

MR D I HOUNSELL

ALTERATIONS TO WALL TO PROVIDE VEHICULAR ACCESS TO THE WEST OF SCHOOL COTTAGE, CROSSLANDS, TONEDALE, WELLINGTON.

12880/21600

FULL PERMISSION

PROPOSAL

This application requires the reduction in height of the existing boundary wall adjacent to the Milverton Road and the formation of a new vehicular access to this former school building that has been granted planning permission to be converted to residential properties. Alteration works are required to the fenestration details of this part of the building.

CONSULTATIONS AND REPRESENTATIONS

COUNTY HIGHWAYS AUTHORITY no objection to the proposal subject to adequate visibility being achieved. This could be done by removing sections of the wall which currently form the boundary of the property. There shall be no obstruction to visibility greater than 900 mm above adjoining road level forward of lines drawn 2 m from the back from the carriageway edge on the centre line of the access and extending to the extremities of the site frontage. Such visibility shall be fully provided before works commence and shall thereafter be maintained at all times. The formation of the access will involve construction works within existing highway limits. These works must be agreed and the relevant licences granted.

TOWN COUNCIL the Town Council is very concerned about the road safety aspects of this application and would be guided by the views of the Highways Authority.

POLICY CONTEXT

The West Deane Local Plan, adopted in May 1997, contains the adopted policies for the site. This plan contains no specific policies that are relevant to this particular application. The emerging Taunton Deane Local Plan contains general policies such as policy S1 (General Requirements) where the appearance and character of any building or street scene should not be harmed as a result of development.

ASSESSMENT

The building is not listed nor is the site within a Conservation Area. Whilst the building is on a prominent corner on one of the main access roads into Wellington, I do not consider that the visibility requirements of the County Highways Authority would make a significant detrimental impact to the boundary wall of this property in this urban setting,

bearing in mind the height of the existing wall. Therefore I consider that this proposal is acceptable on amenity grounds.

RECOMMENDATION

Subject to the receipt of satisfactory plans showing the visibility requirements of the County Highway Authority, the Chief Planning Officer in consultation with Chair/Vice Chair be authorised to determine and permission be GRANTED subject to conditions of visibility as the submitted amended plan.

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: