

HDM Planning Application Consultation Response

HDM Case officer: Sarah-Jane Imrie

Planning application number: 20NP0035

Description of development: Demolition of existing hay shed and erection of new general purpose agricultural building.

Location: Land north west of Hethpool Cottages, Kirknewton, Wooler, NE71 6TW

Date: 29th June 2020

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 the construction in accordance with the approved plans 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 development of this type or scale.

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

The submitted application, including site layout and location plan, indicate that the proposed agricultural shed will be accessed from the existing access onto the U1024, in Hethpool.

There are no existing footways or street lighting on this section of highway, no immediate links to regular public transport services, and cyclists are able to utilise the highway carriageway. The development is unlikely to impact upon access to or provision of sustainable transport options.

- **Road Safety**

The submitted application, including site layout and location plans, indicate that the building will be accessed from the existing site access from the U1024. This section of adopted highway has a 60mph speed limit, no current parking restrictions, and provides access to the neighbouring dwellings and farmstead.

It is considered that the demolition of the existing hay shed and the construction of the larger general purpose agricultural building will not have an adverse impact on highway safety, nor will it necessitate any amendments to the means of access to the adopted highway.

- **Travel Plan**

Not applicable for a development of this type or scale.

- **Car Parking**

It is considered that the proposals will not have an adverse impact on the existing car parking arrangements for the wider site.

- **Cycle Parking**

There are no cycle parking requirements for a development of this type or scale.

- **Highway Works**

There are no necessary highway works to complete as a result of this development.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of the proposals.

- **Refuse Storage and Servicing**

No details of refuse storage and servicing have been given as part of the application or shown on the submitted plans. It is considered that the proposals will not necessitate any changes to the existing refuse storage and servicing strategy for the site.

- **Lighting**

No details of lighting have been given as part of the application or shown on the submitted plans. It is considered that the proposals, together with any standard external lighting, will not have an adverse impact on highway safety at this location.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
None
Standard Conditions
<p>HWC1 Standard full planning permission specified plans The development to which this permission relates shall be carried out in accordance with the approved plan(s) referenced 5251/22 - Proposed Site Plan received on 10th June 2020. Reason: For the avoidance of doubt and in the interests of proper planning, and in order to achieve a satisfactory form of development in accordance with the National Planning Policy Framework.</p>
Informatives
<p>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.</p> <p>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.</p>

Consultation Checklist

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