

The Application is for the relocation of the access driveway and the change of use of the associated area to residential.

The site lies within the open countryside and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map.

The application has been brought before the Planning Committee at the request of two Councillors on the grounds of road safety and inappropriate development to an already developed property.

The 8 week period for this application expires on 30th October 2014.

RECOMMENDATION

Permit subject to conditions relating to the following:-

- **Standard time limit**
- **Approved plans**
- **Removal of permitted development rights for outbuildings on area around the access.**
- **The land between the 1.2m high timber picket fence and existing post and rail timber fence is not domestic garden, for the avoidance of doubt.**
- **Landscaping scheme including details of removal and reinstatement of hedgerows**
- **Details of boundary treatments**
- **Provision of visibility splays prior to the commencement of the construction of the access.**
- **Provision of access, driveway, parking and turning areas in accordance with approved drawings**
- **Closure of existing site access**
- **Details of surfacing materials for driveway**

Reason for Recommendation

The new access provides highway safety betterment through the replacement of a substandard access. Although the proposal would involve an encroachment into the open countryside this has to a large extent been limited to that necessary to achieve the new access. The highway safety benefits outweigh the impact upon the landscape which can be limited by the reinstatement of hedgerows. Overall it is not considered that an objection could be sustained.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

- Policy ASP6: Rural Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy N21: Area of Landscape Restoration
Policy T16: Development – General Parking Requirements

Other Material Considerations include:

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (NPPG) (2014)

Relevant Planning History

09/00714/FUL	Two storey rear extension and ground floor side extension	Approved
10/00571/FUL	Replacement two storey four bedroom dwelling	Approved
12/00058/FUL	Erection of detached double garage	Approved
14/00761/FUL	Relocation of access driveway and associated change of use of the area to residential	Withdrawn

Views of Consultees

Madeley Parish Council objects on the following grounds:

- Loss of open and viable agricultural land
- Unnecessary development as the existing entrance could be altered to achieve increased safety for vehicles.
- Action in being taken at the moment by agencies including Staffordshire Police and a Community Speedwatch to address speeding vehicles on Bar Hill which should reduce the hazards around the current access.
- There was a similar application by a neighbour in 2013 that was dismissed on appeal by the Inspector who referred to the unsustainable location and the harm to the character of the open countryside.
- The development is unnecessary and inappropriate.

The **Highway Authority** has no objections to the proposed development subject to conditions regarding visibility splays, provision of the access, driveway, parking and turning areas in accordance with the approved plans, the existing site access to be permanently closed and the access crossing reinstated as hedgerow, and the submission of details of the surfacing materials and surface water drainage for the driveway.

The **Landscape Development Section** states that should a visibility splay be necessary, then more hedgerow than is presently shown will need to be removed. The application may affect sections of hedgerow which do not border a domestic curtilage and that come under the terms of the Hedgerow Regulations. An assessment of the hedgerow in terms of the criteria identified in the Hedgerow Regulations is required along with information to demonstrate the length of hedgerow removal along with proposals for mitigation/replanting. If the affected section of hedgerow is entirely within or on a domestic boundary, no objections would be raised subject to an appropriate landscaping condition to secure full landscaping details for removal and reinstatement of hedgerows and other boundary treatment. The extension of the low wall in such close proximity to the hedgerow would not be supported as it would cause considerable damage to roots.

Representations

Letters of objection have been received from 14 residents and from Madeley Conservation Group. A summary of the comments made is as follows:-

- The site notice states that the proposed development does not accord with the provisions of the development plan in force in the area. If the LPA decides against the development plan then questions will be asked.

- There is no satisfactory explanation as to why the existing access cannot be improved.
- The proposed new access will be opposite properties that have cars parked outside on the road as they have no off-road parking. This would be more dangerous than the existing situation.
- An application on adjacent land was dismissed at appeal on the grounds that the destruction of at least 5m of hedgerow would be significant and the engineering works and visibility splays would harm the character and appearance of the surrounding area and the same applies here.
- Changing the use of the land would reduce the open agricultural land.
- The primary objective of this application seems to be to incorporate adjacent agricultural land into the domestic curtilage.
- Noise of development will be potentially disturbing to the quiet area.
- It appears that it would not be feasible to achieve and guarantee maintenance of the visibility splays as more than half is not in the ownership of the applicants.
- Should a change of use be granted, the LPA would have no control over the placement of domestic paraphernalia.
- There is inconsistency between the comments of the Highway Authority in relation to this current proposal and the previous withdrawn application. The questions that they posed remain the same.

