



# Northumberland

## County Council

Miss Alannah Healey  
SLC Property  
72 B. Box Studios  
Stoddart Street  
Newcastle Upon Tyne  
NE2 1AN

Our Ref: 21/03060/CCD  
Your Ref:  
Contact: Mr Gordon Halliday  
Direct Line: 07785727053  
E-Mail: [Gordon.Halliday@northumberland.gov.uk](mailto:Gordon.Halliday@northumberland.gov.uk)  
Date: 9th November 2021

Dear Sir/Madam,

### **Application to Northumberland County Council – Development Management**

I refer to your application to the above unit and enclose your approval certificate. This is an important legal document, it should therefore be safely stored.

Most approvals are subject to conditions and these are listed on the second page of the certificate. These form part of your permission and must be adhered to. Some conditions may require additional information to be submitted to this unit prior to the starting of any works, whilst others are ongoing, either just during the construction period and others for the life of the development. If you are uncertain about any of the conditions attached to your permission, please contact the Planning Case Officer whose details appear at the top of this page. Under the Fees for Applications Regulations 2012 (as amended), there is a standard fee of £116 per request to have conditions discharged. This is reduced to £34 for Householder applications.

If you consider that you are unable to comply with any of the conditions, you do have a right to apply to the Council to have a condition removed or varied. This has to be in the form of a variation application. Alternatively you do have a right of appeal to the Planning Inspectorate (see information on reverse of certificate). In either of these circumstances, you are advised to contact the Planning Case Officer first.

Most building work will require Building Regulations approval. If you have not already applied for this, you should contact your area Building Control office at either Alnwick, Hexham or Morpeth (telephone 01670 623838, 01670 623820 or 01670 623728/724 or e mail [buildingcontrol@northumberland.gov.uk](mailto:buildingcontrol@northumberland.gov.uk)).

Finally, it would be helpful for record keeping purposes, if you could inform the planning unit prior to starting the building or other works, contact information is detailed at the top of this letter.

Yours faithfully,

**Rob Murfin**  
**Director of Planning**



# Northumberland

## County Council

### TOWN AND COUNTRY PLANNING ACT 1990(As Amended) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

**Application No.** 21/03060/CCD

Miss Alannah Healey  
SLC Property  
72 B. Box Studios  
Stoddart Street  
Newcastle Upon Tyne  
NE2 1AN

#### **DEVELOPMENT BY NORTHUMBERLAND COUNTY COUNCIL**

**Proposal** Construction of parking for cars, electric vehicles, and other associated works. Modifications to existing highways including pedestrian footways and new highways access

**Location** Land North Of 6 Liddles Street Ravensworth Street Bedlington  
Northumberland

**Applicant** Northumberland County Council  
County Hall Morpeth NE61 2EF

*In pursuance of powers under the above Act the Local Planning Authority hereby PERMITS the development described above which should be carried out in accordance with plans and details submitted with the application subject to all conditions defined in the attached schedule.*

**Rob Murfin**  
**Director of Planning**

9th November 2021

#### NOTE

Failure to adhere to any details shown on the plans forming part of the application for which permission is hereby granted, and/or failure to comply with any conditions attached to this permission, may constitute a contravention of the provisions of the Town and Country Planning Act 1990 in respect of which enforcement action might be taken.

**(YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF)**

**Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
  
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following plans and documents.  
  
60601435-ACM-XX-ZZ-DRG-LEP-000025 (Rev. PO1.1) Bedlington Liddle's Street Car Park Site Location Plan  
60601435-ACM-06-ZZ-DRG-EHW-060065 (Rev. PO1) Bedlington Liddle's Street Existing General Arrangement  
60601435-ACM-06-ZZ-DRG-EHW-060064 (Rev. PO1) Bedlington Liddle's Street Car Park General Arrangement  
Liddle's Street Car Park. Northumberland Line - Bedlington. Supporting Transport Statement. Aecom for Northumberland County Council. 6 August 2021  
  
Reason: To ensure that the approved development is carried out in accordance with the approved plans and documents.
- 3 Prior to the commencement of the development a scheme for the disposal of surface water from the development that shall use sustainable urban drainage techniques wherever possible, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.  
  
Reason: To ensure the effective and sustainable disposal of surface water from the development.
- 4 If during development, contamination not previously considered is identified, an additional written Method statement regarding this material shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the measures proposed to deal with the contamination have been carried out. Should no contamination be found during development, the developer shall submit a signed statement indicating this, to discharge this condition.  
  
Reason: To ensure that risks from land contamination to future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks.
- 5 During the construction period, there shall be no noisy activities from mobile plant, pneumatic equipment, power tools etc. audible at the site boundary on Sundays or Bank Holidays or outside the hours of 08.00 - 18.00 on Monday to Friday or 08.00 - 16.00 on Saturday.  
  
Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.
- 6 During the construction period, there shall be no deliveries to or collections from the site, on Sundays or Bank Holidays or outside the hours of 08.00 - 18.00 on Monday to Friday or 08.00 - 13.00 on Saturday.

