDITIONS 33 and 34).
- 5.74 A further condition is recommended to secure details of how the layout demonstrates safe access for pedestrians and cyclists into the existing PROW network. (CONDITIONS 29 and 30).
- 5.75 A framework travel plan and a final travel plan will need to be produced for the site to demonstrate how sustainable transport options would be communicated to visitors and staff and these details can be secured by conditions (CONDITONS 37 and 38).

5.76 Details of waste servicing and collection, location of communal bin stores are required and these details can be secured by conditions (CONDITIONS 39 and 40).

5.77 Given the above and subject to the recommended conditions the proposals are considered to be acceptable and in accordance with CSUCP policy CS13.

5.78 DESIGN

The Applicant has advised that the design requirements and specifications of holiday lodge accommodation (particularly in the 'executive' market) is ever evolving due to continuous advances in construction techniques, in sustainable build credentials (i.e. in the use of materials and measures to reduce energy consumption), as well as changes to architectural style to meet evolving visitor requirements and quality expectations.

5.79 As such, the Applicant is not seeking planning permission for the final design and layout of the holiday lodge accommodation but is seeking outline planning permission. The final design and specifications of the lodges would then be considered through a reserved matters application.

5.80 A proposed indicative layout responds to the recommendations of the Landscape and Visual Appraisal, ecological survey and geotechnical survey. The reserved matters submission will need to demonstrate that the holiday lodges could be accommodated sustainably without adversely affecting visual receptors. The landscape quality of the area or result in ecological harm as well as introducing features to locally improve biodiversity.

5.81 The application is supported by an illustrative masterplan, a Design Code and parameter plans to enable the principle and the impacts of the development to be assessed. The documents establish principles that the detailed design will adhere to, and it is recommended that conditions are imposed to ensure that the quality and character of the scheme envisaged is achieved in the detailed design of the development, without fixing the design details at this stage (CONDITION 4).

5.82 Whilst no specific number of lodges has been applied for the illustrative masterplan indicates how development could be arranged, providing 36 detached holiday lodges with a range of 1, 2, 3 and 4 bedroom options. The Design Code sets out a range of measures to mitigate the visual impact of the largest lodge type (4 bedroom) in any given location within the Development Zone.

5.83 Officers consider it necessary to restrict the development lodges on the north west boundary of the site (Beamish Burn Road) as the lodges would be highly visible due to the topography rising up away from the road and despite the perimeter planting both existing and proposed. Similarly, for ecological reasons a buffer is also required along the south west boundary. The red edge of the application site is away from the eastern field boundary, thereby preventing built development in close proximity of the hedgerow on that field edge. These exclusion zones can be secured by condition (CONDITION 6).

- 5.84 Earthworks will be required to accommodate the proposed lodge plots and the details of proposed finished ground levels can be secured by condition (CONDITIONS 25 and 26).
- 5.85 To ensure there is no harm to the visual amenity of the area, boundary treatment details are required and can be secured by condition (CONDITIONS 41 and 42).
- 5.86 An external lighting strategy for the proposed development is required to ensure an appropriate form of development in the interest of good design and that there is no harm to the visual amenity of the area and to identify those areas/features on site that are particularly sensitive for biodiversity, including bats; and to show how and where external lighting will be installed so that it can be demonstrated that areas to be lit will not prevent bats and other wildlife using their territory or having access to their resting places, whilst also considering the residential amenity impacts from light spillage on both residents of the development and neighbouring occupiers. These details can be secured by conditions (CONDITIONS 43 and 44).
- 5.87 Given the above the proposals are considered to be acceptable and in accordance with the NPPF, saved UDP policies ENV3, DC2, ENV46, ENV47 and ENV51 and CSUCP policies CS14, CS15 and CS18.

5.88 LANDSCAPE CHARACTER

The site is within an area of medium landscape sensitivity identified by the Landscape Character study. Emerging policy MSGP 34 indicates that within such areas, permanent development which would have a significant adverse impact on the landscape will be resisted unless it would result in major public benefit, and mitigation forms part of the proposal as far as is feasible. Amongst other requirements, the policy indicates that proposals will be expected to protect, conserve and where possible enhance landscape character and local distinctiveness, reflecting landscape sensitivity.

