

## **HDM Planning Application Consultation Response**

**HDM Case officer: Sarah-Jane Imrie**

**Planning application number: 18NP0007**

**Description of development:** Proposed bunkhouse accommodation with associated parking and cycle store

**Location:** Rose and Thistle Alwinton Northumberland NE65 7BQ

**Date:** 12th April 2018

### **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.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to cycle storage, refuse storage, car parking, access works, advertisements 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 change of use of this scale .

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

The proposed development site is located on the U4097, in Alwinton. There are no existing footways or street lighting on this section of highway, there are no immediate links to public transport, and National Cycle Route 68 can be accessed 220 metres to the south of the site.

- **Road Safety**

The proposed development site is located on the U4097, in Alwinton, which has a 60mph speed limit and no current parking restrictions. It is considered that this proposed development of bunkhouse accommodation with in curtilage car parking and cycle storage will not have an adverse impact upon highway safety.

It is advised that, in the interests of highway safety and the amenity of the surrounding area, no building materials or equipment shall be stored on the highway and no mud, debris or rubbish shall not be deposited on the highway.

- **Travel Plan**

Not applicable for a change of use of this scale.

- **Car Parking**

Details of car parking have been given as part of the application and have been shown on the submitted plans. It is considered that the proposed car parking arrangements are acceptable and appropriate for a development of this scale and use, and the applicant is advised that the development shall not be brought into use until this car parking area has been formed. Thereafter it shall be retained at all times for the parking of vehicles associated with the development.

- **Cycle Parking**

Details of cycle storage have been given as part of the application and have been shown on the submitted plan. This type of storage and location are considered acceptable and appropriate for this scale of development.

It is advised that the development shall not be brought into use until the cycle storage area as shown on the submitted plans has been constructed, and thereafter the area shall be retained for the storage of cycles associated with the development at all times.

- **Highway Works**

As a result of this development the applicant will be required to enter into a S184 Agreement with the Highway Authority to upgrade the existing access onto the U4097 to Northumberland County Council's standards. This will be secured by condition.

- **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**

Details of a refuse storage area has been given as part of the application and has been shown on the submitted plans. This refuse storage location is considered acceptable and appropriate for a development of this type and scale.

The applicant is advised that the development shall not be brought into first use until the refuse storage location has been formed, and thereafter shall be retained at all times for the storage of refuse associated with the development.

The applicant is reminded that no refuse storage contained may be stored on the highway, except for on the day of collection.

- **Lighting**

No details of external lighting have been given as part of the application or shown on the submitted plans. It is considered that any standard external residential lighting will not have an adverse impact on highway safety.

The applicant is reminded to obtain advertisement consent for the proposed bunkhouse development.

## 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 modifications to the existing site access

### Standard Conditions

#### **HWD2 Implementation of car parking area**

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.

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

#### **HWD4 Details of means of vehicular access to be constructed**

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.

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

#### **HWD14 Implementation of cycle parking**

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.

Reason: In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

#### **HWG4 Refuse - No external refuse outside of the premises**

No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.

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

## Informatives

### **INFO21 Reminder to obtain advertisement consent**

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

### **INFO24 Alterations to vehicle crossing point (S184)**

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 or other works to the existing footpath or verge) you should contact the Highways Area Office at: [northernareahighways@northumberland.gov.uk](mailto:northernareahighways@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.

### **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.

## Consultation Checklist

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