

UTT/1385/12/FUL – CLAVERING

PROPOSAL: Re-establishment of an agricultural access

LOCATION: Grange Farm, Deers Green, Clavering

APPLICANT: C W Abrahams and Sons

AGENT: Snow Walker Associates

GRID REFERENCE: 546710-231857

EXPIRY DATE: 2 October 2012

CASE OFFICER: Mr C Theobald

APPLICATION TYPE: Other

1. NOTATION

1.1 Outside Development Limits/Protected Lane.

2. DESCRIPTION OF SITE

2.1 The application site is located on the northern side of the road to Deers Green. This is a predominantly single track road with sporadic development to the north including Grange Farm. There is an existing hard surfaced access to the east of the application site which serves Grange Farm House and the farmland. The ground levels slope up from the highway into the farmland at the proposed access point. There is no defined boundary hedging at this point.

3. PROPOSAL

3.1 The proposal relates to the re-instatement of a former agricultural access. This would be 13m to the west of the existing access point. It would be 4.7m wide.

4. APPLICANT'S CASE

4.1 There was an existing access opposite the gate into the field opposite. The justification of the need is simply to divorce the farm traffic from the house. Grange Farmhouse is not listed but is a good example of a mid 19th century farmhouse, served by a narrow unmade drive. The need is to get the farm traffic away by giving it its own access as was previously the case. No increase in either domestic or farm traffic is contemplated.

5. RELEVANT SITE HISTORY

5.1 None relevant to the proposal. There is an extensive site history relating to the barns to the north.

6. POLICIES

6.1 **National Policies**

National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

Policy S7
Policy GEN1
Policy ENV9

7. PARISH COUNCIL COMMENTS

7.1 None received.

8. CONSULTATIONS

Essex County Council Highways:

8.1 Recommend condition relating to gradient.

Natural England

8.2 Refer local authority to standing advice.

9. REPRESENTATIONS

9.1 None received.

10. APPRAISAL

The issues to consider in the determination of the application are:

- A whether the proposal would have a detrimental impact on the character of the rural area and would result in highway dangers (ULP Policy S7 and GEN1)
- B whether the proposal would result in a detrimental impact on the character of the protected lane (ULP Policy ENV9).

10.1 The proposal relates to the reinstatement of an agricultural access point. This would be opposite a field entrance and located on the northern side of the road. The road is single track and rural in character and it is expected to find field entrances/agricultural access points in such locations. The road is not heavily used and the proposal would not result in an increase in vehicular movements. Therefore the proposals are considered acceptable.

10.2 Policy ENV9 seeks to protect the character of historic landscapes such as this lane. The need for the development needs to outweigh the historic significance of the site if it would be harmful. In this instance the proposal seeks to reinstate a former agricultural access. The development would not give rise to significant harm and the proposals are acceptable in policy terms.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposals would not result to harm to the character of the rural area and would not give rise to any highway issues.

B The proposals would not give rise to any significant harm to the protected lane.

RECOMMENDATION – CONDITIONAL APPROVAL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development shall take place until details of the access have been submitted to and approved in writing by the local planning authority. The details shall include:
 - details of the gradient which shall not be steeper than 4% (1 in 25) for the first 6 metres from the highway boundary and not steeper than 8% (1 in 12.5) thereafter
 - surface materials and method of construction.Subsequently the access shall be constructed in accordance with the approved details.
REASON: In the interests of highway safety in accordance with Uttlesford Local Plan Policy GEN1, adopted 2005.