

P/14/0645/FP

SARISBURY

MR JEFFREY PURKISS

AGENT: MR JEFFREY PURKISS

ADDITIONAL VEHICULAR ACCESS ON THE NORTHERN BOUNDARY OF THE PROPERTY AND HARD SURFACE AT THE FRONT

CRABLECK LANE - FIVE OAKS FISHERY - SARISBURY GREEN SO31 7AL

Report By

Arleta Miszewska (extension 4666)

Site Description

The application site is located on the southern side of Crableck Lane within the countryside. A recreational fishing lake is on the site along with a timber lodge located north of the lake. The lodge is used as a clubhouse and for overnight accommodation for anglers as well as providing living accommodation for the owners within the roof space.

A vehicular access already exists in the north-western corner of the site with a gated approach from Crableck Lane. Crableck Lane lies at a lower level than the site itself down a grass bank and demarked along much of its boundary with the site by a hedgerow on top of the bank.

Description of Proposal

Planning permission is sought to create a second vehicular access in the north-eastern corner of the site onto Crableck Lane. This would entail the removal of around 5.5 metres of the grass bank along that section of the lane. Also proposed is the formation of a new, graded driveway finished with a top surface of gravel leading from the new access to join into an existing pea shingle driveway. The gravel stones would be large enough so that they would not be easily displaced onto the lane itself.

Policies

The following policies apply to this application:

Relevant Planning History

The following planning history is relevant:

P/12/0184/CU PROPOSED CHANGE OF USE FROM ANGLING CLUBHOUSE AND OWNERS RESIDENTIAL ACCOMMODATION TO A SINGLE DWELLING WITH RETENTION OF TWO BED AND BREAKFAST ROOMS AND THE RECREATIONAL ANGLING USE OF THE TROUT LAKE

REFUSE 31/05/2012

P/09/0854/FP RETENTION OF EXTENSION (ALTERNATIVE TO P/07/0029/FP) & PROVISION OF DECKING

PERMISSION 05/11/2009

P/07/0029/FP ERECTION OF EXTENSION TO EXISTING LODGE TO CREATE TWO ADDITIONAL BEDROOMS

PERMISSION 27/03/2007

Representations

Two letters have been received objecting to the application on the following grounds:

- This is a further attempt to separate the lodge from the trout lake
- They already have a good entrance
- Existing problems using the lane due to their hedge grows into the lane obstructing the view / width
- Drainage on site is poor leading to flooding

Consultations

Director of Planning & Development (Trees) - No objections

Director of Planning & Development (Highways) -

This proposal is to create a second access into this private angling club. The present access, located at the south western end of this private unmade road, has poor visibility.

A new access, as proposed, would reduce the length over which visitors would have to use the unmade road and would introduce a short, informal passing place.

No highway objection is raised to this application, subject to the access being constructed in accordance with the submitted details and to the initial graded section of the access being surfaced in a bound material. Visibility splays of 2.4m by 25m are to be provided at the access.

Director of Planning & Development (Ecology) -

Considering the existing nature of the site, including vegetation on the bank section to be removed and the wider area, there are unlikely to be any ecological concerns with regards to habitats themselves or protected species that might be present and impacted by the works. Should birds associated with the coastal designations of the Solent use the wider site and beyond, the area directly impacted and those areas immediately surrounding it, are unlikely to be used by such birds. Recommended informative.

Planning Considerations - Key Issues

This application proposes the formation of a new vehicular access from Crableck Lane. This would also involve the regrading and resurfacing of land adjacent to where the new access would be created to provide a sloping driveway to join up with an area of existing pea shingle north of the timber lodge.

The creation of the access onto the lane is not considered harmful to highway safety. Visibility along the lane in either direction is seen to be adequate in contrast to the visibility for drivers using the existing access which is poor. Crableck Lane itself has a poor quality unmade surface in this area. Creating a new access would reduce the length of lane over which vehicles would have to travel to get to the site.

The removal of the grass bank and vegetation on it is unlikely to harm any protected species or habitat which may be present. The sloping driveway would be surfaced in large gravel stones which would be in keeping with numerous other such entrances to properties and land off Crableck Lane and would not significantly alter the appearance of the lane or harm its rural character.

The letters of objection received have raised concerns over access along the lane which have been addressed in the above paragraphs, but also drainage on the site and the potential severance of the lodge from the lake. It is not considered that either of these issues are likely to be affected by the proposed new access and driveway.

The proposal accords with Policies CS5, CS14 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 & DSP13 of the emerging Local Plan Part 2: Development Sites & Policies.

Recommendation

PERMISSION: Development to commence within three years; in accordance with approved details

Background Papers

P/14/0645/FP

FAREHAM

BOROUGH COUNCIL



CRABLECK LANE - FIVE OAKS FISHERY
SCALE: 1:1,250

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