

42/2007/010

KIBBEAR FARM PARTNERSHIP

FORMATION OF ACCESS, HARDSTANDING AND FARM TRACK ON LAND AT KIBBEAR, TRULL AS AMENDED BY PLAN RECEIVED ON 25 MAY, 2007

322505/121712

FULL

PROPOSAL

This application follows an Agricultural Notification which was changed to a full application as the proposed access is from a classified but unnumbered road. The proposal is for a farm access with a width of 6 m hard surfaced for a depth of 9.6 m. 4.5 m wide gates opening inward are located behind the hard surfaced area leading to a 3.3 m wide drive into the farm. This track has two 6 m wide passing places and length of 300 m. The entrance is stated to slope away from road to prevent discharge of water onto highway. The latest plan show visibility at 2 m back will require cutting back and not removal of hedgerows

Purpose of track is said to be to enable large farm vehicles to enter site avoiding existing Kibbear Lane access.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAY AUTHORITY no increase in traffic, better than existing access acceptable subject to conditions.

PARISH COUNCIL supports proposal.

LANDSCAPE OFFICER concern about loss of hedgerow for visibility splay at western end and crossing of footpath likely to have detrimental impact on character of area. Revised plans - still concerned about the urbanising effect of the proposal and detrimental effect on the rural character of the area close to a public footpath.

5 LETTERS OF OBJECTION have been received raising the following issues:- possible increase in traffic from recent approved workshops; will be used as main access increasing traffic in Amberd Lane; Lane carries much fast moving traffic, walkers and is on a bus route; loss of 150 m of hedgerow; concerns about surface water run off.

POLICY CONTEXT

Taunton Deane Local Plan Policies EN6 (Protection of Trees Woodland, Orchards and Hedgerows), EN12 (Landscape Character Areas).

ASSESSMENT

Site lies within the Low Vale Landscape Character Area and is to serve the existing farm. Current entrance to the farm is in Kibbear lane, a cul-de-sac, some 900 m by road from the proposed access. The highway authority believes the existing access shared with Browns Elms Cottage is substandard. New farm track will be positioned alongside the filed hedge and in this position it will not impact on the countryside character.

The details show that that the necessary sight lines of 160 m in the leading traffic direction can be achieved without removal of the hedge. This is possible because of the slight curve in the road.

The highway authority are happy with the proposal subject to conditions requiring provision of sight lines, hardening of first 10 m of the entrance, gates to opening inward, gradient not greater than 1 in 10 and no disposal of Surface water onto highway.

Objections have concerns about increase traffic generation but it would seem that the new position will make access to the farm easier and merely save traffic using Kibbear Lane. Most vehicles will already be using Amberd Lane to get to the farm. Hedgerow loss will be limited to that necessary to form the access and no significant loss will accrue to sight line formation. Furthermore the access will be design to retain surface water on site as required by the highway authority.

The Landscape Officer also has concerns about the urbanising effect of the proposal

Whilst the introduction of a tarmacadam entrance will have some impact in view of the minimal width proposed this impact will be limited.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, visibility splay, access hard surfaced, gates to opening inward, gradient not greater than 1 in 10, and no disposal of surface water onto highway.

REASON(S) FOR RECOMMENDATION:- The proposal is considered not to have a significant detrimental impact on the character of the area and is therefore considered acceptable and accordingly does not conflict with Taunton and Deane Local Plan Policies EN6, EN12

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: