

Item 9:

Case Number DC/23/2120/FUL

Erection of new agricultural machine store and workshop

Land At Pages Hill, Alderton Road, Hollesley, IP12 3RN



Reason for Committee

The application is before committee as it was deferred by members of the referral panel.

Hollesley Parish Council comments:

“With reference to the above application, Hollesley Parish Council would like to object on the following material planning grounds:

- 1) Access - The Councillors consider the access to this proposed development to be in a dangerous location. The Location Plan shows the entrance/exit right on top of the junction of Lodge Road with Alderton Road. Large agricultural vehicles will be exiting this facility on top of a junction. In addition, this junction is notorious for being very sandy and a danger to motorcyclists; and vehicles exiting this facility will only bring more send on to the road.
- 2) Street Scene - The location of the store/workshop is on a hill and it will therefore be very visible from the highway, spoiling the street scene, especially as Hollesley is totally with the Suffolk Coast and Heaths AONB.”

Ward Member

No comments received

Statutory Consultees

SCC as Local Highway Authority – Recommend conditions

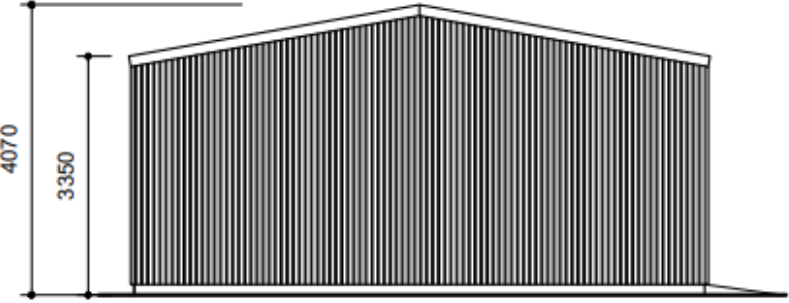
Aerial Site Images



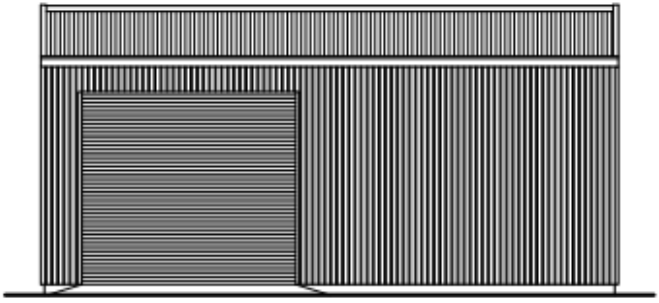
Proposed Block Plan



Proposed Elevations

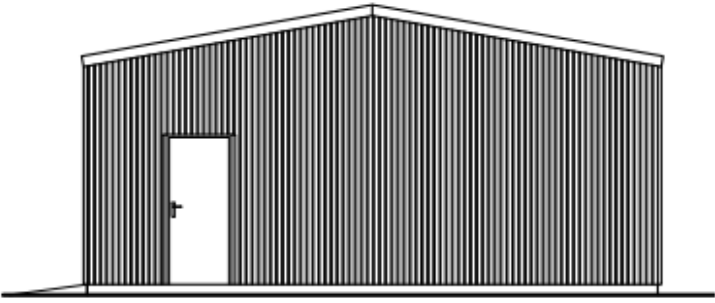


Proposed South West Elevation



Roller Shutter Door

Proposed South East Elevation

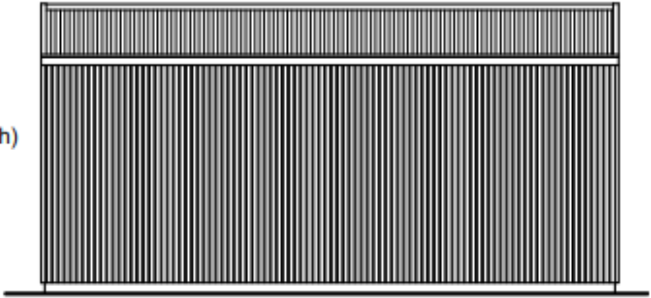


Personnel Door

Proposed North East Elevation

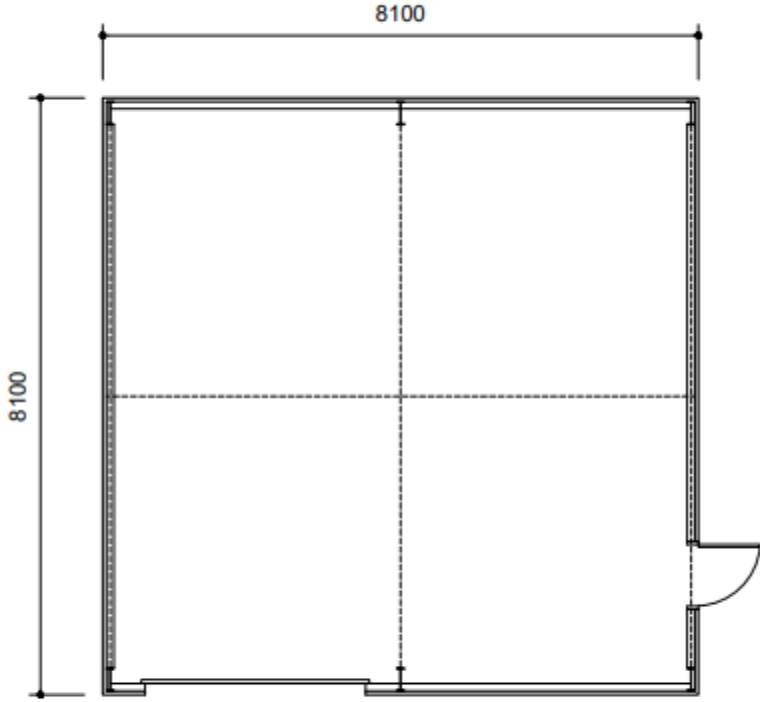
Corrugated Sheetting (Wall + Roof Finish)

