

14/2004/027

MR J W HUNT

CLOSURE OF EXISTING ACCESS AND FORMATION OF NEW AGRICULTURAL ACCESS, NORTH END, CREECH ST MICHAEL.

27475/26307

FULL PERMISSION

PROPOSAL

The proposal comprises the closure of an existing agricultural access, and the construction of a new agricultural access some 65 m further west. The application is retrospective insofar as it has almost been completed. Post and rail fencing is also proposed to the driveway together with additional hawthorne and blackthorne hedging. The applicant emphasises in a letter accompanying the application that the access is for agricultural use.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no objection subject to conditions being imposed.

LANDSCAPE OFFICER the engineering works appear overlarge for a new agricultural access and I would prefer to see it where the existing access is. However, if the move is proposed because of highway incidents and backed by SCC I would make the following suggestions:- (1) that the hedgerow be planted on the outside of the post and rail fence so that it can be made stock proof if necessary; and (2) that as well as hawthorn and blackthorne 20% be either field maple or hazel. The plants should be 30-45 cm bare root stock and protected from rabbit damage.

PARISH COUNCIL object for the following reasons:- consider that the existing access is on flat ground and is safer as far as exit/entry onto the highway is dangerous. Would support the reinstatement of the original access.

5 LETTERS OF OBJECTION have been received on the following grounds:- the access represents an eyesore; its is poorly done; the hedgerow has been destroyed; there are mounds of mud everywhere; a danger to traffic would result; there is poor visibility along this stretch of road; the existing entrance was never used; and that any future development of the site is opposed.

POLICY CONTEXT

Taunton Deane Local Plan Revised Deposit Policy S1 seeks, inter alia, to safeguard visual amenity and road safety.

ASSESSMENT

Given that the access is to replace an existing access, given that it is for agricultural use, given that the County Highway Authority raise no objection and on road safety

grounds, and given that additional hedging would be planted, it would be unjustifiable to resist the application.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, road safety, landscaping and fencing.

REASON(S) FOR RECOMMENDATION:- The proposed development would not adversely affect visual amenity nor road safety and therefore does not conflict with Taunton Deane Local Plan Revised Deposit Policy S1.

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

CONTACT OFFICER: 356465 MR J GRANT

NOTES: