

19/2002/009

MR M BAKER

RETENTION OF VEHICULAR ACCESS AND HARDSTANDING AT 8 CRIMTHORNE COTTAGES, HATCH BEAUCHAMP AS AMENDED AND AMPLIFIED BY LETTERS AND PLANS RECEIVED 18TH JULY, 2002 AND 12TH AUGUST, 2002

30400/20650

RETENTION OF BUILDINGS/WORKS ETC.

PROPOSAL

The proposal is for the retention of a vehicular access onto a class III road. Other similar accesses have been permitted in the vicinity. The width of the access point alongside the highway is 4.3 m, narrowing to a pair of gates measuring 2.6 m wide at a point 1.45 m back from the highway. The gates are to be 0.9 m high and the wall along the site frontage is 0.79 m high. The first 1.45 m of the access/driveway is surfaced with brick pavers, with the remainder being gravel.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY while I have no objection to the principle of forming an access the existing arrangements are unacceptable, since the walls obstruct visibility. I would recommend the following conditions:- the first 6 m of the access shall be consolidated and surfaced (not gravel); the entrance gates shall be open inwards only set back 4.5 m from the carriageway edge; provision shall be made to prevent surface water discharge onto the highway; and there be no obstruction to visibility greater than 900 mm above adjoining road level over the site frontage.

PARISH COUNCIL no comments have been received.

ONE LETTER OF OBJECTION has been received on the following grounds:- the brick wall and greenery is obstructing my view when I drive in or out of my driveway; visibility is obstructed and on several occasions there have been 'near misses'; the road in front of Crimthorne Cottages is a very fast road; others in the area have been instructed not to build to the edge of the road and that walls had to be built back from the road edge, the applicant has clearly decided not to comply with this; the submitted plans are not very clear.

POLICY CONTEXT

There are no specific policies that deal with the formation of accesses, however, the proposal is considered to meet the criteria of Policy S1 (general requirements) of the Taunton Deane Local Plan Revised Deposit.

ASSESSMENT

The application has been amended and now meets the visibility requirements of the County Highway Authority. Two aspects of the access conflict with the requirements of the Highway Authority. These being the use of gravel and the positioning of the gates. The applicant has been asked to address these concerns but is unwilling to amend the scheme any further. There are other accesses which have been allowed previously within the vicinity which do not meet the standards requested by the Highway Authority. The use of gravel and position of the gates is not considered sufficient justification to refuse the application. The access does not harm the character or appearance of the street scene and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of visibility. Note re disposal of surface water.

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

CONTACT OFFICER: 356468 MR A GRAVES

NOTES: