

Highways Development Management
Planning Application Consultation Response

Planning application number: 21NP0035

Description of development: Erection of 4no. proposed holiday lodges

Location: Kidlandlee, Harbottle, Northumberland, NE65 7DA

Date: 12th July 2021

RECOMMENDATION:

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

Planning Documents Reviewed:

Date Published	Description	Reference
14/05/2021	Application Form	N/A
14/05/2021	Location Plan	0001
14/05/2021	Site Layout Plan	1002
14/05/2021	Design & Access Statement	N/A
14/05/2021	Floor Plan (smaller unit)	790_PL_201_GF rev P03
14/05/2021	Floor Plan (larger unit)	790A_PL_201_GF rev P02

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.

- The applicant seeks approval for the erection of 4no. proposed holiday lodges.
- It is considered that the proposal is in accordance with the NPPF and Northumberland Local Plan in highways terms, and the principle of development acceptable.
- The proposed site is located within the Northumberland National Park and is served by a private road. The pedestrian and public transport links are in keeping with the rural setting and the surrounding roads can be utilised by cyclists. The location would not be suitable for permanent residency due to the unsustainable location and sole reliance on private car for access, but as the development seeks holiday accommodation access is likely to be via private car from a longer distance journey and is therefore acceptable.
- The applicant proposes to utilise the existing site access, visibility from the site access is acceptable. The traffic expected to be generated from the proposed 4 no. Lodges are not considered to have a harmful impact on the highway network.
- The plans show that the applicant proposes to create 1 parking space per lodge which is appropriate for a development of this type. No cycle parking is shown in the submitted plans and this shall be provided so allow users of the lodges to bring and store bicycles during their stay and not mounted on vehicles, so that leisure cycling trips can be encouraged. A condition to secure this is recommended.
- The applicant proposes to create bin stores to the rear of each lodge which will be maintained by the site management at regular intervals which is deemed acceptable.
- There are no highway safety concerns arising from the proposed development.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives with regards to car and cycle parking will address any concerns with the proposed development.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
N/A
S278/S38/S59/S184 Requirements
N/A
Standard Conditions
<p>HWD2 Implementation of car parking area (amended) No lodge shall be brought into use until the car parking area indicated on the approved plans for that lodge 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 and Policy ST2 of the Northumberland National Park Local Plan</p> <p>HWD13 Details of cycle parking to be submitted (amended) No lodge shall be brought into use until details of cycle parking for that lodge have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before each lodge is brought into use. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times. Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework and Policy ST2 of the Northumberland National Park Local Plan.</p>
Informatives
N/A

HDM Case Officer: SS

HDM Checked by: MDP