

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

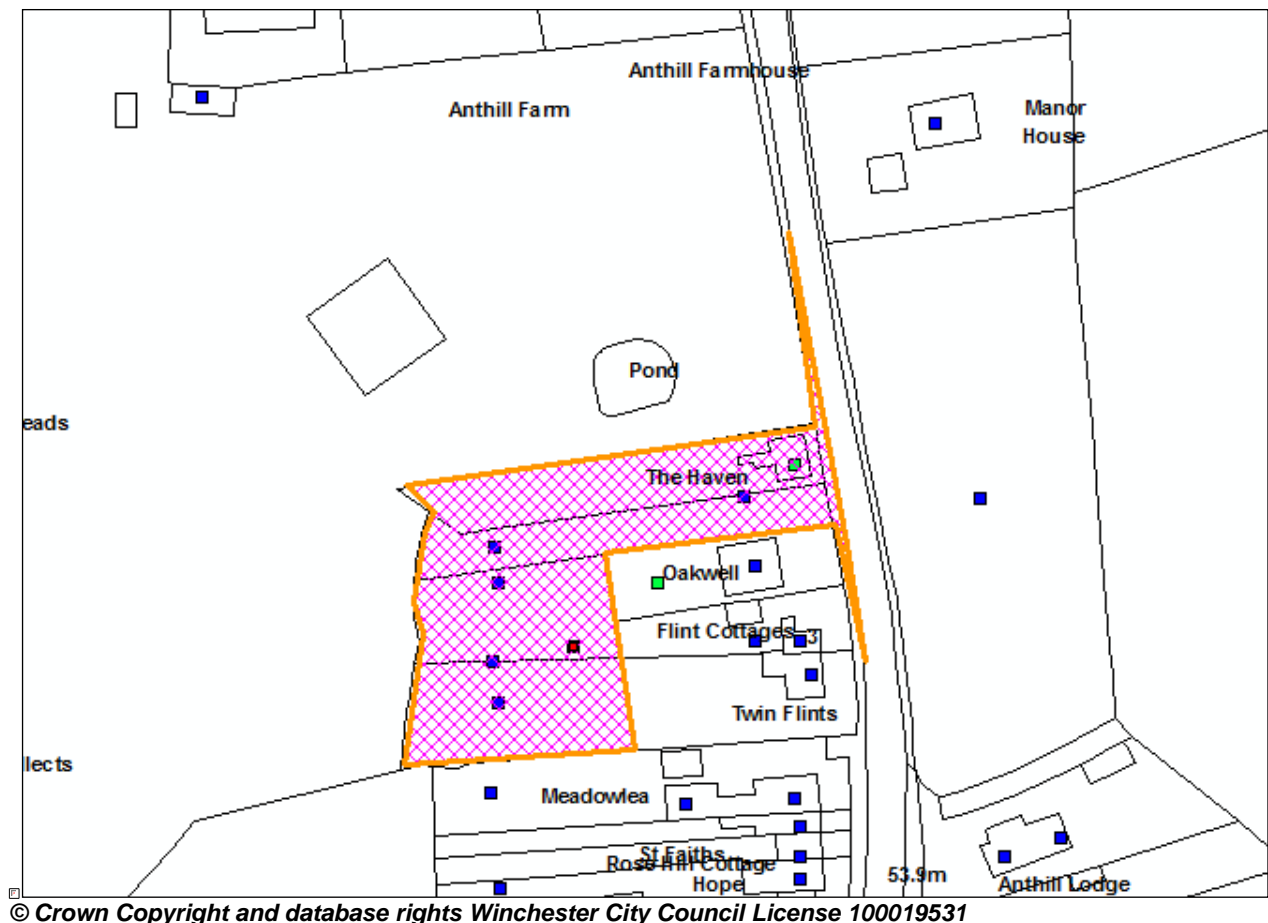
**Case No:** 20/01383/FUL  
**Proposal Description:** Application Reference Number: 17/00907/FUL Date of Decision: 15/06/2017  
Condition Number(s): Condition 9

Adjustment to condition 9, following consultation with HCC and the assigned Civil Engineers, to avoid any conflicts with neighbouring land. Proposal to reduce the 'x' distance for visibility splays at the access to Hambledon Road to 2m.

**Address:** The Haven Hambledon Road Denmead PO7 6ER  
**Parish, or Ward if within Winchester City:** Denmead  
**Applicants Name:** Mr Jonny Ribbans  
**Case Officer:** Liz Marsden  
**Date Valid:** 3 July 2020  
**Recommendation:** Approve

**Link to Planning Documents :** <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCW5SMBPLBO00>

**Pre Application Advice:** Yes



**Case No:** 20/01383/FUL

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

**General Comments**

**Parish Council's request for application to be determined by Planning Committee, see Appendix 1**

**Application is reported to Committee due to the number of comments received, contrary to officer recommendation.**

It should be noted that, whilst the application seeks to vary the condition on an application for 5 houses, the access to which the condition relates would also serve a further 2 dwellings which were permitted under a separate application and with the same condition. However, should the current application be permitted, on the basis that it is accepted that the access can satisfactorily serve 7 houses without an adverse impact on highway safety, the principle of the proposal will have effectively been established.

