

HDM Planning Application Consultation Response

HDM Case officer: Sarah-Jane Imrie

Planning application number: 17NP0028

Description of development: Proposed new access into car park

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

Date: 18/04/2017

RECOMMENDATION:

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

Assessment of proposal:

- When assessing this application, the Highway Authority checks that the proposal will not result in an adverse impact on the safety of all users of the highway, the highway network or highway assets.
- The information submitted has been checked against the context outlined above, it is considered that this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.
- It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development acceptable.
- It is recommended that details of the access are submitted to and approved in writing by the Local Planning Authority prior to the start of works.
- There are no highways objections to the construction of the second access providing there are no loose materials within the first five metres of the site from the highway carriageway.
- The imposition of conditions and informatives with regards to the improvements to the access and the impacts during the construction phase will address any concerns with the proposed development.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Not applicable for a development of this type.

- **Pedestrian routes, Public Transport and Cycles**

Access is currently made by sustainable modes, which are in keeping with the rural nature of the surrounding area.

- **Road Safety**

It is considered that the proposed development to provide a second access into the overflow car parking area from the B6318 will not have an adverse impact on highway safety, subject to the works being completed in accordance with Northumberland County Council's specifications, as detailed below.

- **Travel Plan**

Not applicable for a development of this type.

- **Car Parking**

Not applicable for a development of this type.

- **Cycle Parking**

Not applicable for a development of this type.

- **Highway Works**

As a result of this application the applicant will be required to construct the second car park access to Northumberland County Council's Type C specifications, with the first five metres hard surfaced and visibility splays of 2.4 x 215 metres. The access should be generally in accordance with the existing access point, with no loose materials.

It is advised that details of the access, in accordance with the above information, are submitted to and approved in writing prior to the works commencing.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of this application.

- **Refuse Storage and Servicing**

Not applicable for a development of this type.

- **Lighting**

Not applicable for a development of this type.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms

None

S278/S38/S59/S184 Requirements

S184 Agreement with regards to the construction of the additional car park access.

Standard Conditions

HWD4 Details of means of vehicular access to be constructed - Amended

Notwithstanding the details provided, the development shall not be brought into use until details of the vehicular access have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.

Informatives

INFO23 New vehicle crossing point – Type Access C (S184)

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 highwaysplanning@northumberland.gov.uk.

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.

INFO 40 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	NA
Highways Programmes, Traffic Management, Cycling	NA
Highway Area Inspector, Waste, Greenspaces, Traffic Signals	NA
Streetworks	NA
Parking	NA
Infrastructure & Adoption Records	NA
Highway Design, Highway Structures & Road Safety	NA
Travel Plans and Public Transport	NA
School Travel Plans	NA
School Transport/ Passenger Transport Services	NA
S278	NA
S38	NA