

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 16NP0083

Description of development: Creation of visitor accommodation incorporating demolition and re-build of extension to west elevation and internal and external alterations

Location: Lowtown, Walltown, Greenhead, Northumberland CA8 7JD

Date: 02/09/16

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Assessment of proposal:

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

The existing building is currently accessed down a private track which is to be upgraded to a hardcore surfacing. The access onto the U7034 will need to be upgraded in accordance with NCC Type A specifications but will retain the suitable radii for the location and rural nature of the site.

The demolition and re-build of elevations are acceptable. The proposed car parking for the visitor accommodation is acceptable along with cycle parking which will be housed internally.

The refuse vehicle will not come down the private road unless it is a private contractor collecting refuse. Details will need to be submitted in regards to refuse storage and strategy. If it is planned that the refuse will be collected by the local authority then a refuse storage area will need to be provided close to the access onto the Unclassified road. This will need to be shown on plans. A condition will be attached to this permission requesting this information.

Therefore, we would have no objections subject to conditions.

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 –** No road safety issues.
- **Travel Plan – N/A**
- **Car Parking –** Proposed car parking is acceptable. There are also suitable turning facilities so vehicles can exit the site in a forward gear.
- **Cycle Parking –** Cycle parking has been indicated in the application form which is welcomed and supports sustainable modes.
- **Highway Works –** The private access road is to be upgraded and the access onto the adopted highway network will need to be upgraded in accordance with NCC Type A specifications but will retain current radii.
- **Highway Land and Property issues –** Site is accessed by private road.
- **Refuse Storage and Servicing –** Details regarding storage and strategy will be conditioned. A storage area will need to be provided close to the access point if the Local Authority is to collect.
- **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
S184 – Upgrading current access.
Standard Conditions
<p>Implementation of car parking area The development shall not be occupied until the car parking area indicated on the approved plans, including any disabled car parking spaces contained therein, 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>Means of vehicular access to be upgraded The development shall not be occupied until a means of vehicular access has been upgraded in accordance with the approved plans. Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p> <p>Refuse – Details of refuse storage facilities and strategy The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy have been submitted to and approved in writing by the Local Planning Authority. The approved refuse storage facilities shall be implemented before the development is occupied. Thereafter, the refuse storage facilities and refuse storage strategy shall operate in accordance with the approved details. Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework</p> <p>Refuse - No external refuse outside of the premises No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection. Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.</p>
Informatives
<p>Alterations to vehicle crossing point (widening driveway) (S184) You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the</p>

existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact Highways Development Management at highwaysplanning@northumberland.gov.uk.

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