

12/2004/009

QUANTIC PROPERTIES (AXMINSTER) LTD

**FORMATION OF NEW VEHICULAR ACCESS TOGETHER WITH PARKING AND TURNING AREAS AT MEADOWS EDGE COTTAGE, CORFE AS AMPLIFIED BY AGENTS LETTER DATED 20TH OCTOBER, 2004**

23175/19532

FULL PERMISSION

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**PROPOSAL**

A full application for the erection of a house within the garden of Meadows Edge Cottage was refused by the Committee in August on the grounds that the building proposed did not preserve or enhance the character and appearance of the locality, which lies within the Corfe Conservation Area. An earlier proposal had been refused under delegated powers. An appeal has been lodged against the refusal of the earlier application.

The applicants now wish to form a new access for the existing property. This will allow them to sell the existing house whilst retaining part of the garden pending the outcome of the appeal.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY from a highway point of view there is no objection to this proposal in principle. However, I have the following observations on the highway aspects of this proposal:- The parking and turning area as shown on submitted Drawing No. 100 is inadequate. The drawing shows two parking spaces incorporated onto the turning area, which is not acceptable, as it should be kept unobstructed and clear for the purpose of vehicles turning. Unless the agent/applicant can demonstrate a more suitable parking/turning arrangement the application will be refused on highway safety grounds.

CONSERVATION OFFICER no objection.

PARISH COUNCIL the Council together with many of the villagers in Corfe, continue to be very concerned about proposed development on this site. They are unwilling to approve an additional access as they believe that this will be highly dangerous. It is suggested that a further review of this application be made when the full plans for the development on the site are made available. Meanwhile they recommend refusal of this application.

11 LETTERS OF OBJECTION received raising the following issues:- dangerous access; will set precedent for further residential application; no need for additional access.

**POLICY CONTEXT**

Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review requires that proposals should provide safe access to roads of adequate standard within the route hierarchy.

Policy EN15 of the Taunton Deane Local Plan Revised Deposit requires that development within or affecting a Conservation Area will only be permitted where it would preserve or enhance the appearance or character of the Conservation Area.

### **ASSESSMENT**

The earlier applications were not refused on highway grounds. The County Highway Authority do not object to the principle of the access and a refusal to the principle could not be sustained, particularly as the Conservation Officer is satisfied in terms of impact upon the Conservation Area.

However, the details are not acceptable and revised drawings have therefore been requested.

### **RECOMMENDATION**

Subject to the receipt of satisfactory revised drawing the Development Control Manager in consultation with the Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of time limit, realignment of wall, access surfacing, access gradient, visibility splays. Note re surface water drainage.

REASON(S) FOR RECOMMENDATION:- The proposal accords with Somerset and Exmoor National Park Joint Structure Plan Review Policy 49 in that the proposal will not cause demonstrable harm to highway safety. The proposal will not cause any adverse impact upon the character or appearance of the Corfe Conservation Area and therefore complies with the requirements of Taunton Deane Local Plan Revised Deposit Policy EN15.

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

**CONTACT OFFICER: 356464 MR T BURTON**

NOTES: