

## **HDM Planning Application Consultation Response**

**Planning application number:** 21NP0001

**Description of development:** Conversion of existing garages/stores into restaurant with associated kitchen & bar servery/reception. Construction of new ancillary pot-wash attached to proposed kitchen

**Location:** Star Inn, Harbottle, Morpeth, Northumberland, NE65 7DG

**Date:** 3rd February 2021

### **RECOMMENDATION:**

**Amended plans and/or additional information required:** Concerns could be overcome by submission and approval of amended plans or additional information before any permission is granted

### **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.
- The supporting Design and Access Statement makes reference to a proposed ten-person bunkroom with ancillary servicing accommodation, a 12-cycle space store room two private en-suite bedrooms, which are not shown on the submitted application form or drawings. The applicant is requested to confirm if these proposals are to be considered as part of this planning application.
- Amended drawings/further information are also required, identifying:
  - The cycle storage provision for the site;
  - The refuse storage location and servicing strategy for the site;

- Construction Method Statement should a pre-commencement condition not be appropriate.

### **Assessment of Proposal Checklist**

- **Transport Statement or Assessment**

Not applicable for a development of this type or scale.

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

The proposed development site is accessed by a shared private road which leads to the C172 in Harbottle, which has existing street lighting and footways. There are no immediate links to public transport, cyclists are able to utilise the existing highway carriageway and the C172 forms part of National Cycle Route 68, Pennine Cycleway.

It is considered that, given the scale of the proposals described on the application form, the development is unlikely to impact upon access to or provision of sustainable transport options. Clarification is required with regards to the scope of the works, as described in the Assessment of Proposals above.

- **Road Safety**

The proposed development site is to be accessed from a shared private road which leads to the C172, in Harbottle, a section of adopted highway with a 60-mph speed limit and existing street lighting. There are no current parking restrictions on this section of highway, and it is considered that the proposed development as described on the application form will not have an adverse impact on highway safety. Clarification is required with regards to the scope of the works, as described in the Assessment of Proposals above.

The existing access arrangements onto the C172 are considered acceptable and appropriate for the current use, in addition to the proposed development and conversion works.

Due to the restricted location of the development site, the applicant is advised to provide a construction method statement for the works. This statement must include access arrangements, appropriate locations for the parking of vehicles associated with the works, storage of materials and equipment, and any necessary vehicle/road cleaning facilities. This is recommended to be secured by condition.

It is considered that the proposals will not have an adverse impact on highway safety at this location, and it is advised that no building materials or equipment are permitted to be stored on the highway during the construction period, unless otherwise agreed with the Highway Authority.

- **Travel Plan**

Not applicable for a development of this type or scale.

- **Car Parking**

No details of car parking have been provided as part of this application; however, details of motorcycle parking have been given and shown on the submitted site layout drawings. It is considered that, given the minor increase in floorspace generated as a result of the proposals, that no changes to the existing car parking provision for this site will be required.

Clarification is required with regards to the scope of the works, as described in the Assessment of Proposals above.

- **Cycle Parking**

Details of cycle storage for six cycles associated with the proposed development have been given as part of the application but have not been shown on the submitted plans. The applicant is requested to highlight the proposed cycle storage location in relation to the proposed development.

The applicant is advised that the development must not be brought into first use until the cycle storage provision has been formed, and thereafter shall be retained at all times for the storage of cycles associated with this development.

- **Highway Works**

There are no necessary highway works to complete as a result of this development.

- **Highway Land and Property issues**

There are no highway land or property issues to address as a result of the proposals.

- **Refuse Storage and Servicing**

Details of refuse storage and servicing arrangements for the development have been given as part of the application but have not been shown on the submitted plans. The applicant is requested to provide details of the in-curtilage refuse storage location for this site, together with details of the servicing strategy.

- **Lighting**

Details of lighting have been given as part of the application and have been shown on the submitted plans. It is considered that the proposed lighting scheme will not have an adverse impact on highway safety at this location.

The applicant is reminded that advertising consent will be required for any advertisements that are to be displayed associated with the proposed development.

**Planning Obligations and Conditions:**

Subject to the receipt of amended drawings/further information, 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>
<p><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.</p> <p><b>HWG4 Refuse - No external refuse outside of the premises</b>  No external refuse or refuse container shall be stored outside of the approved refuse storage area except on the day of refuse collection.  Reason: In the interests of the amenity of the surrounding area and highway safety, in accordance with the National Planning Policy Framework.</p> <p><b>HWG7 Construction Method Statement (including Plan)</b>  Development shall not commence until a Construction Method Statement, together with 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:</p>

- 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.

### **Informatives**

#### **INFO21 Reminder to obtain advertisement consent**

This permission does not give consent to any advertisement(s) intended to be displayed on the site for which separate Express Consent may be necessary under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as Amended/Revoked).

#### **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

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

**HDM Case Officer: SJI**

**HDM Checked by:**