

MEETING:	PLANNING COMMITTEE
DATE:	21 JULY 2010
TITLE OF REPORT:	<p>DMCW/100999/F- NEW VEHICLE ACCESS TO FIELD AT LAND SOUTH OF WERGINS BRIDGE, C1125, SUTTON ST NICHOLAS, HEREFORDSHIRE.</p> <p>For: Mr Rogers per Mr Ian Savager, 35 Caswell Crescent, Leominster, Herefordshire, HR6 8BE</p>

Date Received: 20 April 2010

Ward: Sutton Walls and Burghill, Holmer & Lyde

Grid Ref: 352860,244405

Expiry Date: 15 June 2010

Local Members: Councillors KS Guthrie and SJ Robertson

1. Site Description and Proposal

- 1.1 The application site forms part of an agricultural field located to the west of the C1125 Sutton St Nicholas Road some 200 metres south of Wergins Bridge.
- 1.2 The application seeks permission to construct a replacement field access.

2. Policies

- 2.1 Herefordshire Unitary Development Plan 2007:
- DR3 - Movement
E13 - Agricultural and Forestry Development

3. Planning History

- 3.1 None.

4. Consultation Summary

Internal Council Advice

- 4.1 Traffic Manager: No objection. The proposed access arrangements are satisfactory, subject to the gateway being set back 8 metres and the existing access being closed.
- 4.2 Conservation Manager: No objection, subject to appropriate mix of native-species being used to close off the existing access.

5. Representations

- 5.1 Pipe and Lyde Parish Council: No objection.

Further information on the subject of this report is available from Ms K Gibbons on 01432 261781

- 5.2 Sutton St Nicholas Parish Council: Objection. The 2.4 metre setback is considered insufficient. The speed limit on this road is 60mph and is unsuitable for slow moving agricultural vehicles to enter or leave. The sightline can't be achieved and is otherwise obstructed by a 0.7 metre high wall. The Parish Council is aware of the proposed music festival and any such use of the access would increase the probability of an accident occurring.
- 5.3 Four letters of objection have been received, summarised as:
- The access is intended for the proposed music festival.
 - Would this access open the field up for other uses?
 - This is a fast road.
 - The gate is only 2.4 metres from the road, a tractor is longer than this.
 - Visibility from the proposed access is poor.
 - The access will be hazardous.
 - The road is unsuitable for large agricultural machinery to turn in and out of the field.
 - A section of hedge has already been removed contrary to DEFRA Regulations.
- 5.4 The full text of these letters can be inspected at Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Committee meeting.

6. Officer's Appraisal

- 6.1 This application is for a replacement field access, in lieu of the existing access to the north at the apex of the bend on Wergins Bridge.
- 6.2 The proposed location affords good visibility in both directions and the Traffic Manager has raised no objection on grounds of highway safety.
- 6.3 To ensure that the existing access is closed, an appropriate condition is recommended.
- 6.4 Whilst the comments about the presence of a 0.7 metre high parapet wall are noted, proper consideration has to be had for the size of agricultural machinery whose drivers will typically be seated at a height whereby their eye line will be at least 2 metres above the ground, being well above any suggested obstruction along the visibility splay.
- 6.5 Furthermore this large physical presence will make any manoeuvring onto or from the highway plainly visible to other road users.
- 6.6 As to comments in the letters of representation about the perceived position of the gate only being 2.4 metres from the highway, the submitted plan clearly shown an 8 metre unobstructed area of hard standing between the gate and the edge of the highway, allowing sufficient length for any machinery to enter and leave the site safely.
- 6.7 As stated above, this application is for the creation of an agricultural field access, therefore the comments raised about any perceived or proposed temporary uses of the land are not material to the determination of this planning application. Furthermore were a 'music festival'

to be proposed it would require an event licence, the issue of which would first consider all aspects of public safety including access arrangements.

6.8 Overall the proposal complies with the relevant development plan policies and as such approval is recommended.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission)**
- 2 B01 Development in accordance with the approved plans**
- 3 No development shall take place until a scheme detailing the measures to be undertaken to close the existing access has been submitted to and approved in writing by the local planning authority. Such scheme shall include the provision of a hedgerow, comprising a mix of native species, to the highway boundary. The scheme shall include a timetable for the completion of the work with the new hedgerow to be planted no later than the first planting season following the first use of the access.**

Reason: To define the terms by which planning permission is granted in order to ensure that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjoining highway to comply with Policy DR2 of the Herefordshire Unitary Development Plan.