**Site Description**

The application site is the vehicular access to a new development of a total of 7 houses located to the west of Hambledon Road (B2150). The development itself is nearing completion, with the access currently used (though not in its finished form) by construction traffic to the site. To the south of the access there are residential properties set along the road and to the north there is an open field with a hedge along the road frontage. To the east of the site there is an area of woodland and the nearest vehicular accesses on the eastern side of the road are located 50m to the north and around 70m to the south of the site access. This part of Hambledon Road has a speed limit of 30mph, a restriction which applies for a distance of over 1km to the north of the site.

**Proposal**

The application seeks to vary condition 9 of the previous planning consent (17/00907/FUL), which required:

*Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.*

*Reason: In the interests of highway safety.*

The current proposal is to reduce the 'X' distance of the visibility splay (measured along the centre-line of the minor road from the edge of the running carriageway of the priority road) from 2.4m to 2m. The 'Y' distance, measured along the near edge of the running carriageway of the priority road from the centre-line of the minor road, is not reduced and a minimum of the 43m required for a 30mph road, can be obtained.

**Relevant Planning History**

17/00907/FUL - Demolition of existing dwelling and construction of 5 new dwellings together with associated access, parking, landscaping, refuse and cycle storage. Permitted 15.06.2017.

**Case No: 20/01383/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

18/00769/FUL - Construction of 1 no: three bed and 1 no: four bed dwellings together with associated parking, landscaping, refuse and cycle storage – Permitted 31.05.2018

**Consultations**

Engineers: Highways:

No objection.

*The application seeks an amendment of Condition 9, whereby the 'X' distance of the visibility splay at the access of 'The Haven' onto Hambledon Road (B2150) is reduced from 2.4m to 2m, in accordance with HCC's Technical Guidance Note TG3. No reduction is sought for the 'Y' distance (visibility to the north and south on leaving the access).*

*Drawing D1622-002 C refers to application of HCC TG3, which confirms that a 2m 'X' distance can be applied without necessitating the requirement for a departure from standards. The development is situated on the edge of a residential area with a footway crossover onto a 30mph road, and as such an 'X' distance of 2m is considered acceptable.*

*The visibility splays provided in the supplementary information (dated 28th August 2020) have been checked on site, and it has been confirmed that with an 'X' setback of 2m, visibility at or in excess of minimum requirements can be achieved in both directions.*

*To the north, this may require slight trimming of the existing hedge where the hedge has encroached onto the highway boundary. It is therefore advised that should this application be approved by WCC, HCC Highways Maintenance Team is informed to ensure that the area of hedge within the visibility envelope is added to the maintenance schedule.*

*It is noted that drawing D1622-002 C refers to local adjustment of the 3rd party private frontage to the south; this has since been resolved and the 3rd party wall has been lowered in accordance with the plan. As such, visibility is achievable to the south. It is also noted that despite the proximity of several accesses with similar or less visibility, HCC is not aware of any accident history on this stretch of Hambledon Road. This suggests that the slight reduction in visibility would not present a safety issue in this case.*

**Representations:**

Cllr Clementson – Support. Proposal will not significantly raise the safety risk to the limited pedestrian traffic or cars along Hambledon road. Believe that the application would not be necessary if the hedge on the neighbour's boundary was maintained properly as it appears to have significantly encroached beyond their fence line.

Denmead Parish Council – Strong objection

- Proposal would have a dangerous impact on road users and pedestrians and would be contrary to Policy DM17 of Local Plan Part 2.
- Transport statistics from 2018 showed that Hambledon Road, which is main arterial route through Denmead has daily vehicle flow of 3,896 vehicles and that therefore the Planning Regulations state that the distance for visibility splays

**Case No: 20/01383/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

should be no less than 2.4m.

- Denmead Speedwatch confirmed that vehicles regularly drive in excess of the 30mph limit, increasing concerns for highways safety.

17 letters (from 16 households) and a petition with 18 signatures (some from people who also wrote in) received objecting to the application for the following material planning reasons:

- No justification for a reduction in sight lines. Hambledon Road very busy and doubled in vehicle movements since 2017. Transport count should accompany the application.
- Single access now serves 7 houses rather than the 5 permitted in 2017.
- Manual for Streets states that 2m 'X' distance should only be considered onto a non-dangerous road in an urban area for up to 6 houses.
- 30mph sign is within the boundary of Ant Hill Farm and not on the highway
- This part of the road dangerous due to dip and proximity of corner and proposal will have an adverse impact on highway safety
- Speed limit frequently exceeded
- Adverse impact on safety of pedestrians, particularly children and adults crossing the road to access the community centre and pre-school.
- Road often used by horse and occasionally cattle.

