

## **HDM Planning Application Consultation Response**

**HDM Case officer:** Daniel Abberline

**Planning application number:** 18NP0013

**Description of development:** To vary condition 5 of planning permission reference 90/E/420 to allow ancillary residential use of The Byre for use by either family members of the owners or employees of the business

**Location:** The Byre Cottage, Scotchcoulthard, Haltwhistle, Northumberland, NE49 9NH

**Date:** 20/03/2018

### **RECOMMENDATION:**

**No observations:** No issues arise from the proposal

### **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 site location is a considerable distance away from the adopted highway. The proposed development will not impact on road safety.
  
- **Travel Plan** - N/A

- **Car Parking** - Car parking for the existing development has been shown on the submitted floor plan.
- **Cycle Parking** - N/A
- **Highway Works** - No proposed works.
- **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

<b>S106 Heads of Terms</b>
N/A
<b>S278/S38/S59/S184 Requirements</b>
N/A
<b>Standard Conditions</b>
None
<b>Informatives</b>
None

## Consultation Checklist

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