

Case Officer: Bob Neville**Recommendation:** Approval**Applicant:** Mrs J Daniells**Proposal:** Discharge of Condition 3 (means of access) of 18/00640/F**Expiry Date:** 26 August 2019**Extension of Time:****1. APPLICATION SITE AND LOCALITY**

1.1. The site is an existing residential property with associated land in rural location to the north-east of the villages of Sibford Ferris, Sibford Gower and Burdrop. The application site boundary crosses both residential curtilage and agricultural/paddock land associated with the property. The site sits within open countryside with residential properties to the south/south-west of the site. The residential property is served via an existing vehicular access off the B4035, which also serves Tyne Hill Farm and Tyne Hill House. A further gated access (partly subject of this application) serves the land east of Tyne Hill Barn, with land levels dropping significantly down from the access point off the highway into the fields which it serves.

2. APPLICATION PUBLICITY:

2.1. No publicity required

3. DETAILS OF CONSENT:

3.1. Consent was originally granted under 18/00640/F, for planning permission for the formation of a new private driveway from Sibford Road using an existing access to serve a residential property was approved subject to conditions on the 15.06.2018.

4. PLANNING CONSIDERATIONS:

- 4.1. Condition 3 of 18/00640/F requires that prior to the commencement of the development, full details of the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays are submitted for approval.
- 4.2. The applicant has submitted drawing number 2045-P1 which details the geometry, construction and visibility of the proposed access. These details are considered acceptable by the Local Highways Authority and are therefore considered by the local planning authority to provide safe and appropriate access in the interests of highway safety.

5. RECOMMENDATION

The Local Planning Authority considers that the details submitted pursuant to Condition 3 of planning permission 18/00640/F are acceptable, and as such it is recommended that the said condition is discharged.

Case Officer: Bob Neville

DATE: 20/08/2019

Checked By: Nathanael Stock

DATE: 20.08.2019
