

Officer Report on Planning Application: 10/00257/FUL

Proposal :	Alterations to access (GR 346261/120080)
Site Address:	145 North Street, Martock, Somerset
Parish:	Martock
MARTOCK Ward (SSDC Members)	Mrs Ann Campbell (Cllr) Mr Patrick Palmer (Cllr)
Recommending Case Officer:	Dominic Heath-Coleman Tel: 01935 462643 Email: dominic.heath-coleman@southsomerset.gov.uk
Target date :	12th March 2010
Applicant :	Mr Phillip Perry
Agent: (no agent if blank)	Mr Paul Day Honeysuckle Cottage, Church Street Kingsbury Episcopi, Martock TA12 6AU
Application Type :	Other Householder - not a Change of Use

REASON FOR REFERRAL TO COMMITTEE

The recommendation is contrary to the opinion of the parish council. The application was therefore passed to the ward members who recommended that the application be brought before this committee.

SITE DESCRIPTION AND PROPOSAL



The proposal seeks permission for alterations to the existing vehicular access. The property is a two storey terraced house constructed from reconstituted stone, with concrete roof tiles and white UPVC window frames. The property is close to similar residential properties and commercial units opposite. The proposed development consists of the lowering of the existing kerb only. The lowering of the kerb is considered to formalise the formation of the access. The property is located within a development area as defined by the local plan.

HISTORY

None recent

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise,

Relevant Development Plan Documents

Regional Spatial Strategy:

VIS1 - Expressing the Vision

VIS2 - Principles for Future Development

EN4 - Quality in the Built Environment

Somerset and Exmoor National Park Joint Structure Plan

Policy 49 - Transport Requirements of New Development

South Somerset Local Plan (Adopted April 2006)

ST6 - Quality of Development

ST5 - Principle of Development

Policy-related Material Considerations

Draft Regional Spatial Strategy for the South West (Proposed Changes June 2008):

Development Policy C - Development in Small Towns and Villages

PPS's/PPG's

PPS 13 - Transportation and Land Use

PPS1 - Delivering Sustainable Development

South Somerset Sustainable Community Strategy

Goal 8 - High quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way.

CONSULTATIONS

SCC Archaeology - No objections

SSDC Technical Services - No comment

County Highways - I refer to the above-mentioned planning application received on 2nd February 2010 on which I have the following comments on the highway aspects of the proposal.

At present the site does not benefit from any off street parking and as such vehicles in connection with the property are forced to park on the B3165. Given the nature of the B3165 the parking of vehicles at this point not only interrupts the free flow of traffic but also adds to the hazards for all road users. As a result, under normal circumstances a proposal to introduce off road parking would be seen as beneficial to highway safety. However, it should be noted that this is on the basis that adequate visibility can be achieved.

The access emerges within the 30mph limit and as such visibility splays based on the minimum coordinates of 2.4m x 90.0m to the nearside carriageway edge in both directions should be provided. It is clear that the site has limited frontage and that in order to achieve the necessary visibility third party will be crossed. As this is not land within the control of the applicant this visibility cannot be permanently secured.

Therefore I would recommend that the application be refused on highway grounds for the following reason.

1. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) and Policy ST5 of the South Somerset Local Plan since the proposed access does not incorporate the necessary visibility splays which are essential in the interests of highway safety.

Town/Parish Council - Recommends approval

REPRESENTATIONS

None received.

CONSIDERATIONS

The highway authority was consulted in regards to the impact of the alterations to the access on highway safety. They have raised an objection to the scheme on the grounds of highway safety. They have stated that the necessary visibility splays cannot be achieved.

The proposal is not considered to have any significant impact on the residential amenity of the occupiers of adjoining properties or to the character of the area.

Therefore, the proposal to lower the existing kerb at the front of the property is not considered to cause demonstrable harm to the residential amenity of adjoining occupiers nor the character of the area. However, the proposed access is considered to be likely to cause a danger to highway safety.

As such the proposal should be recommended for refusal.

SECTION 106 PLANNING OBLIGATION/UNILATERAL UNDERTAKING

None

RECOMMENDATION

Refuse for the following reason:

SUBJECT TO THE FOLLOWING:

01. The proposal is contrary to Policy 49 of the Somerset and Exmoor National Park Joint Structure Plan Review (Adopted April 2000) and Policy ST5 of the South Somerset Local Plan since the proposed access does not incorporate the necessary visibility splays which are essential in the interests of highway safety.