

## HDM Planning Application Consultation Response

**HDM Case officer: Daniel Abberline**

**Planning application number: 16NP0089**

**Description of development: Removal of existing derelict railway carriage, construction of car port/garage incorporating solar panels and covered link to property. Demolition of existing rear extension and construction of replacement extension and construction of fuel hopper.**

**Location: Whitlees, Elsdon, Newcastle Upon Tyne, NE19 1BT**

**Date: 29/09/16**

### **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 proposed access to the car port will need to be constructed in accordance with NCC Type A specifications. All demolition works will require a brief construction method statement as the property is located along a 60mph road despite its rural location.

It is advised that sufficient space is retained within the site to allow for the safe turning and manoeuvring of vehicles to enable them to enter the highway in a forward gear.

The construction of the car port/garage is providing one additional car parking space, and is considered an improvement on the current arrangement.

Refuse is stored internally and collected/disposed of privately.

Therefore, we 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 issues. Visibility coming out of the new access will conform with NCC and MFS standards.
  
- **Travel Plan** – N/A
  
- **Car Parking** – The existing dwelling is gaining a parking space a car port/garage is being introduced.
  
- **Cycle Parking** – N/A
  
- **Highway Works** – New access will need to be constructed in accordance with NCC Type A.
  
- **Highway Land and Property issues** – N/A
  
- **Refuse Storage and Servicing** - Refuse is stored internally and collected/disposed of privately
  
- **Lighting** – N/A

**Planning Obligations and Conditions:**

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
N/A
<b>S278/S38/S59/S184 Requirements</b>
<b>S184 – New access.</b>
<b>Standard Conditions</b>
<p><b>Means of vehicular access to be constructed</b>  The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.  Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p> <p><b>Construction – Transport Method Statement</b>  Development shall not commence until a Construction Method Statement 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 shall, where applicable, provide for:</p> <ul style="list-style-type: none"> <li>i. details of temporary traffic management measures, temporary access, routes and vehicles;</li> <li>ii. vehicle cleaning facilities;</li> <li>iii. the parking of vehicles of site operatives and visitors;</li> <li>iv. the loading and unloading of plant and materials;</li> <li>v. storage of plant and materials used in constructing the development</li> <li>vi. measures to control the emission of dust and dirt;</li> </ul> <p>Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework</p>
<b>Informatives</b>
<p><b>New vehicle crossing point – Type Access A(S184)</b>  You should note that under the Highways Act 1980 a vehicle crossing point is required. These works should be carried out before first use of the development. To arrange the installation of a vehicle crossing point (and to make good any damage or other works to the existing footpath or verge) you should contact Highways Development Management at <a href="mailto:highwaysplanning@northumberland.gov.uk">highwaysplanning@northumberland.gov.uk</a></p> <p><b>Reminder to not store building material or equipment on the highway</b>  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.</p> <p><b>Reminder to not deposit mud/ debris/rubbish on the highway</b></p>

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway.

### Consultation Checklist

<b>Street Lighting</b>	<b>N</b>
<b>Highways Programmes, Traffic Management, Cycling</b>	<b>N</b>
<b>Highway Area Inspector, Waste, Greenspaces, Traffic Signals</b>	<b>N</b>
<b>Streetworks</b>	<b>N</b>
<b>Parking</b>	<b>N</b>
<b>Infrastructure &amp; Adoption Records</b>	<b>N</b>
<b>Highway Design, Highway Structures &amp; Road Safety</b>	<b>N</b>
<b>Travel Plans and Public Transport</b>	<b>N</b>
<b>School Travel Plans</b>	<b>N</b>
<b>School Transport/ Passenger Transport Services</b>	<b>N</b>
<b>S278</b>	<b>N</b>
<b>S38</b>	<b>N</b>