

## **HDM Planning Application Consultation Response**

**HDM Case officer:** Scott English

**Planning application number:** 19NP0093

**Description of development:** Proposed construction of a detached dwelling

**Location:** The Former Cricket Ground Harbottle Morpeth NE65 7DQ

**Date:** 7th October 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.
- 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 is for a 3 bedroom dwelling off the C172 in Harbottle.
- The information submitted has been checked against the context outlined above and it is considered that this development would not have a severe impact on highway safety and there are no objections in principle to the development.
- The conditions and informatives as outlined with regards to submission of details refuse storage and a Construction Method Statement will address any concerns with the proposed development.

### **Assessment of Proposal Checklist**

- **Transport Statement or Assessment**

Due to the location and the scale of the proposed development, it is considered that a Transport Statement or Assessment is not required.

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

The proposed dwelling is located on an area of land on the southern side of the C172 with the site primarily bounded on all sides by residential dwellings and undeveloped land to the south. There are existing street lit footways on both sides of the carriageway. There are no bus stops, Public Rights of Ways or cycle routes in an accessible distance. Cycle based journeys are able to be accommodated through on-street cycling utilising existing carriageways for connections to surrounding cycle routes.

Although the dwelling is not considered to be accessible, the levels of accessibility are in keeping with surrounding dwellings with no requirements to improve access to sustainable travel as part of this application.

- **Road Safety**

The proposed site plan (Drawing M647/04 Revision C) submitted alongside the application illustrates the dwelling will be accessed via an existing gated access on the southern side of the C172 with a private access road extending southwards serving neighbouring dwellings including The Old Mill.

The C172 is an adopted road running in a general east to west direction and is subject to a 30mph speed limit with no parking restrictions and existing driveways serving adjoining dwellings along its length.

The submitted site plan does not illustrate visibility splays along the C172, where 2.4m x 43m in both directions (vertical and horizontal planes) is required for a 30mph speed limit in accordance with Manual for Streets. With consideration of the roads alignment which is relatively flat and straight and with good levels of forward visibility on the approaches this is not considered to be an issue.

The existing access accords with an NCC Type A (Light Vehicle Use) layout and is acceptable to serve a dwelling of this size alongside its existing use with no alterations required.

The internal layout illustrates an in curtilage area for parking and turning, with sufficient room to enable manoeuvrability to omit the need to reverse excessive distances or onto the highway. Further comments in regards to the internal layout and its car parking are outlined in that section of this response.

The level of trips generated by the dwelling is not expected to have a material impact upon the surrounding road network or lead to an increased risk to road safety, therefore the principle of the development is acceptable.

The following will be required to discharge conditions at the site subject to planning permission being granted:

- Submission of a Construction Method Statement and accompanying plans (as required) are be required outlining details of any traffic management measures, accesses, suitable parking, storage and vehicle cleaning facilities.

It is advised that, in the interests of highway safety and the amenity of the surrounding area, that no building materials or equipment shall be stored on the highway and no mud, debris or rubbish shall be deposited on the highway as outlined in the conditions.

- **Travel Plan**

Due to the location and the scope of the proposed development it is considered that a full Travel Plan is not required.

- **Car Parking**

Appendix D of the Northumberland Local Plan Publication Draft Plan (Regulation 19) outlines that 2/3 bedroom dwellings require 2 No. parking spaces which the site acords, with the double garage illustrated on the floor plans (Drawing M647/02 Revision D) according with the minimum internal dimensions (6.0m x 6.0m).

As outlined in the road safety section of this response, there is sufficient room in curtilage and in advance of the garage for additional parking and turning manoeuvres.

A condition is recommended to implement the car parking as submitted.

The applicant is advised that no dwellings shall be occupied until the car parking spaces have been constructed, and shall thereafter be retained for the parking of vehicles associated with the dwelling at all times.

- **Cycle Parking**

The proposed dwelling benefits from a double garage which is acceptable to accommodate cycle storage. A condition is recommended to implement these details.

- **Highway Works**

There are no highway works required.

- **Highway Land and Property issues**

There are no known highway land or property issues.

- **Refuse Storage and Servicing**

No details of refuse storage have been submitted or shown on the plans. As the dwelling is located off the adopted highway, municipal arrangements would be acceptable with residents required to move refuse to a roadside position on collection day and retained at the storage location at all other times.

A condition is recommended to secure the refuse storage locations with these to be retained at all times.

- **Lighting**

It is considered that any external lighting will not have an 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>
<b>HWD2 - Implementation of car parking area (amended)</b> - No dwelling shall be occupied until the car parking 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 dwelling. <b>Reason:</b> In the interests of highway safety, in accordance with the National Planning Policy Framework.
<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. **Reason:** In the interests of highway safety, residential amenity and sustainable development, in accordance with the National Planning Policy Framework.

**HWG1 - Construction Method Statement (including Plan)**

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 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.

**HWG3 - Refuse – Details of refuse storage facilities and strategy (amended) -**

The development shall not be occupied until details of the refuse storage locations for the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location and design of the facilities and arrangements for the provision of the bins. The approved refuse storage facilities shall be implemented before the development is brought into use.

Thereafter the refuse storage facilities and refuse storage plan shall operate in accordance with approved details. **Reason:** To ensure sufficient and suitable facilities are provided for the storage and collection of household waste 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

## **INFO46 - Containers Required for the Storage of Waste**

*For new individual properties the following will be required to be provided:*

240 litre wheeled bin for residual refuse

240 litre wheeled bin for recycling

Developers should be aware that an additional 240 litre brown bin may also need to be accommodated for garden waste which is a subscription seasonal scheme.

## **Consultation Checklist**

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