

## **HDM Planning Application Consultation Response**

**HDM Case officer:** Sashi Bhatta

**Planning application number:** 20NP0010

**Description of development:** Proposed construction of an Agricultural Building

**Location:** High Stokoe Farm, Falstone Hexham, Northumberland, NE48 1AG

**Date:** 5th Feb 2020

### **RECOMMENDATION:**

**Material consideration (Observation):** an important issue that the local planning authority is advised to take into account in determining the application

### **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 the development will not have a severe impact on highway safety, and there are no objections in principle to the proposal .
- It is considered that the proposed development is in accordance with the National Planning Policy Framework in highways terms, and the principle of development is acceptable.
- Subject to a revised plan showing a red-line boundary covering the point of vehicular access to the public highway and conditions and informatives attached we have no objections.

### **Assessment of Proposal Checklist**

- **Transport Statement or Assessment**

Transport Statement is not required for this development.

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

The proposed development site is located at High Stokoe Farm in Falstone in Hexham. There are no pedestrian or public transport links in the vicinity of the site linking it to local amenities in Falstone which is in keeping with the rural nature of the area.

- **Road Safety**

The red-line boundary should be extended such that it covers the point of vehicular access to the public highway. The proposed development is located approximately 680m away from the public highway and is to be accessed from a private track and it is considered that the proposal will not have a severe impact on the highway.

It is considered that the proposals will not have an adverse impact on highway safety at this location, and it is advised that no building materials or equipment are permitted to be stored on the highway during the construction period, unless otherwise agreed with the Highway Authority.

- **Travel Plan**

Travel plan is not required for this development.

- **Car Parking**

There is enough space within the red-line boundary for car parking required for the proposed development.

- **Cycle Parking**

Not applicable in this instance.

- **Highway Works**

There are no highway works associated with this proposal.

- **Highway Land and Property issues**

There are no highway land and property issues associated with this proposal.

- **Refuse Storage and Servicing**

Not applicable in this instance.

- **Lighting**

Not applicable in this instance.

**Planning Obligations and Conditions:**

Necessary planning obligations and conditions required for planning approval

<b>S106 Heads of Terms</b>
None
<b>S278/S38/S59/S184 Requirements</b>
None
<b>Standard Conditions</b>
None
<b>Informatives</b>
<b>INFO33 - Reminder to not store building materials or equipment on the highway</b> 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. <b>INFO40 - Reminder to not deposit mud/ debris/rubbish on the highway</b> - 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>N/A</b>
<b>Highways Programmes, Traffic Management, Cycling</b>	<b>N/A</b>
<b>Highway Area Inspector, Waste, Greenspaces, Traffic Signals</b>	<b>N/A</b>
<b>Streetworks</b>	<b>N/A</b>
<b>Parking</b>	<b>N/A</b>
<b>Infrastructure &amp; Adoption Records</b>	<b>N/A</b>
<b>Highway Design, Highway Structures &amp; Road Safety</b>	<b>N/A</b>
<b>Travel Plans and Public Transport</b>	<b>N/A</b>
<b>School Travel Plans</b>	<b>N/A</b>
<b>School Transport/ Passenger Transport Services</b>	<b>N/A</b>
<b>S278</b>	<b>N/A</b>
<b>S38</b>	<b>N/A</b>