

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 17NP0133

Description of development: Construction of detached garage and workshop incorporating photovoltaic solar panels

Location: Brae Cottage, Yarrow, Falstone, Hexham, Northumberland, NE48 1BG

Date: 12/01/2018

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 and GD4 of the Tynedale District Local Plan.

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** - The existing arrangements are considered acceptable.

- **Travel Plan** - N/A

- **Car Parking** - To remain as existing.

- **Cycle Parking** - N/A
- **Highway Works** - The existing access should be formalised to NCC Standards as part of this development.
- **Highway Land and Property issues** - No issues.
- **Refuse Storage and Servicing** - To remain as existing.
- **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 existing access (Type A)
Standard Conditions
<p>Details of means of vehicular access to be upgraded</p> <p>The development shall not be occupied 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</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
Informatives
<p>Alterations to vehicle crossing point (widening driveway) (S184)</p> <p>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 existing vehicle crossing point(s) (and to make good any damage</p>

or other works to the existing footpath or verge) you should contact the Highways Area Office at:

- Tynedale

westernareahighways@northumberland.gov.uk

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