Reason: To protect residential amenity and provide a commensurate level of protection against noise in accordance with Policy GP25 of the Wansbeck District Local Plan.

- 7 Details of the proposed boundary treatment to the site shall be submitted to and approved by the Local Planning Authority. The details shall include plans showing the location of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of the proposed new boundary treatments. The approved scheme shall be implemented before the car park is brought into operational use and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policy GP31 of the Wansbeck District Local Plan.

- 8 Notwithstanding the details submitted, prior to the commencement of development samples of all materials, colours and finishes to be used on all external and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the area in accordance with Policy GP31 of the Wansbeck District Local Plan.

- 9 Prior to first use a lighting scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show how and where external lighting shall be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not unduly affect residential amenity. All external lighting shall be installed in accordance with the approved scheme and no external lighting shall otherwise be installed without prior approval in writing from the Local Planning Authority and shall be retained thereafter for the lifetime of the development.

Reason: To protect residential amenity in accordance with Policy GD23 of the Wansbeck District Local Plan.

- 10 Prior to the car park being made available for public use, the car parking area indicated on the approved plans, including any disabled and EV car parking spaces contained therein, shall be hard surfaced, sealed and marked out in parking bays in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans.

Reason: In the interests of highways safety, in accordance with Policy T6 of the Wansbeck District Local Plan and National Planning Policy Framework.

- 11 Prior to the car park being made available for public use, a car parking management strategy detailing the number of car parking spaces, including disabled and EV spaces, and details as to how these spaces will be made available, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented in accordance with the approved details before the car park is made available for public use.

Reason: In the interests of highway safety and sustainable development, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 12 Prior to the car park being made available for public use, details of the proposed highways works to shown indicatively in the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The highways works shall include the provision of:
- o Access junction to car park from the 'Back Lane to 36-37 Ravensworth Street';
  - o Vehicular and Pedestrian Improvements to the 'Back Lane to 36-37 Ravensworth Street', including review and provision of street lighting;
  - o Footway connections to the 'Back Lane to Ravensworth Street / Liddle's Street' and Liddle's Street footpath;
  - o Traffic Management Measures to Ravensworth Street, 'Back Lane to 36-37 Ravensworth Street' and 'Back Lane to Ravensworth Street / Liddle's Street';
  - o All other associated works.

The car park shall not be made available for public use until the highways works have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 13 Prior to the commencement of passenger rail services at the Bedlington Station railway station (approved under planning reference 20/01106/CCD), details of the proposed advanced directional signage for vehicles, cyclists and pedestrians, shall be submitted to and approved in writing by the Local Planning Authority. No passenger rail services at the Bedlington Station railway station (approved under planning reference 20/01106/CCD) shall commence until the details have been implemented in accordance with the approved plans.

Reason: In the interests of highway safety and sustainable transport, in accordance with Policy T6 of the Wansbeck District Local Plan and the National Planning Policy Framework.

- 14 Within 12 months of the car park being made available for public use, an on-street parking management review shall be submitted to and approved by the Local Planning Authority. The review shall consider on-street parking impacts to 'Back-Lane to 36-37 Ravensworth Street' and 'Back Lane to Ravensworth Street / Liddle's Street' and a timetable for implementing the findings of the review. The findings of the review shall be implemented in accordance with the approved details and the timescales set out in the review.

Reason: In the interests of highway safety and local amenity, in accordance Policy T7 of the Wansbeck District Local Plan and with the National Planning Policy Framework.

- 15 The car park shall not be made available for public use until full engineering, drainage, street lighting and constructional details of the section of 'Back Lane to 36-37 Ravensworth Street' proposed for adoption as public highway have been submitted to and approved in writing by the Local Planning Authority. Thereafter, it shall be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the amenities of the locality and users of the highway in accordance with the National Planning Policy Framework.

- 16 Prior to the car park being made available for public use, an Operation, Management and Maintenance Strategy for the development shall be submitted to and approved in writing

by the Local Planning Authority. The operation, management and maintenance strategy shall detail how the areas of the development including, where relevant, the car parking area, drainage, landscaping, CCTV and lighting will be operated, managed and maintained upon completion of the development and the boundaries between any multiple parties in this respect. Following the car parking area being made available for public use, the development shall be managed and maintained in accordance with the approved details.

Reason: In the interests of highway safety and local amenity, in accordance Policy T7 of the Wansbeck District Local Plan and with the National Planning Policy Framework.

- 17 Prior to any change in charging strategy for the car park, details of the amendments and any associated mitigation associated with that change shall be submitted to and approved in writing by the Local Planning Authority. The approved details and associated mitigation shall be implemented prior to the change in charging strategy being implemented.

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

- 18 Development shall not commence until a Transport and Construction Method Statement, together with a supporting plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be adhered to throughout the construction period. The Construction Method Statement and plan shall, where applicable, provide for:

1. details of temporary traffic management measures, temporary access, routes and vehicles;
2. vehicle cleaning facilities;
3. the parking of vehicles of site operatives and visitors;
4. the loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development.

Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

In dealing with the application we have worked with the applicant in a positive and pro active manner and have implemented the requirement in paragraph 38 of the National Planning Policy Framework.

## Notes to Applicant

1. A watching brief should be maintained during ground works for any anomalous features that could be indicative of an unrecorded mine entry. Should such an entry be encountered, appropriate treatment should be carried out in accordance with details permitted under a Coal Authority permit.
2. The prevention of nuisance is the responsibility of the developer and their professional advisors. Developers should, therefore, fully appreciate the importance of professional advice. Failure to address issues of noise, dust and light at the development stage does not preclude action by the Council under Section 79 of the Environment Protection Act 1990 in respect to statutory nuisance.
3. British Standards 5228 (Code of practice for noise and vibration control on construction and open sites) sets out noise limits that the developers will be expected to adhere to, particularly in relation to working outside 'normal working hours'.
4. There shall be no burning of any material associated with the construction phase of the development.
5. Any fixed external lighting installed as part of this development should have regard to the ILP Guidance on the Reduction of Obtrusive Light, 2012. The developer should ensure that lighting does not cause annoyance to any nearby receptors. Experience of lighting installations has shown that complaints about lighting normally arise from poorly designed or installed lighting schemes. It is recommended that the developer ensures that the lighting contractor installs the proposed lighting scheme in line with the submitted proposals and that the ILP guidance is adhered to, to minimise the impact of lighting from this development.
6. It would be expected that the applicant would ensure that any contractor is aware of responsibilities to minimise dust during the construction phase and is aware of current UK guidance on this. Dust minimisation and control should have regard to guidance such as The Institute of Air Quality Management's recent guidance document 'Guidance on the Assessment of Dust from demolition and Construction'. Additionally the Mayor of London's office has produced a robust supplementary guidance document 'The Control of Dust and Emissions During Construction and Demolition'. The HSE has also produced guidance on construction dust.
7. As the naming of the road network around the development is not clear, for the purposes of these conditions and informatives please note that:
  - (a) 'Back Lane to 36-37 Ravensworth Street' is the east to west access road from Ravensworth Street to the car park entrance.
  - (b) 'Back Lane to Ravensworth Street / Liddle's Street' is the north to south road on the western boundary of the car park.© 'Liddle's Street Footpath' is the footway to the frontage of the Liddle's Street dwellings on the eastern boundary of the car park.
8. In relation to the works to the highway required to facilitate the development to the Back Lane link road to 36-37 Ravensworth Street, the Back Lane of Ravensworth Street / Liddle's Street and Liddle's street footpath as well as on the wider highway network to facilitate a highway signage scheme, pedestrian and cyclists' signage, a clear and transparent set of principles should be applied to ensure public benefit.

9. Offsite highway works required in connection with the proposed development are controlled by the Council's Technical Services Division. These works should be carried out before the car parking area is made available for public use. The Council will undertake such works at the applicant's expense. Highways Development Management ([higwaysplanning@northumberland.gov.uk](mailto:higwaysplanning@northumberland.gov.uk)) should be contacted to progress this matter.
10. A highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from the site. Highways Development Management ([higwaysplanning@northumberland.gov.uk](mailto:higwaysplanning@northumberland.gov.uk)) should be contacted to arrange a survey.
11. The Council's Traffic Management Section at [highwaysprogramme@northumberland.gov.uk](mailto:highwaysprogramme@northumberland.gov.uk) should be contacted before and during the construction period in respect of any impacts to current and proposed Traffic Regulation Orders.
12. Building material or equipment shall not be stored on the highway unless otherwise agreed. The Streetworks Team on 0345 600 6400 should be contacted for Skips and Containers licences.
13. The Council's Lighting Section at [highwaysstreetlighting@northumberland.gov.uk](mailto:highwaysstreetlighting@northumberland.gov.uk) should be contacted before and during the construction period with respect of street lighting to ensure sufficient illumination levels of the public highway.
14. Technical approval should be obtained for all street details offered for adoption as public highway from the Local Highway Authority at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) prior to the submission of such approved details to the Local Planning Authority to discharge condition 14 of this permission.
15. In accordance with the Highways Act 1980, no mud, debris or rubbish shall be deposited on the highway.
16. Road safety audits are required to be undertaken. The Council offers this service and can be contacted at [highwaysplanning@northumberland.gov.uk](mailto:highwaysplanning@northumberland.gov.uk) or 01670 622979.
17. The demand for EV car parking spaces is likely to increase in the future to reflect the inevitable increased take up of electric vehicles.
18. Works that do not constitute 'development' or are permitted by virtue of the provisions of the General Permitted Development Order will not require formal discharge to be obtained prior to such works being undertaken.



## NOTES

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of The Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development that is already the subject of an enforcement notice, if you want to appeal against your local planning authorities decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.
- If you want to appeal, then you must do so within six months of the date of this notice (if this is a decision to refuse planning permission for a householder application or a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice) using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/appeal-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate).
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.