Four letters of support have been received. It is stated that the A525 is a dangerous road and the driveway to Sandfield House is very unsafe. This application would move it to where there is much better visibility and it would be a much safer option for everyone. It would only require small alterations to the land and hedging. Also, having a more obvious entrance on that side of the road would make motorists slow down which would certainly be welcomed. It is not considered that the proposal would have any great impact on the countryside.

Applicant's/Agent's submission

A Design and Access Statement has been submitted which concludes that the existing visibility splay to the existing access is considerably below the required standards. It is therefore considered that the driveway access is a material consideration on the grounds of safety and to comply with Staffordshire County Council's Residential Design Guide.

A Transport Statement has been submitted and a summary is as follows:

- The ground level either side of the existing access from Sandfield House is considerably higher than the level of the road, obstructing visibility.
- Visibility is also limited by the hedging which is close to the kerb line as there is no footpath on this side of the road.
- The existing visibility splay is considerably below the required standards and for vehicles travelling in a westbound direction, the visibility splay is effectively zero.
- The required works to enable the existing access driveway to be upgraded would require the removal and cutting back of the hedge and the surrounding ground level would have to be lowered for a considerable distance.
- This would require considerable works to be undertaken on land which does not belong to the applicant.
- Therefore on the grounds of safety and to comply with Staffordshire County Council's Residential Design Guide a new access driveway is to be provided to the eastern part of the site to enable the construction and maintenance of the required visibility splays.
- The line of the visibility splay should be kept free of all obstructions in the vertical plane measured from the driver's eye-height of no less than 1.05m above the road surface to a point no less than 0.6m above the road surface in accordance with Staffordshire County Council's Residential Design Guide and the Manual for Streets document.

A letter has been received clarifying points raised in letters of representation. The following points are made:-

- The applicant is applying for the change of use of land for the construction of an improved relocated driveway, to provide a permanent safe access solution to exclusively serve a single existing family home on land within the client's ownership. At no point has the applicant attempted to, or even expressed a desire to, build additional dwellings on their land.
- The works will include the making good, infilling and improvement of the existing hedgerow and associated landscaping with respect to the surrounding area and open countryside.
- A large proportion of the representations state that "The proposed development does not accord with the provisions of the development plan in force in the area in which the application relates" and object on these grounds. This is a statement of fact but the safety of local residents in terms of improving access, should overcome policy.
- The applicant has openly and willingly worked with the Local Authority to achieve a solution which is deemed appropriate and in accordance with the local character. No buildings or outbuildings will be placed within the change of use land and whilst some elements of the hedgerow will be removed, the client is proposing to infill, replant and improve the existing hedgerow.
- Previous applications for a new dwelling and access made by a neighbour and referred to in some responses are not related to this application.
- A number of responses question what can be done to improve the existing access. Expert opinion in the transport assessment and design and access statement clearly defines and documents expert opinion. For the past ten years the applicant has attempted to live with the existing access and has explored ways to improve it, including a convex mirror and additional road signage, all of which proved not to be acceptable or a long term solution. Further, it would not be logical to look to remove a large section of working agricultural land not in the applicant's ownership, when the proposed solution is on unused land within the client's ownership.
- The applicant has already stated that he would not challenge any reasonable planning conditions being applied to any permission.

Key Issues

Permission is sought for the relocation of the access driveway that serves the property and the change of use of the associated area to residential curtilage.

The site is within the open countryside and an Area of Landscape Restoration as indicated on the Local Development Framework Proposals Map. It is considered that the key issue to be addressed in consideration of this application is whether the proposed encroachment into the open countryside is acceptable, having regard to matters of highway safety and visual impact.

