

19/03092/FUL

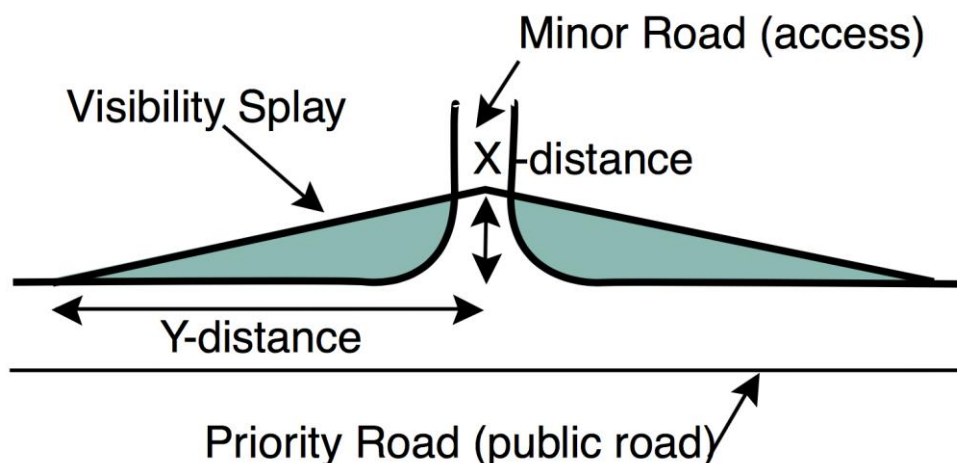
This application seeks for a approval of the erection of a detached timber glad garage with a felt roof. The garage would sit within the garden of The Cottage at Pipehouse Lane, someway away from the existing property. Vehicular access would come in from Ashes Lane, which is an agricultural field owned by Mr and Mrs Bush. This is by no means a driveway and is currently a field with a five bar gate at the entrance to Ashes Lane. Under the development control advice note-15 highways would also need to check the visibility splay exiting from the field/said driveway onto Ashes Lane as there is currently a lack of visibility due to hedgerow. It is not viable to gain access from Pipehouse lane as the land is narrow and the land rises up steeply to the A36 with thick Somerset hedgerows that are protected.

The land is within green belt, and Cotswold AONB but outside of the village conservation area. It is also worth noting that the proposed site for the garage within the curtilage of the Cottage does however fall within the Southern Settlement Area as described within the Freshford and Limply Stoke Neighbourhood Plan.

Numerous applications have been made by the applicant, the last of which was for a detached dwelling/house which was refused. A number of other previous applications have also been made and withdrawn which include the conversion of an existing garage to ancillary accommodation.

At the point of writing this report, there are currently no comments on the BANES site regarding this application.

The main issues with this application is the intrusion into the green belt and the application goes against the Core Strategy adopted 2014- Policy CP8. Another issue is a highways issue. In order to exit onto a highway there needs to be a visibility splay of a certain distance and the drivers site line should have no obstructions below 1.05M. As it currently stands, the exit onto Ashes Lane from the field fails on both of these counts



which goes against the Development Control Advice Notice Note 15. Hedgerows would need to be removed in order to resolve this issue which again goes against Policy CP.8 Core Strategy 2014.

Under the terms of the neighbourhood plan any proposals must comply with the Village Design Statement in terms of the style of the building and the materials used. If this proposal were to be approved such compliance would be expected and in addition contractors and any other tradespersons involved in development must be expected to keep traffic movements, parking and potential damage to the roads and verges to an absolute minimum. As in previous applications the council would not expect this case to be used as any form of precedent.

My recommendation is that the parish council should object to this application based on the intrusion into greenbelt.