

Re. 20/02291/FP Erection of Detached 4 Bedroom House Land Adjacent to 4 Hobbs Hayes Reed

At their Parish Council meeting on 4th November Reed Parish Councillors resolved to object to the above application and recommend that it be refused for the following reasons:

1. a) Safety issues to do with access:

specifically failure to guarantee provision of safe access to the proposed dwelling and proposed associated parking for the existing dwelling at 4 Hobbs Hayes. Councillors were strongly influenced by the recommendation for refusal by the Highways Authority. They noted the following grounds for refusal:

“There is insufficient information regarding visibility, both Pedestrian and Carriageway visibility splays have not been provided demonstrating that a 2.4m x 43m splay is achievable for vehicles;

The existing access is on a corner with minimal southbound visibility.

Relevant drawings and information have not been provided by the applicant with regards to vehicle and pedestrian visibility.

The Highway Authority is therefore unable to assess the safety of highway users from this proposal. The inclusion of further information is needed with regards to the carriageway and pedestrian visibility from the property’s existing access..”

Given these concerns from the Highways Authority, Councillors felt they could only endorse the recommendation of refusal.

b) Safety issues to do with parking:

Access to the site of the proposed house is problematic, being off the blind bend between Hobbs Hayes and Blacksmith’s Lane. This links to a further point about parking. Now that the site has been sold by Settle to the present applicant the Parish Council remains uncertain about the ability of the LPA to make provision of off-road parking for 4 Hobbs Hayes (as shown on the plans of the approved application 19/00142FP and the refused application 20/01069/FP) a condition for approval of any application for building on this proposal site adjacent to 4 Hobbs Hayes. Without such guarantee of safe off-road parking the application should not be granted, even if the concern of Highways over access can be satisfied.

2. Design issues.

Councillors were not convinced that the design modifications to the design features of refused application 20/01069/FP are sufficient to overcome the reasons for refusal noted in the refusal notice for that earlier application - notably “degraded design” and harm to the conservation area.

For the above reasons Reed Parish Council recommends this application be refused.

