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Kate Fisher

From: The Godfreys [godfrey@swonston.freemove.co.uk]
Sent: 27 April 2006 00:00
To: planning; Lorna Hutchings
Cc: Cllr Malcolm Wright; Cllr Barry Lipscomb; Cllr Stephen Godfrey
Subject: Rook lane Referral

COUNCILLORS CONSULTATION

Please return this form to the Case Officer, Lorna Hutchings.

From: **WARD COUNCILLOR (s)** **WONSTON & MICHELDEVER**
Stephen GODFREY
Date Valid: 10/03/2006 **8 Week Date** 05/05/2006
Case No: **06/00861/FUL** **Closing Date for Comments** 27/04/2006
W Ref: **Team:** Lorna Hutchings
Case Officer

Location: Land At Rear Of
63 - 67 Church Street
Micheldever

Proposal; Erection of 2 no. two-bedroom and 1 no. three-bedroom terraced dwellings and one no. three-bedroom detached dwelling with associated landscaping, garages, parking and access (RESUBMISSION)

Comments:

Request for application to be considered by Committee:

(NB: Case Officer to forward form to Head of Planning Control if this section completed)

I would like PDC Committee to consider this application as I am seriously concerned about the following issues:

1. The application site is in a very sensitive area, being part in a very important conservation area and part outside the policy boundary.
2. The part of the proposed development that is inside the conservation area must contribute to the overall character of the surrounding area. This will be most difficult and must be carefully considered, particularly in light of the old cottages and gardens that the proposed development will be close to. PDC must consider whether the construction of 4 new houses in these gardens can be considered to add to the character of the conservation area.
3. The part of the proposed development that is outside the conservation area and outside the policy boundary (so in the countryside) includes a single large garage building for 5 vehicles. This seems to have approximate dimensions of 12m wide x 7m deep x 4m high. This will have a footprint of c 84sqm, which is the same footprint of 2 dwellings. In addition, this area of the development has a large open area of hard-standing and a covered bin shed. Development in the countryside is normally considered to be against policy, so I ask the PDC to consider if this level of development is acceptable.
4. Access to the site, by occupants of the 6 houses that will use the new parking areas, will have to use Rook Lane. This is a very narrow stretch of road without any passing places and poor visibility, particularly to the East. Only 3-4 cars use Rook Lane at the moment. Development would introduce another 8-10 cars in to the Lane. Rook Lane is primarily used by pedestrians, particularly children from the nearby primary school and affordable homes, to reach the playground and playing fields on the other side of the village or for children to walk to school to avoid the main road (where there is no pavement). Rook Lane is also used frequently by horseriders. PDC are asked to consider if this development can be considered safe and if this relatively large increase in traffic is not itself detracting from the character of the conservation area.
5. The junction Rook Lane and Church Street is notoriously dangerous to use, being both narrow and usually obstructed by parked vehicles. Based on advice from Hampshire County Council traffic engineers. WCC traffic engineers have previously objected strongly to development on Rook Lane due to this dangerously inadequate junction. This objection has not been renewed for this

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resubmission due to the proposed payment of a sum by the developers towards a road safety improvement scheme. No such scheme has been put in place, nor are there any plans to put in place such a scheme – it has not even been discussed. The junction is as dangerous as it ever was, when the original objection was lodged by Mr Culhane, supported by Mr Lawes of the Hampshire Constabulary (a copy of which has been forwarded to you by an objector, Mr Critchley). I ask the PDC to consider if it is in line with policy to allow development that increases traffic at such a dangerous junction.

6. I also wish PDC to consider this application as the applicant has made considerable efforts to bring this matter to a decision. This decision has taken too much time and effort from all concerned for it to go around again, so needs to be brought to a head.

Signed: Stephen Godfrey
Date: 26 Apr 2006