

Highways Development Management
Planning Application Consultation Response

Planning application number: 20NP0104

Description of development: Change of use of land for the siting of 4 chalets for holiday accommodation, and associated engineering operations involving the formation of 4 platforms and provision of a car parking area

Location: Land east of Donkleywood, Hexham, Northumberland, NE48 1AQ

Date: 20th May 2021

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, Northumberland Local Plan (Draft), Appendix D of the Local Plan (Car Parking), Manual for Streets and Design Manual for Roads & Bridges.
- The principle of the development is considered acceptable in highway terms subject to appropriate planning conditions.

Assessment of Proposal Checklist

- **Sustainability**

The proposed development is in a rural section of the County that lacks any connectivity for pedestrians, cyclists and public transport users. The development for holiday chalets would usually encourage travel by private vehicle and the holidaymakers would then use the vehicle to travel to sites around the surrounding area. So, whilst this development site is considered unsustainable based on the location, for the type of development it would not warrant a reason for refusal.

- **Highway Safety**

The proposed development and car parking area will utilise an existing access off a single track 60mph C Road (C199). The existing vehicular access is

currently in an unmade state and will require upgrading in accordance with NCC Type A specification. Visibility from this access is considered sufficient and a condition will be attached securing the required vehicular access works.

Details of how the chalets are likely to be delivered to the site will be required, therefore, a Construction Method Statement is required along with a highway condition survey of the C199 around the site access.

- **Parking**

A car park has been identified on the proposed site plan for use for the chalets. The spaces have not been formally marked out and it is unclear how many spaces it could fit without knowing dimensions. The overall area within the red line boundary earmarked for parking, as shown on submitted plan DKWINA-00-00-DR-A-110-01 Rev P8, is considered adequate to accommodate the expected number of vehicles associated with this type of development. However, an appropriate condition is recommended requesting a parking layout to ensure adequate parking arrangements can be secured.

- **Highway Works**

The existing vehicular access is currently in an unmade state and will require upgrading in accordance with NCC Type A specification. The applicant will be required to enter into a Section 184 agreement with the Local Area Highways Office to carry out such works.

- **Highway Land**

There are no known highway land issues associated with this development.

- **Refuse Storage**

No details have been submitted with regards to refuse storage and strategy. This will be conditioned.

Planning Obligations and Conditions:

Necessary planning obligations and conditions required for planning approval.

S106 Heads of Terms
N/A

S278/S38/S59/S184 Requirements

S184 Agreement – The full upgrading of the existing vehicular access off the C199 (Type A)

Standard Conditions

Pre-commencement Conditions

HWG7 Construction Method Statement (including Plan)

Development shall not commence until a Construction Method Statement, together with a supporting plan 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 and plan shall, where applicable, provide for:

- i. details of temporary traffic management measures, temporary access, routes, and vehicles;
- ii. vehicle cleaning facilities;
- iii. the parking of vehicles of site operatives and visitors;
- iv. the loading and unloading of plant and materials;
- v. 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

General Condition

HWD1 Details of car parking to be submitted - AMENDED

The development shall not be brought into use until full details of the car parking area including spacing arrangements and manoeuvring areas 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.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

HWD4 Details of means of vehicular access to be upgraded - AMENDED

The development shall not be brought into use until details of the vehicular access upgrading works have been submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details. Thereafter, the vehicular access shall be retained in accordance with the approved details.

Reason: In the interests of highway safety, in accordance with the National Planning Policy Framework

HWD13 Details of cycle parking to be submitted - AMENDED

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.

Reason: In the interests of highway safety and sustainable development, in accordance with the National Planning Policy Framework

HWG3 Refuse – Details of refuse storage facilities and strategy

The development shall not be brought into use 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.

Reason: To ensure sufficient and suitable facilities are provided for the storage and collection of household waste in accordance with Chapter 7 of the National Planning Policy Framework.

Informatives

INFO24 Alterations to vehicle crossing point (widening driveway) (S184)

You should note that alterations to the existing vehicle crossing point(s) are required. These works should be carried out before first use of the development. To arrange alterations to the existing vehicle crossing point(s) (and to make good any damage or other works to the existing footpath or verge) you should contact the Highways Area Office at: westernareahighways@northumberland.gov.uk

INFO29 Highway condition survey

You should note that a highway condition survey should be carried out before the commencement of demolition and construction vehicle movements from this site. To arrange a survey contact Highway Development Management at highwaysplanning@northumberland.gov.uk.

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 licenses.

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

HDM Case Officer: DA**HDM Checked by: MP**