- 5.89 The assessment of individual character areas accompanying the study will assist in identifying how best this can be achieved in this specific case. The policy has limited weight at present, but its weight is expected to increase as Making Spaces for Growing Places progresses and is in line with national guidance.

5.90 LANDSCAPE

Saved UDP policy ENV47 Wildlife Habitats states that, where possible, all types of wildlife habitats will be protected and enhanced. Land management practices beneficial to wildlife will be encouraged in line with the Durham Biodiversity Action Plan. New development will be laid out and landscaped so as to be beneficial to wildlife. Proposals should avoid the use of non-native or inappropriate species in sensitive locations. Where there is evidence of damaging species that are invasive to existing habitats, these should be removed. Whilst the Applicant has indicated that native species landscaping is proposed to enhance the site it is recommended to ensure that the final scheme

achieves an acceptable design, layout and landscaping solution, so as to ensure visual and landscape impacts are acceptable, a condition is recommended to secure a landscape scheme. The detailed landscaping proposals are a reserved matter however it is considered that the landscape scheme should include native species which are complimentary to those already found within the adjacent woodland and which encourage wildlife into the area can be secured by condition that would enhance the setting of the proposed development and the maintenance of the scheme once implemented (CONDITIONS 53, 54 and 55).

5.91 BIODIVERSITY

The NPPF at paragraph 170 requires planning decisions to contribute to and enhance the natural and local environment by protecting and enhancing (inter alia) sites of biodiversity (in a manner commensurate with their statutory status or identified quality in the development plan) and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

5.92 Therefore, the baseline of the site is the statutory status and identified quality in the development plan.

5.93 Statutory Status

The site lies within part of a wildlife corridor identified by Saved UDP policy ENV51 and draft MSGP38 that runs east to west and connects designated nature conservation sites, including Causey Bank Mires Site of Special Scientific Interest (SSSI) to the west and Ridley Gill SSSI to the east. At its closest point the proposed development is located 109m east of Causey Bank Mires SSSI separated from the site by Causey Road and the Tanfield Railway line, 345m west of Ridley Gill SSSI, 250m south of Burden Dene Local Wildlife Site (LWS) and 345m east of Hedley Hall Wood LWS. Several further designated sites, including Pockerley Farm Pond SSSI and Fortune Hill, Tanfield Railway Sidings, Burdon Moor (Blackburn Fell) and Bowes Railway Line occur within 1km of the proposed development site.

5.94 Saved UDP policy ENV51 and draft MSGP38 seek to protect the network of wildlife corridors by resisting development or recreational use which would seriously impair their integrity or value to wildlife. Exceptionally damaging developments may be allowed where habitats would be enhanced or where suitable replacement land is provided to retain the integrity of the corridor. The site as existing is in recreational use with a manicured landscape and it is proposed to be replaced with a recreational use with landscape enhancements designed to benefit biodiversity. The application site does not extend across the entire width of the identified wildlife corridor and the Green Belt beyond and there is open arable land and woodland to the south west and beyond Coppy Lane and Causey Road further open agricultural land. It is considered the proposals would not cause greater impairment to the integrity or value of the wildlife corridor than is existing. Given the above, subject to appropriate mitigation and details to be provided at the reserved matters stage, it is considered that the proposals will not seriously impair the integrity of the wildlife corridor nor the value to wildlife as a large swathe of wildlife corridor will remain,

biodiversity enhancements are proposed and the proposal is considered to comply with Saved UDP policy ENV51.

5.95 Identified Quality

Other than lying within a wildlife corridor in the green belt the site does not have any other status in the development plan.

