

PEMBRIDGE PARISH COUNCIL

29.8.2003

COMMENTS ON PLANNING APPLICATION NO. DCNW2003/2267/F & DCNW2003/2268/C

THE BARN, EAST STREET, PEMBRIDGE DEMOLISH EXISTING BUILDING, ERECTION OF NEW 2 STOREY DWELLING

Pembridge parish council has considered this application carefully and wishes to make the following comments:

1. This application for building in a Conservation Area is also in a back development area which it is considered goes against Local Plans, and therefore should not be built upon. The site has never had a residential use.
2. Many concerns have been raised about the poor access to the site, through a very narrow tunnel (2.1 metres wide x 2.2 metres high) off the main A44 through road, exiting of which would be extremely hazardous because of the lack of visibility as there are no splays.
3. To add to the lack of visibility from the site's access, apart from there being no splays, is the fact that the pavement to be crossed when exiting the site is only 1.4 metres wide, which exacerbates the lack of visibility/safety, and means that exiting vehicles would have to cross the pavement prior to checking visibility in the road and manoeuvring out.
4. In addition, entry to the site from a westerly direction would mean that those vehicles do have to swing wide across the central white lines of the road in order to gain entry at the correct angle to the very narrow accessway, which again would be a highway hazard, particularly for other vehicles travelling in the opposite direction.
5. Because the pavement which crosses the accessway is in constant use, we feel that pedestrian safety would be jeopardised.
6. We understand from local objectors who are the owners of a nearby property that their Deeds state that after proposed development in 1965, that "The existing driveway shall be permanently closed upon the first change of tenancy of No.1 East Street Cottages." (copy attached)

The parish council is against this proposed development because of these reasons and it considers that highway safety must be given an extremely high priority, together with the aspect of it being a proposed residential back fill which is outside the development line in a Conservation area.



Heather Harding (Mrs) - Clerk to Pembridge Parish Council

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

- 1 SEP 2003