

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 17NP0061

Description of development: Change of use of former church institute building to holiday accommodation and construction of extension

Location: Greystead Institute, Greystead, Tasset, Hexham , NE48 1LE

Date: 10/07/2017

RECOMMENDATION:

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

Assessment of proposal:

- The proposed development has been assessed in conjunction with the National Planning Policy Framework. The proposed visibility splays identified at the pre-application stage are required to conform with Manual for Streets standards.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - Not required.
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - The proposed access required visibility splays of 2.4m x 90m due to the 60mph speed limit. The access can achieve these splays and this can be seen on the proposed plans document.
- **Travel Plan** - Not required.

- **Car Parking** - 2 car parking spaces have been shown on the site layout plan. This conforms with NCC Parking Standards. An internal parking area has also been shown and is considered acceptable.
- **Cycle Parking** - Cycle parking has been shown on proposed plans and is considered acceptable.
- **Highway Works** - The proposed access will be constructed in accordance with NCC Type B specification. It should be noted that Northumberland County Council can carry out minor access works as proposed.
- **Highway Land and Property issues** - No issues.
- **Refuse Storage and Servicing** - Refuse storage has been shown on the proposed plans. The owner of the let will utilise NCC Commercial Waste Scheme to clear the refuse which is acceptable.
- **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 - New Type B Access.
Standard Conditions
<p>Implementation of car parking area</p> <p>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 implemented in accordance with the approved plans. 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.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
<p>Means of vehicular access to be constructed</p> <p>The development shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
<p>Implementation of cycle parking</p> <p>The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times.</p> <p>Reason: In the interests of highway safety ,residential amenity and sustainable development, in accordance with the National Planning Policy Framework</p>
Informatives
<p>New vehicle crossing point – Type Access B(S184)</p> <p>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</p>

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.

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