

TEST VALLEY BOROUGH COUNCIL

Town and Country Planning Act 1990

PARISH/TOWN COUNCIL RESPONSE ON APPLICATIONS

Applic. No. 15/01909/FULLS Case Officer: Mr Paul Goodman
 Proposal Erection of farm worker's dwelling with access and septic tank
 Site Upper Hawkes Farm, Dores Lane, Braishfield, **BRAISHFIELD**
 Expiry Date 8 September 2015

BRAISHFIELD Parish Council has considered the above submitted proposal and makes the following observation.

Support No objection No comment Objection
 (Specify reasons below)

Reasons for objection:

SEE ATTACHED

Additional comments/observations:

Position: **CLERK**

Date: **7 SEPTEMBER 2015**

Head of Planning and Building Services
Test Valley Borough Council

TEST VALLEY BOROUGH COUNCIL Town and Country Planning Act 1990
BRAISHFIELD PARISH COUNCIL RESPONSE ON PLANNING APPLICATION

Application No. 15/01909/FULLS

Case Officer: Paul Goodman

Proposal: Erection of farm worker's dwelling with access and septic tank

Site: Upper Hawkes Farm, Dores Lane, Braishfield

Expiry Date: 8 September 2015

Braishfield Parish Council has considered the above submitted proposal and makes an **objection** for the following reasons:

1. The proposed access point on to Dores Lane is considered to be in a dangerous position and it poses a risk of collision not only to residents of the proposed dwelling but also to those travelling on Dores Lane. This is a blind corner and already difficult to negotiate given the speeds and nature of traffic using Dores Lane. Dores Lane has the national speed limit and is quite heavily used by commuters and through traffic; but also by leisure users such as walkers, cyclists and horse riders. Current residents are already concerned about the speed and volume of traffic as well as the size of vehicles that use this lane. Drivers will not take a hidden entrance into account in their speeds. What may seem to be a reasonable position for an entrance on plan does not feel so reasonable when standing in the lane on foot. The proposed entrance is in one of the most difficult positions given the following:
 - a) The sight-lines shown on the submitted plans rely on the maintenance of a hedge that is owned by a third-party. Sight-lines would be much reduced should the hedge be allowed to grow. This is beyond the control of the

occupant.

- b) The frequent flooding of the road in this area reduces the width to single lane or less, and all traffic is forced to the northern side of the carriageway (see "2" below). There is an added hazard of ice on the road when the standing water freezes during winter.
2. This part of the road is frequently flooded across at least half of its width, forcing all traffic to the northern side of the road which is the location of the proposed entrance, and the risk of collision is thereby increased.
3. The field boundary to the north of Dores Lane is an ancient hedge/bank which acts as a bund, slowing the flow of water from the field down onto Dores Lane. The run-off of rainwater onto Dores Lane will be much increased by forming a gap in the hedge/bank for the access, and secondly by creating a hard surface on the access drive.
4. It has been drawn to our attention that in the event of a collision between a vehicle using the proposed entrance and a vehicle on Dores Lane, it may be difficult to attribute full blame to either party and insurers may seek recompense from other sources which could include the local authority responsible for giving planning approval.
5. The proposal entails removal of a section of ancient hedgerow in order to create the access driveway.
6. There is potential for damage to roots of the hedgerow to the west, through the construction of the proposed access driveway.
7. The Parish Council considers that the applicant has not demonstrated the need for an agricultural worker's dwelling, as the business is not currently based on the site.
8. The application does not allow for provision of s106 money to offset the pressure placed on local facilities by additional residents in the village. The Parish Council has provided Test Valley Borough Council with a list of projects which are currently required within Braishfield.

Clerk to the Parish Council
7 September 2015