

HDM Planning Application Consultation Response

HDM Case officer: Sashi Bhatta

Planning application number: 19NP0102

Description of development: Demolition of existing entrance porch and construction of a single storey side extension to form two bedrooms and main entrance at

Location: Tweed House, Brown Rigg Caravan And Camping Park, Bellingham, Hexham, Northumberland, NE48 2JY

Date: 29/11/19

RECOMMENDATION:

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

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 the development will not have severe impact on highway safety, and there are no objections in principle to the proposal .
- It is considered that the proposed development is in accordance with the National Planning Policy Framework in highways terms, and the principle of development is acceptable.
- Subject to conditions and informatives, we have no objections.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Transport Statement is not required for this development.

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

The proposed development site is located at Brown Rigg Caravan and Camping Park in Bellingham, Hexham. There are existing transport links on the B6320 (just out where the private road joins B6320) which provides services to Bellingham.

- **Road Safety**

The proposed development is to be accessed from the B6320 onto a private drive that leads to the existing caravan site and other residential properties within the site location. The proposal is for an extension to an existing property hence the traffic generated from the proposal will not have a significant impact on the existing highway network B6320.

In the interests of highway and pedestrian safety, and the amenity of the surrounding area, it is advised that construction method statement is submitted prior to the start of works identifying access routes to the site, vehicle cleaning facilities, parking for site operatives and visitors, storage areas and loading/unloading areas. This document should be supplemented by a block plan showing the key areas and routes.

- **Travel Plan**

Travel plan is not required for this development.

- **Car Parking**

Details of the car parking and manoeuvring space shown on the plan 19THB (EW) 01-02 A received on 26/11/2019 is considered to be appropriate.

- **Cycle Parking**

Details of cycle parking have not been given, however we believe that there is enough space within the red-line boundary for cycle storage required for the proposed dwelling.

- **Highway Works**

There are no highway works associated with this proposal.

- **Highway Land and Property issues**

There are no highway land and property issues associated with this proposal.

- **Refuse Storage and Servicing**

Details of refuse storage have not been given, existing refuse collection can be extended to incorporate the proposed change.

- **Lighting**

N/A

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]</p> <p>The development shall not be occupied until the car parking area indicated on the approved plans have been hard surfaced, sealed and marked out in parking bays. 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.</p> <p>Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework.</p>
<p>HWG1 Construction – Transport Method Statement</p> <p>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 periods. The Construction Method Statement shall, where applicable, provide for:</p> <ul style="list-style-type: none">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 <p>Reason: To prevent nuisance in the interests of residential amenity and 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 0345600 6400 for Skips and Containers licences.</p>
<p>INFO40 Reminder to not deposit mud/ debris/rubbish on the highway</p>

In accordance with the Highways Act 1980 mud, debris or rubbish shall not be deposited on the highway

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