- 5.96 Habitats within the site include extensive areas of short cut amenity grassland currently used as a driving range and short play golf course. Approx. 2.31ha of native plantation broadleaved woodland (Durham Biodiversity Action Plan Priority Habitat) occurs either wholly or partially within the redline boundary of the site. Further to this approx. 2.37ha of semi-natural broadleaved woodland (s.41 NERC Act Habitat of principal importance and DBAP priority habitat) occurs along the west and south west boundaries of the site. Approx. 458m of native hedgerow (s.41 NERC Act habitat of principal importance and Durham Biodiversity Action Plan priority habitat) is located beyond the eastern boundary of the site.
- 5.97 Extensive areas of arable land lie immediately to the east whilst an area of established wetland occurs immediately adjacent the south east corner of the site.
- 5.98 The woodland to the south west of the site is on the 1856 – 1895 OS map and the wood is therefore of considerable antiquity, and one that has potential to be ancient in origin. However, the woodland is not registered as Ancient Woodland.
- 5.99 The requirements of the NPPG guidance in terms of mitigation measures and use of buffer zones in respect of Ancient Woodland should be followed and the proposals include a 15m landscaped ecological buffer which is also fenced on the side of the development to exclude people and dogs to prevent damage to and deterioration of its ecological value and function, including in supporting protected and priority species and ecological connectivity. A condition can secure these details (CONDITIONS 53 and 54).
- 5.100 An Ecological Appraisal, Bat Survey, Badger Survey and Bird Risk Assessment that also includes details of survey work in relation to great crested newt, updated at the request of officers has been submitted in support of the application.
- 5.101 Survey work has confirmed use of the site by foraging and commuting bats and the driving range building is used by roosting bats including a bat maternity roost. However, the Ecology officer is of the opinion that the activity surveys were undertaken late in the survey season such that the survey fails to provide a maximum count for the maternity roost. However, it is known that the driving range is in use by bats and it is considered that an appropriate condition requiring a careful working method would ensure that the bats are protected from harm (CONDITIONS 12 and 13).

- 5.102 Breeding great crested newts have been recorded within 800m of the site in Hedley Hall Wood LWS and Burdon Moor (Blackburn Fell) LWS. Four ponds occur within 500m of the proposed development site.
- 5.103 The area of the arable field beyond the south east boundary of the site, that floods, is considered to provide suitable breeding habitat for other amphibian species, including common toad (s41 NERC Act species of principal importance and DBAP priority species). Habitats/features within and immediately adjacent the proposed development site are considered to provide suitable commuting and terrestrial habitats for amphibians including common toad with a low residual risk for the presence of great crested newt.
- 5.104 Badger survey work was undertaken in January. The Ecology officer is of the opinion that this was at a time of the year when badgers are generally less active with the optimum survey periods being early spring and late autumn. However, a single badger guard hair was recorded along the eastern boundary of the site with no other field signs (e.g. snuffle holes, latrines) being recorded. A camera was positioned on a suspected badger sett located within the semi-natural broadleaved woodland located along the south west boundary of the site. No badger activity associated with the suspected badger set was recorded during the 7 continuous nights of its deployment. Similarly, a second camera trap placed along the hedgerow located towards the eastern boundary of the site failed to record any badger movement. It is considered that conditions controlling the site clearance, construction and operational phases of the development can protect badgers and their habitat from harm (CONDITIONS 12 and 13).
- 5.105 Although a breeding bird survey has not been provided in support of the application a breeding bird risk assessment has been submitted. Given the presence of suitable habitat within, immediately adjacent or in close proximity of the site boundaries, priority species have the potential to occur at times, the reserved matters will need to demonstrate that appropriate mitigation measures can be put in place to protect priority bird species.

5.106 Loss of Trees

Saved UDP policy ENV44 states that works that will damage or lead to the loss of trees which contribute to the amenity of an area or have significant wildlife interest, will not normally be permitted and lists criteria by which works to trees will be considered.

- 5.107 Emerging policies in the submission draft Making Spaces for Growing Places Local Plan Document carry some weight. MSGP37 states that development that would damage or result in the loss of woodland, trees or hedgerows will only be permitted where it can clearly be demonstrated that development cannot reasonably be located elsewhere; and the need for the development clearly outweighs any harm to the ecological value, landscape quality or historical importance of the area, and in the case of ancient woodland and veteran trees outside ancient woodland, provides exceptional public benefits; and harm can be reduced to acceptable levels through the implementation of positive mitigation and enhancement measures either on site or elsewhere.

MSGP38 requires that development proposals must demonstrate how they will avoid/minimise adverse impacts on biodiversity and provide net gains in biodiversity.

