

HDM Planning Application Consultation Response

HDM Case officer: Sashi Bhatta

Planning application number: 20NP0037

Description of development: Demolition of store building with replacement structure incorporating garage. Construction of lean-to greenhouse to the rear of property and upgrading of driveway. Change of agricultural land to domestic for meadow and fruit tree planting

Location: 1 The Square, Akeld, Wooler, Northumberland, NE71 6TA

Date: 10/08/2020

RECOMMENDATION:

Imposition and implementation of condition (s): Required to ensure acceptability

Assessment of proposal:

Following our previous comment on the above application dated 17/07/2020, the applicant has submitted a revised plan 'site plan as proposed' on 27/07/2020. The revised plan shows the visitors parking spaces and relocated turning area which could be accommodated within the given space together with the amended garage. It is noted that the access is to serve two properties and the applicant does not own the driveway to the front of No. 2 (Mr. & Mrs. Carr) and has only right of access, the wall is not under the control of the applicant to be removed and will not be allowed to be altered. With the submitted information, there is limited evidence that the use would generate a material increase in vehicular movement justifying a refusal of planning permission. Hence the proposal is not considered to be open to objection in terms of highway safety.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

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|---------------------------------------|
| S106 Heads of Terms |
| None |
| S278/S38/S59/S184 Requirements |

None

Standard Conditions

HWD2 Implementation of car parking area

The car parking area indicated on the approved plan 'Site plan as proposed, submitted on 27/07/2020' shall be retained in accordance with the approved plan 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.

Informatives

NFO33 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

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