

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**28<sup>th</sup> October 2014**

**Agenda item 8**

**Application ref. 14/00684/FUL**

**Sandfield House, Bar Hill, Madeley**

Since the preparation of the agenda report, additional comments have been received from the **Highway Authority** stating as follows:

The existing access serving Sandfield House is substandard because it has restricted visibility. The design of the proposed access provides betterment in relation to highway safety as visibility splays are being provided in accordance with recorded traffic speeds on the A525 Bar Hill. In addition a turning head is proposed which will allow delivery vehicles and visitors to enter and exit the site in a forward gear.

Further advice has been received from the **Landscape Development Section** regarding the matter of Hedgerow Regulations. It is confirmed that in this case, permission under the hedgerow regulations is not needed on the grounds that the reason for the works is "to get access in place of an existing opening" and that the developer "intends to plant a new stretch of hedgerow to fill the original entrance". A landscaping condition is recommended to secure replacement planting.

In addition a further 3 letters of representation have been received. The comments raised are as follows:

- In pre-application correspondence between the agent and the LPA, the agent stated that "The owner has previously stated that the leftover strip currently has no agricultural use, and has no intention for the land to be used as agricultural land". It is asked whether if members of the public decided to acquire parcels of agricultural land randomly with no intention for the land to be used as agricultural land and used this as justification to convert agricultural land to residential land, what would the open countryside look like?
- The Landscape Officer's comments stated that no objection would be raised to the proposal should the affected section of hedgerow be entirely within or on a domestic boundary. None of the affected hedgerow is on a domestic boundary.
- The Highway Authority has stated that the existing access is substandard but in 2010 the Highway Authority gave full support for the access subject to conditions which have been met. Since that decision was made, there has been no change to the size of the property, the number of residents or the number of vehicles using it. Many things in the countryside would be considered to be 'substandard' by modern standards, but that was the situation when the applicants chose to develop the site.
- The Highway Authority does not state that the relocation of the access is essential or necessary.
- The application states that for ten years, the applicant has explored ways to improve the entrance but nothing has been done except to allow the hedge to grow very high making visibility worse.
- It would be possible to relocate the access to the east within the existing garden and give better visibility in both directions.
- No proper assessment has been made as to how this change would benefit other residents and road users. Recently, there was a collision between two vehicles passing where there is on-road parking and this occurred at the spot where the new entrance is proposed. There have been no such accidents at the current entrance where the road is free of parked vehicles.

Your Officer's comments

The issue of highway safety is addressed fully in the agenda report. In relation to the matter of hedgerow removal, the Landscape Development Section has now confirmed that permission under the Hedgerow Regulation is not needed. In any event, the agenda report already concludes that given the highway safety benefits, and subject to conditions, it is not considered that an objection could be sustained on the grounds of impact on the hedgerow.

**The RECOMMENDATION therefore remains as set out within the main agenda report.**