

PLANNING COMMITTEE – 18 FEBRUARY, 2004

Report of Chief Planning Officer

MISCELLANEOUS ITEM

48/2003/064 OUTLINE APPLICATION FOR THE RESIDENTIAL DEVELOPMENT OF LAND AT SIDBROOK FARM, MONKTON HEATHFIELD.

At its meeting in 28 January 2004 the Planning Committee were recommended to allow the above development subject to a Grampian condition to secure highway improvements to make the existing access suitable for the proposed level of traffic that would use it as a result of the development. The Committee were advised that the highway, adjacent to the junction of the access drive and Greenway, would need to be restricted in width to provide the required visibility distances. This was to be achieved by the formation of an island built out into Greenway.

Members will recall that letters of objection were received to the proposal (from 5 people) raising the following concerns over the highway issues:- Greenway is a very busy road with traffic visiting Hestercombe and using it to bypass the busy main road through the village, the traffic travels at speed and accidents have almost occurred; the additional traffic generated by the proposal, regardless of how the access would be improved; would be dangerous and inappropriate; there is only 30 m from the access position to the nearest bend and with traffic moving fast this is dangerous; the existing access track has a poor surface generating significant noise and dust when in use; it would be more appropriate to use the alternative access to the site from Gotton, this could be used by the refuse lorry to avoid the noise and dust currently generated and give a greater level of peace back to surrounding area; Greenway is narrow and the visibility from existing accesses is poor; the existing surface of the drive to the barn conversions and the speed of traffic using it causes unacceptable levels of noise and disturbance.

The Planning Committee considered all the issues and resolved to grant planning permission for the above development subject to the imposition of an additional condition:-

“No development shall take place until details showing a restriction to the width of the highway, in white lining painted on the road, to provide the required visibility splays is submitted to and approved in writing by the Local Planning Authority and the agreed road markings thereafter carried out”

Following this decision, the County Highway Authority have stated that the painting of lines would not be acceptable to them because “the junction must be constructed to full specification with either kerbed radii or some other physical works to define the carriageway line as the access road and junction are required to be suitable for adoption as public highway.” The Highway Authority have respectfully pointed out that these works are to take place on the existing public highway where it is the Highway Authority’s responsibility to ensure that they are safe and appropriate and that they will not accept the painting of lines as a solution for this development.

As a result of the above comments the planning condition would be unenforceable, as it requires alterations that would not be within the control of the applicant, and if pursued would result in a development that would not secure highway improvements that are necessary to provide a road to adoptable standards and overcome the concern of local residents regarding the noise and dust associated with the existing use of the trackway.

RECOMMENDATION

In the light of the addition information, the Planning Committee are recommended to agree to the deletion of the following condition:-

“No development shall take place until details showing a restriction to the width of the highway, in white lining painted on the road, to provide the required visibility splays is submitted to and approved in writing by the Local Planning Authority and the agreed road markings thereafter carried out”

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

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