

HDM Planning Application Consultation Response

Planning application number: 21NP0003

Description of development: Change of use from holiday accommodation to principal residence housing

Location: Greystead Institute, Tasset, Hexham, Northumberland, NE48 1LE

Date: 2nd February 2021

RECOMMENDATION:

No observations: No issues arise from the proposal

Assessment of proposal:

The proposed development has been assessed in conjunction with the National Planning Policy Framework 2019, Manual for Streets guidance and Appendix D of the Northumberland Local Plan.

Assessment of Proposal Checklist

- **Transport Statement or Assessment** - The proposed development does not fall within the threshold for requiring a Transport Statement/Assessment
- **Pedestrian routes, Public Transport and Cycles** - The proposed development site is located in a very rural part of the County which lacks any connectivity for pedestrians and cyclists. There are also no public transport stops in the vicinity of the site. No connectivity would be requested as part of this scheme.
- **Road Safety** - The proposed development will not have an adverse impact on highway safety as the internal and external arrangement in relation to access will not be altered.
- **Travel Plan** - The proposed development does not fall within the threshold for requiring a Travel Plan.
- **Car Parking** - The proposed change of use will see the change from holiday accommodation to 2-bed dwelling. There are currently two spaces on site with turning space which will be retained.
- **Cycle Parking** – To be retained as part of the previous approvals on site.
- **Highway Works** - No proposed highway works are required.

- **Highway Land and Property issues** - No highway land or property issues.
- **Refuse Storage and Servicing** - To remain as existing.
- **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
None
Informatives
None

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