The proposal would involve the extension of the domestic curtilage of the property out into the open countryside by approximately 18m. A new driveway is proposed to the east of the dwelling which would run parallel to the side elevation of the house and would curve to the rear to provide access to a proposed garage, granted planning permission in 2012 (12/00058/FUL). A turning head is proposed to the front of the house.

Both the development plan and the NPPF aim to protect the open countryside from encroachment. The NPPF also states that decisions should take account of whether safe and suitable access to the site can be achieved for all people.

The Design & Access Statement that accompanies the application states that the existing visibility splay is considerably below the required standards. It argues that the new access will improve visibility and that highway safety is a material consideration.

The current access is to the west of the dwelling. The existing visibility is significantly below the required standards due to the fact that the ground level either side of the existing access is considerably higher than the level of the road and there is a hedgerow close to the kerbline. A Transport Statement submitted with the application has stated that improvements to the existing access would require the surrounding ground levels to be lowered for a considerable distance which would require works to be undertaken on land which does not belong to the applicant. In addition, the works would require the removal of the boundary hedge. Your Officer agrees that improvements to the existing access appear difficult to achieve.

The new access to the east of the site would enable the provision of the required visibility splays. The Highway Authority has no objections to the proposal subject to conditions and has advised informally that although there have been no recorded accidents in the vicinity, visibility from the existing access is substandard and therefore the proposal would result in betterment in terms of highway safety.

The site lies within an Area of Landscape Restoration and NLP policy N21 states that within such areas it will be necessary to demonstrate that development will not erode the character or harm the quality of the landscape. To achieve the required visibility splay, some of the existing hedgerow along the boundary with the highway will have to be relocated. The Landscape Development Section has advised that for those sections of the hedgerow that do not border a domestic curtilage, an assessment is required in terms of the criteria identified in the Hedgerow Regulations, along with information to demonstrate the length of hedgerow removal along with proposals for mitigation/replanting. No assessment of the hedgerow has been submitted and the applicant's agent has referred to an application relating to a barn at the rear of Sandfield House (Ref. 12/00694/FUL) in which it was proposed to remove a length of hedgerow and the Landscape Development Section did not ask for any similar assessment. Given this and given that an improvement in highway safety would be achieved, subject to conditions requiring full details of the removal and reinstatement of hedgerows, it is not considered that an objection could be sustained on such grounds.

Many of the representations that have been received refer to an application on adjacent land that was dismissed at appeal (Ref. 12/00694/FUL). In considering that appeal the Inspector concluded that the creation of a new access would introduce an engineered feature into the landscape and result in the loss of at least 5m of a mature and visually attractive hedgerow and would materially harm the character and appearance of the surrounding area. It should be noted that the application which was subject to the appeal differs from the current proposal however, in that it was for a new dwelling whereas this is an application for a new, safer access in association with an existing dwelling. It cannot be assumed, therefore, that the Inspector would have reached the same conclusion if presented with a case that the access was required to improve highway safety.

Representations have also been raised on the grounds of a perceived inconsistency between the comments of the Highway Authority in relation to this current proposal and the previous withdrawn application. The Highway Authority objected to the application that was withdrawn on the grounds of insufficient information. Additional information was requested including details of visibility splays and clarification as to why the existing access cannot be improved. This information has now been submitted in a Transport Statement that accompanies the application and on the basis of that information; the Highway Authority has no objection.

As indicated above the formation of the new access involves an encroachment into the open countryside and an enlargement of the existing residential curtilage of the property. In response to concerns expressed prior to the submission of the application the extension of the domestic curtilage has been limited to that necessary to provide the new access other than a small amount of additional land in the south west corner to achieve a straight boundary fence line. An additional strip of land beyond to the east of the access, which is in the applicant's ownership, has been excluded from the extended residential curtilage to minimise the amount of encroachment arising. For the avoidance of doubt it is considered that a condition should be imposed which states that this area of land does not form part of the domestic curtilage.

In conclusion, it is considered that although the proposal would involve an encroachment into the open countryside, given the highway safety benefits and the lack of any significant adverse impact upon the landscape, it is not considered that an objection could be sustained.

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

13 October 2014