

HDM Planning Application Consultation Response

HDM Case officer: Michael Patrick

Planning application number: 16NP0103

Description of development:

Construction of extension to public house for microbrewery.

Location:

Twice Brewed Inn, Bardon Mill, Hexham, Northumberland, NE47 7AN

Date: 7 December 2016

RECOMMENDATION:

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

Assessment of proposal:

- The proposed development has been checked and is acceptable in Highway Safety Terms
- The development is in accordance with Policy and the National Planning Policy Framework
- The development is considered to be acceptable in terms of sustainable development

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - Not applicable for this type and size of development
- **Pedestrian routes, Public Transport and Cycles** - The site is located at Twice Brewed on the B6318 (Military Road) and there are no footways adjacent to the carriageway in the area and there is no segregated cycling facilities. There is limited seasonal public transport in the area and the Pennine Cycleway (Route 68) is in close proximity to the site which is with the carriageway.
- **Road Safety** - The proposed development will not have an impact on highway safety in the area, as there will be only a slight increase in the amount of vehicle movements already permitted to use the existing permanent vehicular access. It has also been noted that the recently installed temporary vehicular access is to be formalised as part of a separate planning application.
- **Travel Plan** - Not applicable for this type and size of development
- **Car Parking** - There is sufficient parking already associated with the existing enterprise on the site, whilst it should be noted that this is not marked out as shown on the submitted plan CC/16/TWBDBY/1004 it is more informally laid out which is in keeping with the surrounding area which is of national importance.
- **Cycle Parking** - No details have been shown on the submitted plans and it has been noted that the extension on the eastern gable is where the cycling storage facilities are located; therefore details will need to be submitted showing where these facilities are to be relocated.
- **Highway Works** - No works are required within the highway associated with the construction of these proposals, there will however be works required to the temporary vehicular access which is to be dealt with as part of a separate planning application.
- **Highway Land and Property issues** - Not applicable for this development
- **Refuse Storage and Servicing** - These are to remain as present
- **Lighting** - Not applicable for this development

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
Not applicable for this application
S278/S38/S59/S184 Requirements
Not applicable for this application
Standard Conditions
HWG1 - Construction – Transport Method Statement 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: i. details of temporary traffic management measures, temporary access, routes and vehicles; ii. vehicle cleaning facilities; iii. the parking of vehicles of site operatives and visitors; iv. the loading and unloading of plant and materials; v. storage of plant and materials used in constructing the development vi. measures to control the emission of dust and dirt; Reason: To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework
HWD13 - 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

INFO33 - 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.

INFO40 - 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.