

HDM Planning Application Consultation Response

HDM Case officer: Sashi Bhatta

Planning application number: 20NP0044

Description of development: Conversion of former kennels / hen house to form new fishing lodge (holiday accommodation) with associated hard landscaping

Location: Land to the East of Harbottle Castle, Harbottle, Northumberland

Date: 5th October 2020

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 this development will not have a severe impact on highway safety, and there are no objections in principle to the proposals.
- It is considered that the proposal is in accordance with the NPPF in highways terms, and the principle of development is acceptable.
- The imposition of conditions and informatives with regards to refuse storage, cycle storage and the impacts during the construction phase will address any concerns with the proposed development.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Transport Statement or Assessment is required for this development.

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

The proposed development is located at the land to the East of Harbottle Castle, in Harbottle. There are no existing footpaths and cyclists are able to utilise the existing highways carriageway. There is a bus stop located on the north of the site on the C172 however service details are not available.

- **Road Safety**

The proposed development is located approximately 270 metres from the public highway C172 and it is considered that the proposal will unlikely create any road safety issues at this location and the existing highway network is capable of taking extra traffic generated from the proposed development. As stated in the design and access statement "The vehicular access to the site finishes at a field entry and hardstanding just off the C172 to the west. Pedestrian or 4x4 access from there is available across the park to the poultry house. Vehicles can also access the parkland via a track to the west of The Lodge and Harbottle Castle House which leads to an agricultural building in the ownership of the applicants". This arrangement is considered to be acceptable.

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.

- **Travel Plan**

Travel Plan is not required for this development.

- **Car Parking**

Car parking and manoeuvring areas have been shown on the plan, which is considered to be acceptable.

- **Cycle Parking**

Details of cycle parking have not been shown on the submitted plans and cycle parking should be provided for this kind of facility.

- **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 and servicing have not been shown on the submitted plans. Details of refuse storage and servicing strategy are required to be provided.

All refuse bins should be stored away from the highway, except for on the day of collection. The design should take into account the requirements for refuse drag distances detailed within Manual for Streets and the Building Regulations.

Details of the intended refuse management strategy for the site will be required.

The refuse vehicle will not go into a private site therefore residents will have to take refuse out to the main road on collection day. The applicant should ensure the driveway or part of the driveway is suitably surfaced to assist refuse collection. This can be dealt with planning conditions.

- **Lighting**

Any lighting of the development is unlikely to impact upon the highway.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval

S106 Heads of Terms
None
S278/S38/S59/S184 Requirements
None
Standard Conditions
<p>HWD13 Details of cycle parking to be submitted</p> <p>The development shall not be occupied until details of cycle parking have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented before the development is occupied. Thereafter, the cycle parking shall be retained in accordance with the approved details and shall be kept available for the parking of cycles at all times.</p> <p>Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework.</p>
<p>HWG3 Refuse – Details of refuse storage facilities and strategy</p> <p>The development shall not be occupied until details of refuse storage facilities and a refuse storage strategy 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.</p> <p>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.</p>
<p>HWG1 Demolition/ Construction 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 demolition/ construction period. The Construction Method Statement and plan 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

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 material 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

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