Concrete Pad



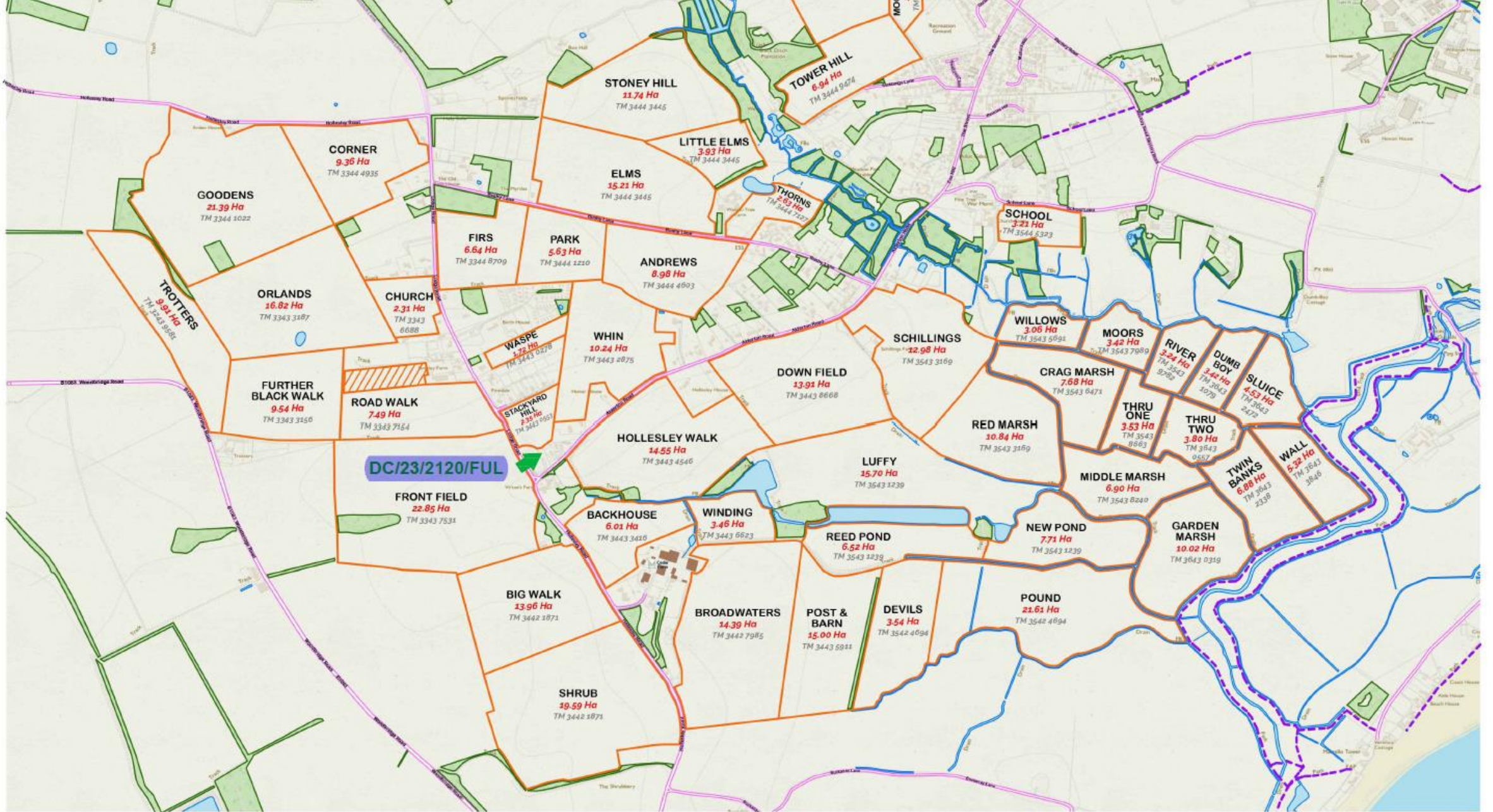
Proposed North West Elevation

Proposed Roof plan/floor plan






Proposed Floor Plan - 1:100

Gross Internal Area - 60.8m²



A W MORTIER (FARMS) LTD.

	Field Boundary
	Public Footpath
	Farm Tracks





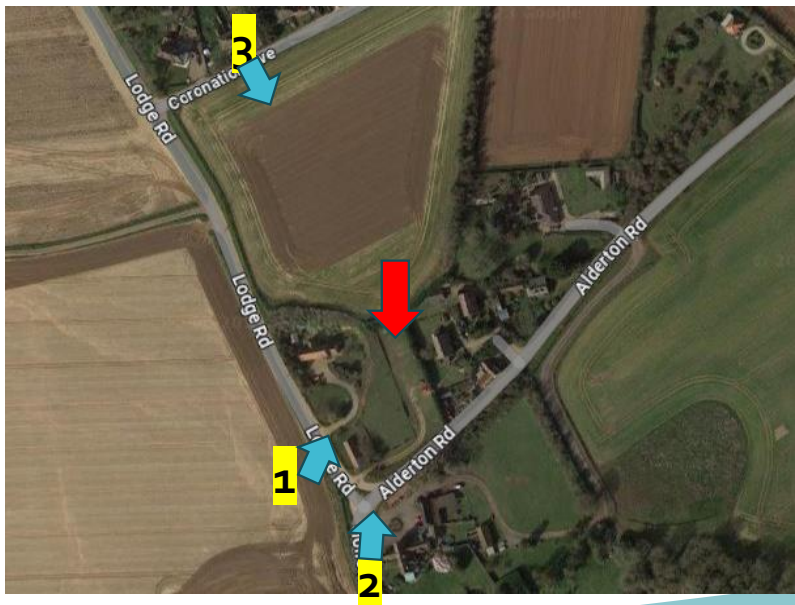
1



2



Google Streetview 2009



3





Current Access




Google Streetview 2009

Visibility Splays



Recommendation and Conditions

Approval – Subject to the conditions noted below:

- 1. Standard Time Period**
 - 2. Plans/Drawings Compliance**
 - 3. Materials Compliance**
 - 4. Storage Use Only**
- 



Conditions recommended by the Highways Authority

Visibility Condition: Before the access is first used, vehicular visibility splays shall be provided as shown on Drawing No. 22210 7 with an X dimension of 2.4 metres and a Y dimension of 47 metres and 90 metres tangential to the nearside edge of the carriageway and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

Access Condition: Prior to the development hereby permitted being first occupied, the existing vehicular access onto the highway shall be properly surfaced with a bound material for a minimum distance of 5 metres measured from the nearside edge of the metalled carriageway, in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure construction of a satisfactory access and to avoid unacceptable safety risks arising from materials deposited on the highway from the development.

Surface Water Condition: Before the development is commenced, details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway including any system to dispose of the water. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained thereafter in its approved form.

Reason: To prevent hazards caused by flowing water or ice on the highway. This is a pre-commencement condition because insufficient details have been submitted at planning stage.





Image 1



Image 2