5.108 Of the three existing plantation areas on the golf course the northernmost group has less ecological value than the two groups of trees towards the south of the site. Officers consider it is acceptable that lodges could be located within a third of the northern group of trees, the western third, without significant harm to visual amenity or biodiversity. Subject to a condition to secure details of trees to be removed and the trees that are to be retained, and during the demolition and construction phases those trees will require protective fencing. The tree protection measures details and installation can be secured by condition (CONDITIONS 8 and 9). Subject to the recommended conditions, the proposal is considered to be acceptable and is considered to comply with Saved UDP policy ENV44.

5.109 Replacement of trees can be secured through the Habitat creation and management condition (CONDITIONS 27 and 28).

5.110 Inclusion of pond in SuDS

The Applicant has suggested using the flooded corner / pond of the adjacent arable field as part of the SuDS. It is not clear that this land is in the control of the Applicant, however, a condition has been recommended to secure the details of a SuDS scheme and if it is proposed to incorporate this area as part of a SuDS the condition requires an ecological survey, assessment and mitigation report (CONDITIONS 21 and 22).

5.111 Intensity of Use

Saved UDP policy ENV48 requires Sites of Special Scientific Interest be protected by not allowing development on or off site when there is the potential for an adverse effect on the site and Saved UDP policy ENV49 Sites of Nature Conservation Importance now Local Wildlife Sites will be protected from adverse development wherever possible. The Causey Bank Mires SSSI the closest to the application site is likely to have increased visitor footfall. However, there are existing paths through the site and a picnic area indicating that the area is already publicly accessible. The LWS and SSSIs are areas of interest and prohibiting access to any visitors does not comply with national or local policy. The proposal in itself is not considered to be adverse development that the LWS's need to be protected from. Therefore, the proposal is considered to comply with Saved UDP policies ENV48 and ENV49.

5.112 The updated Ecological Assessment allows an understanding of the level of habitat / biodiversity value across the site. Whilst there are shortcomings in the submitted supporting ecological survey work as described above; the baseline is a site that is a golf course comprising cropped grassed areas with small areas of tree planting separating the fairways that is intensively visited by people and not typical countryside.

- 5.113 Outside of the site, and in respect of the pond 470 metres away, the further survey has concluded that it scores on the Habitat Suitability Index as 'below average suitability' for GCN. The Natural England risk assessment calculator shows that the risk of offence to GCN is "highly unlikely".
- 5.114 It is not considered to be necessary to carry out more surveys at this time as there is sufficient evidence to judge both the value of the site and the potential impacts of the outline proposals, and to devise a range of conditions to ensure that the final scheme brought forward at reserved matters stage is suitably controlled and managed. Ultimately, there is sufficient evidence in place to apply the NPPF policy requirements and determine the acceptability of the principle of developing the site for holiday lodge accommodation.
- 5.115 It is considered necessary to impose a condition requiring a Biodiversity Method Statement covering protection, creation, enhancement and maintenance of habitats/ecological features to be retained and/or created on site (CONDITIONS 12 and 13).
- 5.116 As the design, layout, landscaping and scale of development is yet to be fixed and will be done so at reserved matters stage. It is not necessary to have identified, in detail, the habitat / biodiversity mitigation and enhancement solutions at this outline stage; only to be able to:
- a) have a clear understanding of the habitat / biodiversity value and characteristics of the site; and
 - b) conclude that opportunities exist (and their delivery can be secured through planning conditions) for necessary mitigation and enhancement measures and that those measures will be designed in detail, approved by the Council at the reserved matters submission stage, and secured / incorporated as part of the implementation of the scheme.
- 5.117 Given the above, and subject to the recommended conditions above, it is considered that the development of the site could take place in such a way that it would not cause significant harm to the biodiversity value if the site or adjoining land and can, as it is required to do, improve the biodiversity value of the site when compared to the ecological value of the existing golf course. The site offers considerable opportunities for ecological benefit, and biodiversity improvements can secure measurable net gains for biodiversity and therefore the proposals are considered to be acceptable and in accordance with NPPF paragraphs 170 and 175 and Saved UDP policies DC1(s), ENV3, ENV44, ENV46, ENV47, CSUCP policy CS18 and draft MSGP policies 37 and 38.

5.118 Climate Change

CSUCP policy CS16 is relevant to ensure climate change considerations are integrated into the scheme. Connection to a decentralised energy centre should be considered, where appropriate. Where connection is not possible, other sources of low carbon energy provision should be explored as set out in CS16. A condition is recommended to secure details of such measures at reserved matters (CONDITIONS 50 and 51).

