

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 16NP0011

Description of development: Change of use of a redundant workshop and outbuilding and construction of an extension to create 2 No. one bedroom holiday lets and associated works

Location: Wilderness, Harbottle, Northumberland, NE65 7DQ

Date: 30/06/16

RECOMMENDATION:

Substantive concern (Apply Conditions): a significant concern which might be overcome with a change to the scheme, or the imposition of a planning condition

Assessment of proposal:

It is considered that the proposed development in highway terms with the National Planning Policy Framework.

The proposed would see a change of use from a workshop to 2 no. 1 bedroom holiday lets. This proposed would see a minimal increase in trip generations to and from the site which would have no adverse effect on the wider highway network.

The existing access will be utilised for the development and is currently in an acceptable state and does not need upgrading.

Car parking has been indicated on the proposed plans but has not been marked out clearly. For 2 no. 1 bedroomed holiday lets, 1 parking space per unit will be required. However, even though parking spaces have not been shown in detail on submitted drawings there is enough space within site curtilage to incorporate 2 parking spaces and suitable manoeuvrability so that vehicles can exit the site in a forward gear.

No details have been submitted in regards to cycle parking. We would highly recommend a form of cycle parking/storage as it supports sustainable modes. We would require a plan showing a form of cycle parking within the site.

Refuse will be stored within the site boundary when it is not due to be collected. The holiday lets will utilise the existing arrangements which serve The Wilderness. No bins are to be stored on the highway except for collection days.

Therefore, we would have no objections to this application being permitted.

Assessment of Proposal Checklist

- **Transport Statement or Assessment – N/A**
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety – N/A**
- **Travel Plan – N/A**
- **Car Parking** – An area for car parking has been shown on the plan but spaces have not been marked out for the holiday lets. There is room within the site to incorporate 2 spaces needed to conform with NCC Parking Standards.
- **Cycle Parking** – Cycle parking has not been outlined in the application but we would highly recommend a form of parking/storage.
- **Highway Works** – No highway works are required.
- **Highway Land and Property issues – N/A**
- **Refuse Storage and Servicing** – Refuse storage will be within the site curtilage and will utilise the existing arrangements which serve The Wilderness.
- **Lighting – N/A**

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
Details of cycle parking to be submitted The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times. Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.
Informatives
Reminder to not store building material or equipment on the highway Building materials or equipment shall not be stored on the highway unless otherwise agreed. You are advised to contact the Streetworks team on 0345 600 6400 for Skips and Containers licences. Reminder to not deposit mud/ debris/rubbish on the highway In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

Consultation Checklist

Street Lighting	N/A
Highways Programmes, Traffic Management, Cycling	N/A
Highway Area Inspector, Waste, Greenspaces, Traffic Signals	N/A
Streetworks	N/A
Parking	N/A
Infrastructure & Adoption Records	N/A
Highway Design, Highway Structures & Road Safety	N/A
Travel Plans and Public Transport	N/A

School Travel Plans	N/A
School Transport/ Passenger Transport Services	N/A
S278	N/A
S38	N/A