

To: Head of Planning Services
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

From:

Development Management (East)
Area Office East
Little Moor House
Falcon Road
Sowton Industrial Estate
Exeter
EX2 7PL



Your Ref: 12/00107/MFUL

Case Officer:
Telephone:

Anthony Novis
01392 381316

PLANNING APPLICATION – HIGHWAY CONSULTATION REPLY

APPLICATION NO: MD/00107/2012

APPLICANT: Mrs Zoe Wangler

DETAILS OF APPLICATION: Use of land for siting of a temporary agricultural worker's dwelling for a period of 5 years together with an agricultural barn with PV array, W.E.T.waste water treatment system, bore hole and alterations to existing highway access and private ways as part of a scheme for new entrants to ecological agriculture.

LOCATION: Land at NGR 307117 120011 (Greenham Reach) Holcombe Rogus, Devon

Observations:

The development proposal is for the siting of a temporary agricultural worker's dwelling for 5 years along with site access improvements and the provision of passing bays.

The site is in a location remote from established settlement boundaries and this raises issues of sustainability. However, should functional need be proved then I would not wish to raise an objection.

The roads giving access to the site are narrow in places and have a limited number of passing places. The application offers additional passing places along the highway frontage within the Applicant's control along with improvements to highway access.

I recommend the conditions set out below are included in any grant of planning permission.

Recommendation:

THE EXECUTIVE DIRECTOR OF ENVIRONMENT, ECONOMY AND CULTURE, ON BEHALF OF DEVON COUNTY COUNCIL, AS LOCAL HIGHWAY AUTHORITY, RECOMMENDS THAT THE FOLLOWING CONDITIONS SHALL BE INCORPORATED IN ANY GRANT OF PERMISSION:-

1. No other part of the development hereby permitted shall begin until:
 1. Visibility splays of 2.4 metres measured back from the nearside carriageway edge on the centreline of the access to points 43 metres on the nearside carriageway edge in both directions, clear of all obstructions between 600mm and 2000mm above adjacent carriageway level, shall have been laid out, constructed and maintained. The visibility splays shall thereafter be retained and maintained for that purpose at all times, and
 2. For a minimum of its first 6.0 metres back from the nearside edge of the carriageway the site access road, including the bellmouth radii, shall have been hardened, surfaced (not loose stone or gravel), drained and maintained thereafter in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority.

REASON: To provide adequate visibility from and of emerging vehicles and to prevent surface water, mud and other debris being carried onto the public highway.

2. Any site access gates shall be set back a minimum of 6.0 metres from the nearside carriageway edge and shall be hung to open inwards only.

REASON: To enable vehicles to stand clear of the public highway when entering or leaving the site.

3. Within 12 months of the beginning of the development hereby permitted 2No. passing bays shall have been laid out, constructed and maintained on the site ownership frontage with the public highway in accordance with details that shall have been submitted to, and agreed in writing by, the Local Planning Authority.

REASON: In the interests of highway safety.

Officer authorised to
sign on behalf of the County Council

Date: 09 March 2012