

49/2007/077

MR TERENCE BALL

**CONSTRUCTION OF AGRICULTURAL ACCESS (RETROSPECTIVE).
CANDLETREES, JEWS FARM, MAUNDOWN, WIVELISCOMBE.**

306031/129597

FULL

PROPOSAL

The proposal is retrospective and comprises the construction of an agricultural access in tarmac. The access/drive has been laid to present a reoccurrence of the road safety problems in previous winters, where the original drive was often washed away by heavy rainfall. The access is bounded on its southern side by a 4 feet high post and rail agricultural fence.

Members may recall that enforcement action was authorised at the Planning Committee Meeting of 21 November 2007.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL - No comments.

COUNTY HIGHWAYS AUTHORITY - No observations

ONE LETTER OF SUPPORT - has been submitted on the grounds that the original drive contains a blind bend which is dangerous to road users and made manoeuvres on the steep and unstable surface very difficult.

POLICY CONTEXT

Policies S1 and S2 of the Taunton Deane Local Plan seeks to safeguard, inter alia, road safety and visual amenity.

ASSESSMENT

In authorising enforcement action members considered the access constructed a visual intrusion and was detrimental to the visual amenities of the area. However, the matter has been reassessed following the submission of the application and it is now concluded that in light of the improved road safety arising from the development and the limited visual impact that planning permission should be GRANTED.

RECOMMENDATION

The permission be GRANTED

REASON(S) FOR RECOMMENDATION:-

The proposed development would not adversely affect visual amenity or road safety and therefore does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

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

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NOTES: