

HDM Planning Application Consultation Response

HDM Case officer: Matthew Payne

Planning application number: 16NP0059

Description of development: Conversion of 3 existing barns to holiday accommodation

Location: The Old Farmhouse, Stonehaugh Sheilds, Kern Green, Stonehaugh, Northumberland NE48 3BU

Date: 28/6/16

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:

- There are no highway concerns with the proposed conversion for holiday let purposes and the application is considered to be in accordance with local and national transport policy.
- It is understood that the application replicates application reference 16NP0001 and there are no changes in highway terms to the proposals.
- The level of trip generation from the development will not have a material impact upon the wider highway network.
- There are no amendments required to the plans submitted.
- There are no highway objections to the proposals subject to the imposition of planning conditions relating to car and cycle parking and details of refuse storage/strategy that will address our concerns in relation to the proposals as submitted.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** – not required for a development of this type.
- **Pedestrian routes, Public Transport and Cycles** – existing pedestrian routes and public transport accessibility is in keeping with the rural nature of

the development site. The site is within close proximity to the National Cycle Network and surrounding forest tracks.

- **Road Safety** – the development is located sufficiently from the public highway that there are no road safety concerns in relation to parking and refuse storage subject to conditions relating to additional details being supplied. There are no concerns in relation to any obstruction or damage to the highway resultant from the conversion works due to the distance of the site from the highway.
- **Travel Plan** – not required for a development of this type.
- **Car Parking** – appropriate car parking is to be provided adjacent to the proposed site with details shown in the plan. We request a condition is placed upon the any approval to secure the proposed car parking and its ongoing retention.
- **Cycle Parking** – cycle parking should be provided for development of this type particularly given its location close to the National Cycle Network, surrounding forest tracks and Kielder. No information is supplied in relation to cycle parking but we are satisfied that appropriate parking can be provided and therefore request a condition that this secured.
- **Highway Works** – no highway works are required as a result of the development.
- **Highway Land and Property issues** - none
- **Refuse Storage and Servicing** –details have been supplied in relation to the storage and servicing of refuse from the development. These details are requested to be secured through condition.

- **Lighting** - any lighting proposals for the development will not impact upon the public highway due to the distance between the site and the public highway/

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
None
Standard Conditions
<p>D2 - Implementation of car parking area - The development shall not be occupied until the car parking area indicated on the approved plans has been hard surfaced, sealed and marked out in parking bays. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the development. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p> <p>D13 - 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</p> <p>G2 - Refuse - Implementation of refuse storage - The development shall not be occupied until the approved refuse storage area has been formed in accordance with the approved plans. The approved refuse storage area shall thereafter be retained for the storage of refuse at all times. Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.</p>

Informatives
None

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