

DELEGATED REPORT	
Application Reference:	17/0617
Description of Development	Change of use of outdoor activity centre to family dwelling and holiday cottage
Case Officer	Caroline Brier
Appraisal	
Site	High Plains Lodge, Alston
Proposal	<p>This proposal seeks to change the use of the outdoor activity centre to a dwelling and holiday cottage. There is already one dwelling on site.</p> <p>The site is located off the Alston to Garrigill road half way between the two and approximately 270 metres down a dead end lane that leads to two other properties.</p> <p>The current outdoor activity centre has been up for sale since 2014 as the owners are looking to retire. There hasn't been any interest in continuing the use as an outdoor activity centre which was built approximately 40 years ago and is in need of significant renovation.</p> <p>The existing dwelling is located centrally within the site and the building that is proposed to be converted into a holiday cottage is attached to that dwelling protruding to the north. The proposed dwelling (currently the dormitory block) is located to the east of the site and would be separate to the existing dwelling and holiday cottage following the demolition of a single storey link building.</p>
Relevant Site History:	79/0680 - Development of outdoor activity centre – Full Approval 23 rd August 1984
Policy:	<p>Eden Local Plan 1996: Saved Policies</p> <ul style="list-style-type: none"> • NE1 Development in the Countryside • NE2 Development in the North Pennines AONB <p>Core Strategy DPD Policy:</p> <ul style="list-style-type: none"> • CS1 Sustainable Development Principles • CS2 Locational Strategy • CS3 Rural Settlements and the Rural Areas • CS7 Principles for Housing • CS9 Housing on Rural Exception Sites • CS12 Principles for Economic Development and Tourism • CS18 Design of New Development <p>Supplementary Planning Documents</p> <ul style="list-style-type: none"> • Housing (2010) • North Pennines AONB Planning Guidelines (July 2011)

	<ul style="list-style-type: none"> • North Pennines AONB Building Design Guide (2011) <p>National Planning Policy Framework (NPPF):</p> <ul style="list-style-type: none"> • Building a strong, competitive economy • Delivering a wide choice of high quality homes • Requiring good design <p>National Planning Practice Guidance (NPPG)</p>
STATUTORY CONSULTATION RESPONSES	
Highway Authority	No objection
DISCRETIONARY CONSULTATION RESPONSES	
Parish Council	Recommend approval
Arboriculturist	No objection – <i>‘this is a site that is visible for many miles around and due to its size and colour; continued screening of the more recent buildings is an essential requirement. Landscaping work is mentioned within the application and therefore if planning approval is considered appropriate I recommend that a condition is attached requiring a detailed landscaping and management plan to be submitted to the Council for approval prior to the occupation of any of the proposed dwellings, to include for replacement of losses for any existing or planted trees within a ten year period of first occupation’.</i>
NOTIFICATION RESPONSES	
Application advertised by way of immediate neighbour notification letter and site notice posted.	A letter of support was received from the current owner of High Plains Lodge.
OBSERVATIONS	
Main Issues:	Appraisal:
Principle	<p>The proposal site is located within the open countryside where both national and local planning policies aim to resist unsustainable development. New dwellings outside of a designated Key or Local Service Centre is required to be justified on the basis of exceptional need, including affordable housing provision and would be unlikely to be supported in the absence of a clear and overriding justification due to the site being located in an area where there is a presumption against new development.</p> <p>However, it is acknowledged that the Council are currently unable to demonstrate a five year housing supply which currently stands at 3.33 years and as such, paragraph 14 of the NPPF which requires applications to be determined with a presumption in favour of sustainable development. The NPPF states in paragraph 14 that: ‘for decision taking this means:</p>

	<ul style="list-style-type: none"> • Where the development plan is absent, silent or relative policies are out of date, granting permission unless; • Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or • Specific policies in this framework indicate development should be restricted.' <p>A dwelling in this location would be considered acceptable in principle unless it could be demonstrated that any adverse impact significantly outweighs the benefits of providing a dwelling.</p> <p>The creation of a holiday cottage would be supported through current policies.</p> <p>As such, the principle of creating a new dwelling and a holiday cottage can be supported at this time.</p>
<p>Scale & Design</p>	<p>A flat roof infill section between the dwelling and dormitory block, which housed an entrance hall, store, office, equipment room, drying room and equipment store, is to be demolished, leaving a gap of approximately 5.5 metres between the two. This demolition work is greater than 50 cubic metres and as such requires planning permission under this application.</p> <p>The building that is proposed to be demolished is a single storey, flat roofed infill which does not provide any architectural merit to the buildings and its demolition is considered to be acceptable.</p> <p>No other external alterations are proposed.</p>
<p>Impact on the landscape/amenity of the area</p>	<p>The buildings are existing and as such do not pose any alteration to the landscape or amenity of the area, however it is noted that they are visible from different vantage points. This includes from the main Penrith to Alston road which is just over a mile away across the countryside.</p> <p>Whilst it is a common feature in this area to see sporadic properties in the landscape. In order to preserve and protect the landscape a Tree Preservation Order has been served on a group of trees to the south west of the buildings (TPO186-G1). The Arboriculturist also suggested a landscaping condition, however as the buildings are existing it is not considered necessary or reasonable for this proposal.</p>
<p>Impact on the living conditions/amenity of neighbouring residents</p>	<p>The closest neighbouring properties are approximately 400 metres away. It is not considered that this proposal would impact on the living conditions or amenity of any neighbouring residents.</p>
<p>Conclusion</p>	<p>The proposed development is considered to be in accordance with the development plan which is not outweighed by material considerations and therefore the application is recommended for approval.</p>

RECOMMENDATION

That the application is granted subject to the following conditions:

Time limit for commencement

1. The development permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:
 - i. Site Plan received 17th July 2017
 - ii. Block Plan received 17th July 2017
 - iii. 17/771/5 received 17th July 2017
 - iv. 17/771/6 received 8th August 2017
 - v. Design and Access Statement received 25th July 2017**Reason:** To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.

Ongoing conditions

3. The holiday cottage, outlined red on drawing number 17/771/5 shall be used for holiday accommodation only and for no other purpose, including any other purpose in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory instrument revoking and re-enacting that Order with or without modification.
Reason: To preclude the use of the premises for residential purposes in the interests of the proper planning of the area.
4. The holiday cottage, outlined red on drawing number 17/771/5 shall not be used at any time as a sole and principal residence by any occupants, and the premises shall not be used as a second home by any person.
Reason: To ensure the premises are available for short term let purposes.