5.119 VERY SPECIAL CIRCUMSTANCES

It is acknowledged that the proposed development is, by definition, inappropriate development in the Green Belt that should only be approved if very special circumstances exist in accordance with paragraph 143 of the NPPF.

5.120 The fundamental policy consideration is set by the NPPF paragraph 144 where it explains that very special circumstances will not exist unless the potential harm to the Green Belt by reasons of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.121 Very special circumstances are not the amount and range of benefits delivered by a development, rather it is the difference between the harm caused by the development and the considerations in favour of the proposals, such that the latter clearly outweighs the former.

5.122 In carrying out the assessment of whether very special circumstances exist, particular regard should be given to:

- o the degree of harm caused by the development on the openness of the Green Belt, and in respect of the contribution that the site makes to the purposes of the Green Belt;
- o any other harm; and
- o the scale and nature of the considerations in favour of the application proposals, including the extent to which those considerations meet planning policy objectives.

5.123 Harm

Purpose

When assessing harm arising from a proposed development the starting point should be the 'baseline position' of the contribution that the site currently makes to the purpose of the Green Belt, and the existing openness of the Green Belt on the application site and in the wider area. This was discussed above and it was concluded that given the location, context and current use of the site that no material harm would arise in respect of the purpose of the Green Belt.

5.124 Openness

To assess the extent to which the proposed development may harm the openness of the Green Belt, it is necessary to consider the existing openness of the Green Belt in this location.

5.125 Considerations in Favour of the Proposal

The key benefit of the scheme is its ability to help to deliver the policy objective of CSUCP Policy CS8 to deliver a range of tourist accommodation in the Rural and Village Area, also reflected in the Council's corporate aims. This links directly to the CSUCP Policy CS5 objective of developing a diverse economy through strengthening the rural economy by supporting local business and growth in leisure, culture and tourism.

5.126 Alternative Site Assessment

The Applicant has demonstrated through the submitted ASA that there is an absence of more suitable, available sites which are capable of meeting the

same needs as the proposed development. If this development scheme does not come forward, then there are no obvious alternative locations and the opportunity to contribute to the policy objective of CSUCP Policy CS8 would be lost. This lack of alternative opportunities increases the weight that should be afforded to the scheme's contribution to meeting the objectives of Policy CS8 and justification for this Green Belt location.

5.127 The balance

NPPF paragraph 144 confirms that Very Special Circumstances will arise if the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

5.128 Change will occur as a result of the development, though in the context of up to date High Court judgements, preservation of the Green Belt is not achieved through preventing change, rather through preventing harm.

5.129 It is considered that harm is outweighed by the considerations in favour of the development to make a meaningful contribution to the Local Plan objectives relating to enhancing the Gateshead economy through increasing the range of visitor accommodation to support tourism and tourist attractions.

5.130 Given the above, it is considered that Very Special Circumstances do exist for the proposal on this site considered acceptable against Green Belt policy.

5.131 STATEMENT OF COMMUNITY INVOLVEMENT

A targeted consultation with the local business community was undertaken as it was considered the most appropriate way of communicating the proposals.

5.132 It was not considered appropriate to hold a general community consultation exercise, given the limited number of residential properties in the vicinity of the site and the nature of the proposals. Instead, it was determined that those who could be affected by the proposals, primarily as a result of the increased numbers of visitors to the area, could be businesses in the local area. On this basis, it was considered appropriate to undertake a targeted consultation with those businesses.

5.133 Consideration was given to where future visitors would be likely to access goods and services from. Given the self-catering nature of the proposed holiday lodges and the accessibility of the local area, it was determined that future visitors may be likely to travel up to around 2km from the application site for food, drink and other general needs during their stay. Accordingly, a leaflet was distributed to all registered businesses within 2km of the application site, as well as to all businesses in Tanfield and Sunnyside, which are just beyond 2km.

5.134 A total of 75 leaflets were distributed, and electronic copies were sent to the Councillors representing the Lamesley ward in which the site is located.

