

HDM Planning Application Consultation Response

HDM Case officer: Sonia Smith

Planning application number: 19NP0064

Description of development: Construction of an agricultural building

Location: Walltown Farm, Greenhead, Brampton, Northumberland, CA8 7JD

Date: 23rd August 2019

RECOMMENDATION:

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

Assessment of proposal:

In making our response the Highway Authority assess the impact of any proposed development on the highway network, both during construction, and once a development is completed. To ensure adequate manoeuvring/parking space is provided, safe access can be achieved, the highway remains free for the passage of all users of the highway, and so it does not have an adverse impact on the safety of all users of the highway.

The proposed development has been checked against the context outlined above and is considered to be generally in accordance with the National Planning Policy Framework in highways terms, and the principle of the development is acceptable.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - Not required for this scale of development.

- **Pedestrian routes, Public Transport and Cycles** - The pedestrian and transport links are in keeping with the rural setting.
 - The proposed development is situated along the U7034 road which has a speed limit of 60mph.
 - The site is located approximately 3.39 metres from Haltwhistle.

- **Road Safety** - The proposed development is situated along the U7034 road which is a single track road with a speed limit of 60mph.
 - The proposed site is immediately adjacent to existing agricultural buildings at Walltown Farm.
 - The applicant proposes to utilise an existing access to access the site, the existing access is considered acceptable to serve the proposed development.
 - The applicant states within the design and access statement that “ It is anticipated that the proposed development will not increase the volume of traffic on the local road network”. There is no evidential basis to consider otherwise.
 - No details of parking for vehicles associated with the shed has been submitted as part of this application. A block plan giving details of this is required to ensure there is adequate parking for the development.

- **Travel Plan** - Not required for this scale of development.

- **Car Parking** - No details of parking for vehicles associated with the shed has been submitted as part of this application. A block plan giving details of this is required to ensure there is adequate parking for the development.

- **Cycle Parking** - Not applicable in this instance.

- **Highway Works** - No works to the highway have been identified as part of this application.

- **Highway Land and Property issues** - No highway land and property issues have been identified as part of this application.
- **Refuse Storage and Servicing** - Not applicable in this instance.
- **Lighting** - Not applicable in this instance

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>Details of car parking to be submitted</p> <p>The development shall not be occupied until details of car parking area have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the car parking area shall be retained in accordance with the approved details.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework</p>
Informatives
<p>INFO33 Reminder to not store building material or equipment on the highway</p> <p>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</p> <p>In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway</p>

Consultation Checklist

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