- 4 H05 Access gates (8 metres)**
- 5 H06 Vehicle access construction**

INFORMATIVES:

- 1 HN01 Mud on highway**
- 2 N11C General**
- 3 N15 Reason(s) for the Grant of PP/LBC/CAC**

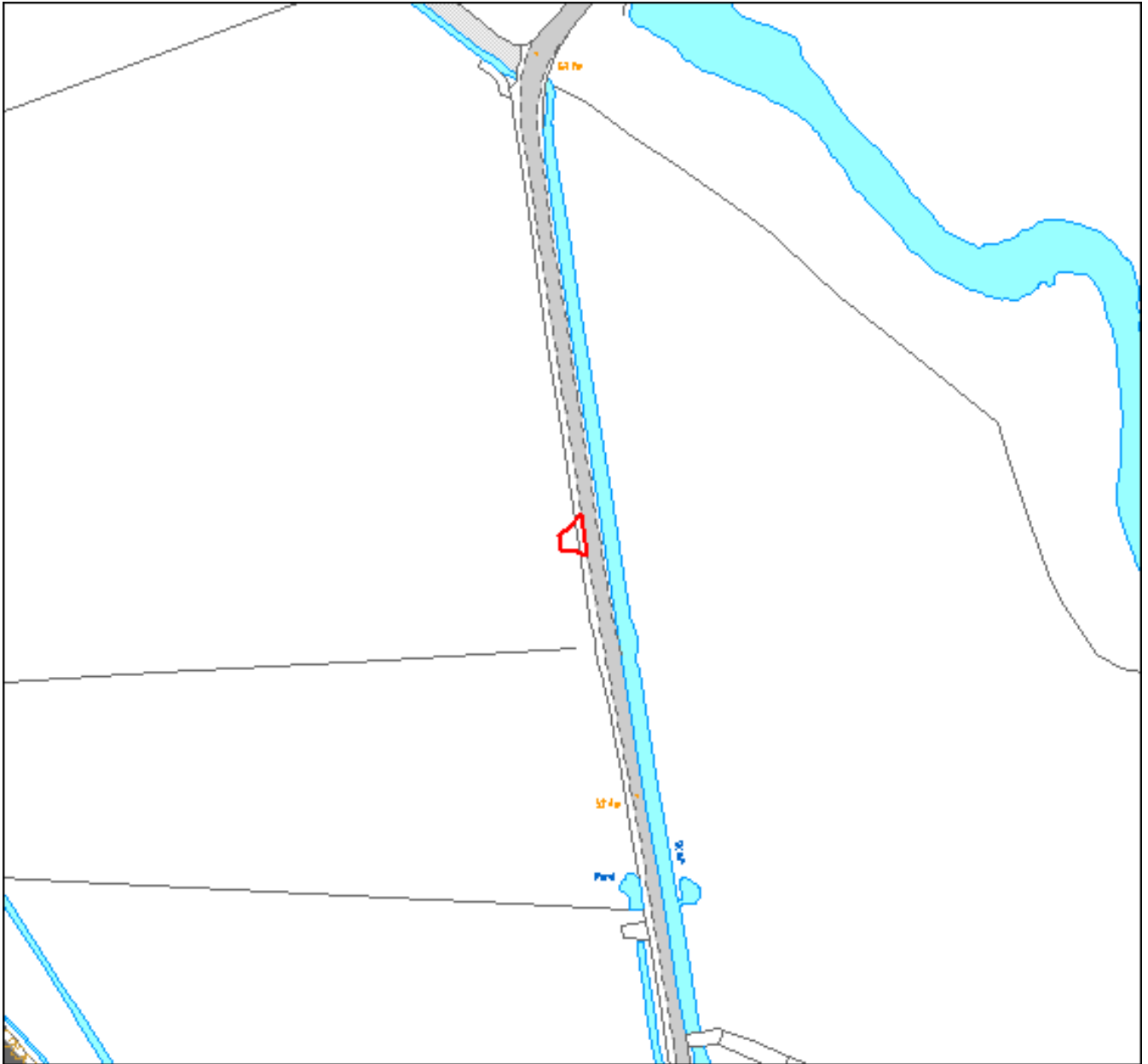
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : LAND SOUTH OF WERGINS BRIDGE, C1125, SUTTON ST NICHOLAS, HEREFORDSHIRE

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