

HDM Planning Application Consultation Response

HDM Case officer: Daniel Abberline

Planning application number: 19NP0056

Description of development: Construction of fairytale rustic tree house (holiday accommodation) and installation of package treatment plant

Location: Hesleyside Hall, Bellingham, Hexham, Northumberland, NE48 2LA

Date: 12th August 2019

RECOMMENDATION:

Amended plans and/or additional information required: Concerns could be overcome by submission and approval of amended plans or additional information before any permission is granted

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework (2019), Manual for Streets guidance and Appendix D of the Northumberland Local Plan.

The proposal will see the construction of a holiday let along with of a package treatment plant. This development is likely not to have an effect on highway safety or existing infrastructure.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - The proposal does not fall within the threshold for requiring a transport statement/assessment.
- **Pedestrian routes, Public Transport and Cycles** - Access by sustainable modes are in keeping with the rural nature of the surrounding area.
- **Road Safety** - The proposed area for car parking will be located off an existing access point along the C200 that leads to existing huts. The parking will be located just off the private road. The access point is not ideal considering the steep incline/decline to the East which encourages faster/slower speeds. However, the use is existing and one further holiday let would not exacerbate the usage on site.

The major concern is how would visitors to the holiday let get from this parking area around to the let? We would not want pedestrians walking up a steep incline on a 60mph road with no lighting/footways. Further details are required on this matter.

- **Travel Plan** - The proposal does not fall within the threshold for requiring a Travel Plan.
- **Car Parking** - One space has been identified for the holiday let which, in principle, is acceptable. However, see the comments above in the 'Road Safety' section. There are concerns regarding potential routing between this and the holiday let.
- **Cycle Parking** - No details have been provided with regards to cycle parking/storage. It is envisaged that there will be an area for this but confirmation is required.
- **Highway Works** - No proposed works to the adopted network.
- **Highway Land and Property issues** - No land or property issues.
- **Refuse Storage and Servicing** - It is envisaged that refuse will be stored on site and will utilise the collection system used by the Huts.
- **Lighting** - No lighting details submitted or requested.

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
Conditions may be attached once further information/plans have been submitted and approved by the LPA.
Informatives

Informatives may be attached once further information/plans have been submitted and approved by the LPA.

Consultation Checklist

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