

HDM Planning Application Consultation Response

HDM Case officer: Sashi Bhatta

Planning application number: 20NP0077/COU

Description of development: Change of use of the Byre from holiday let to principal residence dwelling

Location: The Byre Cottage, Scotchcoulthard, Haltwhistle, Northumberland, NE49 9NH

Date: 12th 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 acceptable.
- There are no recommended amendments to the scheme to set out.
- The imposition of conditions and informatives as outlined below will address any concerns with the proposed development.

Assessment of Proposal Checklist

- **Transport Statement or Assessment**

Transport Statement or Assessment is not required for this development.

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

The proposed development is located at the Byre Cottage in Scotchcoulthard in Haltwhistle. There are no existing footpaths and cyclists are able to utilise the existing highways carriageway. There are no immediate transport links in place which is in keeping with the rural nature of the site.

- **Road Safety**

The proposed development is located approximately 800 away from the public highway U7041 which has a speed limit of 60 mph. Considering the location of the proposal from the public highway and the nature of its current use, it is believed that the proposal will generate similar traffic compared to its current use class as such it is believed that the proposal will not create any road safety issues at this location.

- **Travel Plan**

Not required for this development.

- **Car Parking**

Car parking details have been shown on the block plan submitted on 29/09/2020, which is considered to be acceptable.

- **Cycle Parking**

Cycle parking have not been shown on the submitted plan. However, it is believed that there is enough space within the red-line boundary for cycle storage associated with the development.

- **Highway Works**

There are no highway works associated with this property.

- **Highway Land and Property issues**

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

- **Refuse Storage and Servicing**

Details of refuse storage and servicing has not been provided on the submitted plans, however it is believed that the existing refuse collection can be extended for the proposed change of use.

- **Lighting**

Not applicable in this instance.

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>HWD2 Implementation of car parking area</p> <p>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 submitted on 29/09/2020. 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>
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