5.135 The leaflet included a response form (with a freepost return) which asked the following questions:

1 Do you agree that visitors to Beamish Park Lodges would be likely to use local services and facilities?

Yes / No

2 Are you generally in favour of the proposals?

Yes / No

3 Any other comments

5.136 Question 3 allowed respondents to provide an unstructured response and submit any other comments they had regarding the proposals. In short, it provided an opportunity for respondents to raise any concerns regarding the proposed development.

5.137 A total of three response forms were returned, all of which were in favour of the proposals and answered 'yes' to questions 1 and 2. One had no comments to add under question 3, while the other two respondents provided the following additional comments:

'Great idea!'

'Great concept for the area, being on the border of Gateshead and Durham'

5.138 Whilst the overall response rate was low, it is evident that those who did respond are in favour of the proposals. The low response rate in general is an indication of a lack of any fundamental concern about the proposals from the local business community, which could be interpreted as general support for the proposals.

5.139 Overall, it is evident that local businesses are not concerned that the scheme would have a negative impact upon them (i.e. through a diversion of trade) and see the benefits of having increased visitor population in proximity to their business.

5.140 COMMUNITY INFRASTRUCTURE LEVY

On 1st January 2017 Gateshead Council became a Community Infrastructure Levy (CIL) Charging Authority. This application has been assessed against the Council's CIL charging schedule. The site lies within residential CIL Zone A and the levy is £60/sqm.

6.0 CONCLUSION

6.1 It is considered that very special circumstances do exist for the proposal on this site considered acceptable against Green Belt policy. Subject to details to be provided at reserved matters stage and the recommended conditions, the scheme is considered to conform with the local and national planning policies and it is recommended that outline planning permission be granted.

7.0 Recommendation:

That permission be GRANTED subject to the following condition(s) and that the Service Director of Transport, Communities and Environment be authorised to add, vary and amend the planning conditions as necessary

1 Reserved Matters and Approved plans

- 2 Application for approval of reserved matters timescale
- 3 Commencement timescale
- 4 Development in accordance with Design Code
- 5 Self Catering holiday accommodation only
- 6 Developable Site Area
- 7 Landscaping Principles as set out in DAs
- 8 Tree Protection Measures
- 9 Implement Tree protection Measures
- 10 Demolition and Construction Management Plan
- 11 Implement Demolition and Construction Management Plan
- 12 Biodiversity Method Statement
- 13 Implement Biodiversity Method Statement
- 14 Drainage demolition and Construction Method Statement
- 15 Implement Drainage demolition and Construction Method Statement
- 16 Coal Legacy Intrusive Site Investigations
- 17 Coal Legacy Remediation
- 18 Unexpected Contamination
- 19 Foul Water Disposal
- 20 Implement Foul Water Disposal
- 21 Drainage Assessment and SuDS scheme
- 22 Implement SuDS Scheme
- 23 Drainage Management Plan
- 24 Implement Drainage Management Plan
- 25 Final Finished ground and floor levels
- 26 Implement final finished floor and ground levels
- 27 Habitat Management Plan
- 28 Implement Habitat Management Plan
- 29 Safe access for pedestrians and cyclists
- 30 Implement safe access for pedestrians and cyclists
- 31 Car Park Layout for Beamish Park Hotel
- 32 Implement Car Park Layout for Beamish Park Hotel
- 33 Car Park Layout for development
- 34 Implement Car Park Layout for development
- 35 Longitudinal cross section for access ramp
- 36 Implement access ramp
- 37 Travel Plan
- 38 Implement Travel Plan
- 39 Details of screened refuse and recycling
- 40 Implement screened refuse and recycling
- 41 Boundary Treatments
- 42 Implement Boundary Treatments
- 43 External Lighting Strategy
- 44 Implement External Lighting Strategy
- 45 Visibility Splay

- 46 Vegetation Clearance
- 47 Materials
- 48 Implement Materials
- 49 Hours of Construction
- 50 Sources of low carbon energy provision
- 51 Implement Sources of low carbon energy provision
- 52 Implement Habitat Management Plan and Biodiversity Method statement
- 53 15m buffer to SW woodland
- 54 Implement 15m buffer
- 55 Maintain Landscaping
- 56 Surface Treatments
- 57 Implement Surface Treatments
- 58 Details of play areas
- 59 Implement play areas

