

42/2006/007

MR & MRS G MOSES

**ERECTION OF DWELLING, EASTBROOK VILLA, TRULL**

321962/122128

OUTLINE APPLICATION

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**PROPOSAL**

Eastbrook Villa is a detached dwelling situated behind the row of dwellings that comprise Eastbrook Terrace.

The application is for outline consent for a detached dwelling, reserving siting, design, external appearance, means of access and landscaping for subsequent approval. The proposal involves sub-dividing the existing lane which provides access to Eastbrook Villa and Haygrove Farm.

**CONSULTATIONS AND REPRESENTATIONS**

COUNTY HIGHWAY AUTHORITY strongly object to the proposal on grounds of sustainability and highway safety. The site lies within the development limit for Trull. However it should be noted it is unsustainable in terms of transport policy as Trull does not accommodate adequate services and facilities, such as, employment, health, retail and leisure, and the public transport service; within the village are infrequent. As a consequence, occupiers of the new development are likely to be dependant on private vehicles for most of their daily needs. Whilst the Highway Authority accept that vehicles speeds may be reduced due to the alignment of the road and on street parking, the lack of visibility available at the existing junction, particularly to the west, it is not commensurate with vehicles speeds and therefore wholly inappropriate. It would appear that the applicant does not own/control the land at the junction in order to incorporate sufficient visibility splays and without such an improvement, the Highway Authority considers that nay increase in the use of this access would be detrimental to highway safety. RIGHTS OF WAY need to ensure protection of public footpath.

1 LETTER OF OBJECTION has been received raising the following issues:- concerned over protection of privacy to Eastbrook Terrace and the condition of the access track.

PARISH COUNCIL support application.

**POLICY CONTEXT**

Taunton Deane Local Plan Policy S1 - The development should be accessible by public transport, cycling and pedestrian networks and minimise the need to use the car. The proposed development also needs to protect wildlife and habitats, visual impact, pollution, amenity and public safety. Policy T1 - identifies the site as being within Taunton and associated settlements. Trull is now part of the continuous built-

up area, with its core retaining an historic character. Policy M2 - Housing within Classified Settlements. The development of new housing is generally limited to sites within the defined settlements and a key locational requirement is that new dwellings have access to community facilities and employment by means other than a car.

Somerset and Exmoor National Park Joint Structure Plan Review Policy STR1 Development should minimise the need to travel. Policy 49 Development should provide safe access to roads of adequate standard within the route hierarchy.

## **ASSESSMENT**

The site lies within the classified settlement of Trull. The Taunton Deane Local Plan states that Trull is an associated settlement and is in effect within the area of Taunton. The proposed development is considered to increase the density of housing within the settlement area without eroding the character or residential amenity of the area. There is therefore a presumption in favour of development in principle.

The site itself is of sufficient size to accommodate a dwelling without adversely affecting the existing dwelling. Whilst siting and design are reserved for subsequent consideration, it is felt that the site is adequate distance away from the properties of Eastbrook Terrace so as to not affect their residential amenities.

The main concern in respect to this application is access. The plan shows the site can accommodate two parking spaces plus a turning area. This will enable all vehicles to enter and leave the site in a forward gear. However visibility from the access lane onto the highway is very poor and would present a hazard to public safety. Due to the land either side of the access track being out of the applicants control, the applicant is unable to improve the visibility onto the highway. The access track already serves Eastbrook Villa and Haygrove Farm and any increased use of the access onto the highway would magnify road safety problems at this junction.

It is considered that the highway safety issues cannot be overcome and therefore the application is recommended for refusal.

## **RECOMMENDATION**

Permission be REFUSED for the reason that the increased use of the existing substandard junction with Church Road, which does not incorporate the necessary visibility splays, such as would result from the proposed development, would be prejudicial to road safety and is contrary to Taunton Deane Local Plan Policy S1 (A).

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

**CONTACT OFFICER: 356313 MRS F WADSLEY**

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