

11/2004/014

V HARPER

INCREASE IN HEIGHT OF BOUNDARY WALL TO 2 METRES, FAIRVIEW, SEVEN ASH.

15187/33389

FULL PERMISSION

PROPOSAL

Increase height of stone boundary wall to 2 m. Existing height of wall varies from approximately 90 cm to 1.5 m in height. The wall is required to provide shelter from the wind and traffic, and replaces a previous high leyandii hedge.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY objection to application:- road at present has a speed limit of 30 mph, this will increase to 50 mph in the near future; visibility required for 50 mph is 2 m back from carriageway measured 160 m along nearside edge of carriageway in both directions; proposal will virtually eliminate visibility to South; application should be refused as proposed splays are inadequate to secure visibility necessary to safety and convenience of traffic associated with proposed development.

COMBE FLOREY PARISH COUNCIL no objection to wall, trust planners will check its safety (construction).

WEST BAGBOROUGH PARISH COUNCIL no objection.

POLICY CONTEXT

Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review 1991 - 2011 is relevant to this application. The policy seeks to ensure that development should provide safe access to roads of adequate standard.

ASSESSMENT

Proposed wall is sited alongside A358 County Route, with an access at an angle to the road. High gates are situated to the front of the access. The proposed increase in height is considered to harm highway safety due to the lack of visibility. As such the proposal is considered to be contrary to Local Policies.

RECOMMENDATION

Permission be REFUSED as proposed splays would be inadequate to secure visibility necessary for the safety and convenience of the traffic associated with the development.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356463 MR D ADDICOTT

NOTES: