

## **HDM Planning Application Consultation Response**

**HDM Case officer:** Phil Hall

**Planning application number:** 19NP0058

**Description of development:** Proposed conversion of existing barn and byre to form 2no. holiday units

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

**Date:** 3rd July 2019

### **RECOMMENDATION:**

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

### **Assessment of proposal:**

- The proposed development has been assessed in conjunction with the National Planning Policy Framework and is considered acceptable, in principle, in highway terms.
- When assessing this application, the Highway Authority has checked 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 application entails the proposed conversion of existing barn and byre to form 2no. holiday units
- 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 imposition of conditions and informatives with regards to cycle storage, car parking and the impacts during the construction phase will address any concerns with the proposed development.
- It is noted that the red-line plan does not extend to the boundary of the adopted highway.

## **Assessment of Proposal Checklist**

- **Transport Statement or Assessment**

Not required for a development of this type and scale.

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

Access to the holiday units will be via a rural private access road, which is accessible to cyclists and pedestrians.

Due to the rural setting, the site is considered acceptable in terms of accessibility and connectivity across the wider area.

- **Road Safety**

Access to the development is via the private access road, along the former railway line, which is maintained by the applicants and the neighbouring farm. The increase in traffic to and from the proposed holiday units will not adversely affect local traffic or the private access driveway

The level of traffic generated by the dwelling is unlikely to have a material impact upon road safety and the surrounding road network.

Any vehicles associated with the site (including construction traffic) must be fully accommodated off highway within the site boundary and must be able to enter and leave the site in a forward gear.

- **Travel Plan**

Given the nature and scale of the development, there is no requirement for a Travel Plan

- **Car Parking**

It is considered that the proposed car parking arrangements are acceptable and appropriate for this site. A condition is recommended to secure the car parking as shown.

- **Cycle Parking**

Adequate storage area for the provision of cycle storage exist within the proposed site.

- **Highway Works**

No Highway works have been identified as part of this Application.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of this application.

- **Refuse Storage and Servicing**

Proposals contained within the Design and Access statement submitted in support of the Application are acceptable

- **Lighting**

The details of proposed external lighting for the development will not have a negative impact upon the highway.

### **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>
<p><b>HWD2 - Implementation of car parking area</b> - The development shall not be occupied until the car parking area indicated on the approved plans, 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. <b>Reason:</b> In the interests of highway safety, in accordance with the National Planning Policy Framework.</p> <p><b>HWD14 - Implementation of cycle parking</b> - The development shall not be occupied until cycle parking shown on the approved plans has been implemented. Thereafter, the cycle parking shall be retained in accordance with the approved plans and shall be kept available for the parking of cycles at all times. <b>Reason:</b> In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.</p> <p><b>HWG1 - Construction Method Statement</b> - Development shall not commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Method Statement shall be</p>

adhered to throughout the construction period. The Construction Method Statement shall, where applicable, provide for:

- i. vehicle cleaning facilities;
- ii. the parking of vehicles of site operatives and visitors;
- iii. the loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development

**Reason:** To prevent nuisance in the interests of residential amenity and highway safety, in accordance with the National Planning Policy Framework.

### **Informatives**

**INFO33 - Reminder to not store building materials 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**

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