

**APPLICATION NO** PA/2011/0255

**APPLICANT** Mr D R S Churchill

**DEVELOPMENT** Planning permission to form a new field access

**LOCATION** Land between 4 & 2A North Cliff Road, Kirton-in-Lindsey

**PARISH** KIRTON-IN-LINDSEY

**WARD** Ridge

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Kirton-in-Lindsey Town Council

## **POLICIES**

**Regional Spatial Strategy for Yorkshire and the Humber:** No specific policies apply.

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements) sets out the general design criteria against which all development will be assessed. The development should reflect or enhance the character of an area and not be detrimental to residential amenities.

## **CONSULTATIONS**

**Highways:** No objections subject to conditions 3 and 4 on the recommendation.

## **TOWN COUNCIL**

Object on the grounds that creating another access/egress on an already busy road and close to a junction would create a potential traffic hazard and congestion.

## **PUBLICITY**

Neighbours have been notified by letter and three objections have been received that raise the following issues:

- Visibility from the proposed access will be limited onto a highly-used pedestrian and vehicle roadway.
- The proximity of the new access to neighbouring properties (1.15 metres at one point) could pose a safety hazard to children playing in gardens.
- There is currently access to the land from the applicant's property on Spa Hill.
- The removal of the wall will result in an adverse impact on the character of the street scene.

- Visibility will be impaired for vehicles using the new access by the walls that are to be retained and will have a detrimental impact on existing accesses by increasing vehicular activity in the area.

## **ASSESSMENT**

The proposal involves the creation of a new vehicular access onto the B1398, North Cliff Road, to serve a grassed paddock area to the rear of the applicant's dwelling. The proposal involves the removal of a section of 1 metre high stone boundary wall and the relocation of a street lighting column.

**The main issues in determining this application are whether the proposed new access will have a detrimental impact on residential amenities and highway safety.**

This proposal is a resubmission of a previously approved scheme (PA/2006/1006) which expired in September 2009 and was never implemented. The proposal involves the creation of a new vehicular access located between two residential properties (2A and 4 North Cliff Road) to serve land to the rear of these properties. The site for the access is within the development boundary, but the parcel of land which it will serve is in the open countryside. The applicant's dwelling is to the rear, on Spa Hill.

Objections have been raised by both neighbours and the town council relating to highway safety issues and that the introduction of a new access onto this busy road, with limited visibility, will be detrimental to both pedestrians and vehicular traffic. However, the highways department have visited the site and viewed the submitted plans, and find no highway safety problems with the layout of the access, or its position within the street. Additionally, it is not considered that the maintenance and use of this parcel of land will generate a significant amount of traffic to the extent that its use will be so intensive that it would be out of character with the residential/agricultural nature of the area.

Concerns have also been raised by neighbours in relation to the impact on the street scene due to the removal of the wall and the safety of children playing in the area. Whilst the wall is part of the street scene and visible from public view, it is of little architectural or historic merit and its removal would not be considered to be detrimental to the overall character of the area. In addition, permission is not required to remove the wall as it is not within the conservation area or associated with a listed building. It is only the formation of the vehicular access itself that requires planning permission. In relation to the safety of children playing in their gardens, the area upon which vehicles will travel within the site is enclosed on either side by hedging/fencing and it is not envisaged that there will be any encroachment onto neighbouring properties where children may be playing within their own garden. In planning terms the proposal is considered to be acceptable and is recommended for approval.

**RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: C.11/194/1.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No loose material shall be placed on any driveway or parking area within 10 metres of the adopted highway unless measures are taken in accordance with details to be submitted to and approved in writing by the local planning authority to prevent the material from spilling onto the highway. Once agreed and implemented these measures shall be retained.

Reason

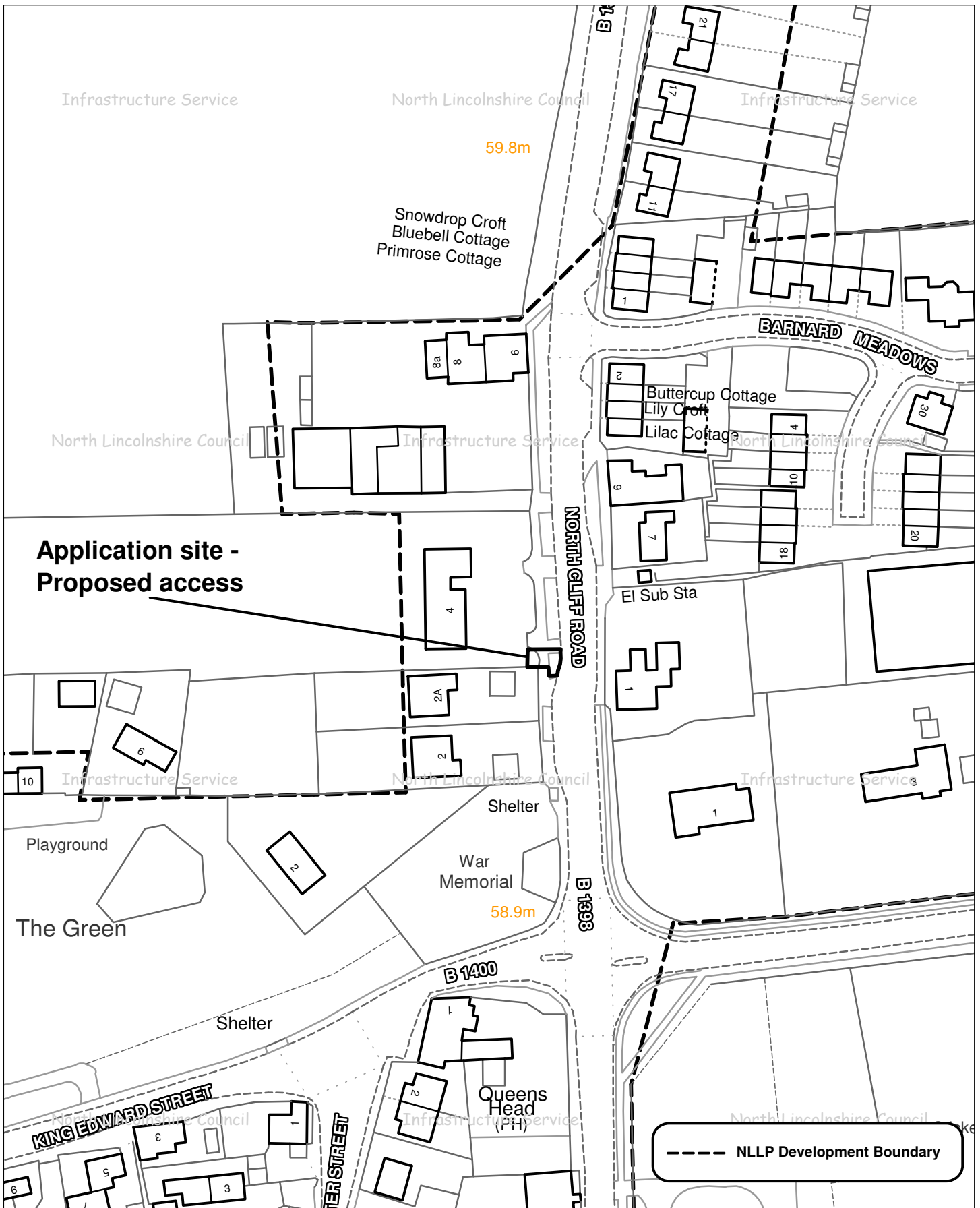
In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Local Plan.

4.

No development shall take place until details of the relocation of the existing street lighting column have been submitted to and approved in writing by the local planning authority.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.



Drawing Title: PA/2011/0255

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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



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