5 letters from 4 households supporting or neutral to the application for the following material planning:

- The reduction in distance would allow the wall on land to the south to be reinstated.
- Hedge has not been maintained for years and encroaches onto the pavement. Cutting it back would improve both highway and pedestrian safety
- Access from many properties along Hambledon Road sub-standard and proposed alterations to access will not make a significant difference to road safety as what is really required is traffic calming and measures to enforce the speed limit.
- No evidence provided of accidents along this stretch of road.

**Relevant Planning Policy:**

Winchester Local Plan Part 1 – Joint Core Strategy  
MTRA1, MTRA2

Winchester Local Plan Part 2 – Development Management and Site Allocations  
DM1, DM18

Denmead Neighbourhood Plan

Supplementary Planning Guidance  
Manual for Streets  
HCC Technical Guidance Note TG3

**Planning Considerations**

**Case No: 20/01383/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Principle of development

The principle of an access in this location, to serve the new development has been accepted by the granting of the previous planning consents. The reduction in the 'X' distance at the junction of the access with Hambledon Road, is acceptable subject to consideration of its impact on highway safety.

Design/layout

The residential development is to be served by a 5.2m wide vehicle crossover from the main road which, in the originally submitted plans and Transport Statement, had lines of sight of 2.4m x 43m to both the north and the south. The requirement for the revised dimensions of the visibility splay has arisen due to a dispute as to whether the splay could be achieved without encroaching onto third-party land, to the north of the access. In the absence of any agreement with the third party, the application has been submitted to reduce the 'X' distance to 2m, which ensures that the splay remains clear of the boundary of the third party and there is no conflict.

To the south the splay also crosses the frontage of the adjacent property and the wall along the frontage has been reduced in height, with the agreement of the owner, to ensure that it does not obstruct visibility in this direction. The line of sight in this direction therefore still complies with the original condition.

Impact on character of area and neighbouring property

The reduction in the depth of the visibility splay by 0.4m will have no impact on the overall character and appearance of the development or the surrounding area. Whilst it is recommended that the hedgerow to the north of the site is regularly trimmed back to ensure that it does not encroach into the visibility splay, this is commonly carried out on roadside hedgerows and will not adversely affect its long term retention or contribution to the character of the area.

Highways

The only issue to be considered with this application is whether the 0.4m reduction in the 'X' distance of the visibility splay would compromise the safety of road users. The proposal has been thoroughly assessed by the Hampshire Highways team, in the full knowledge that the access is to serve 7 dwellings, and it has been concluded that it will not have an adverse impact on highway safety.

The access has been in use by construction vehicles, for a period of around 15 months, without incident, despite the restriction in visibility caused by the hoarding on the frontage.

Concern has been raised that this section of road is dangerous and visibility restricted due to a dip and bend in the road, though to the south the road is straight for at least 60m and level for some distance beyond that. To the north the road rises gradually, but is completely straight for over 230m. Both of these distances are in excess of the required 'Y' distance of 43m and it is not therefore considered that this section of the road could be said to be unduly hazardous.

The development is therefore considered to comply with policy DM18 of the LPP2 in that it provides an acceptable access arrangement to serve the development without harming highway safety.

**Case No: 20/01383/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

Other Matters

It is noted that many of the objections that have been raised refer to increased hazards to pedestrians crossing the road, due to lack of visibility, particularly in the vicinity of the community centre and pre-school. However, there is no pavement to the east of Hambledon Road from opposite the access for a distance of around 70m to the south, and none at all to the north and therefore no reason or necessity for pedestrians to cross the road within any part of the visibility splay. The community centre and pre-school is located around 150m to the south.

**Recommendation**

Permission subject to the following condition(s):

**Condition:**

1. Prior to the occupation of the dwellings that the access is to serve, visibility splays of 2 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

**Informatives:**

1. In accordance with the NPPF, Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:
  - offer a pre-application advice service and,
  - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.In this instance there have been pre-application discussions with the highways authority.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
  - Local Plan Part 1 - Joint Core Strategy: MTRA1, MTRA2
  - Local Plan Part 2 – Development Management and Site Allocations: DM1, DM18
3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

**Case No: 20/01383/FUL**

WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE

4. The HCC Highways Maintenance Team is informed to ensure that the area of hedge within the visibility envelope is added to the maintenance schedule.

**Appendix 1. Denmead Parish Request for application to be considered by Planning Committee.**

---

The Parish Council of Denmead, by a unanimous decision, raised a **STRONG OBJECTION** and cited the following reasons:

- The proposal to reduce the visibility splays at the access into Hambledon Road from 4mtrs to 2mtrs would have a dangerous impact on road users and pedestrians. This proposal is in contravention of Policy DM17 within Winchester District Local Plan Part 2, which states that “appropriate provision must be made for access to a development site in accordance with any highways requirements on the grounds of safety...”
- Transport statistics carried out in 2018, evidenced that Hambledon Road, which is the main arterial route through Denmead, has a daily vehicle flow of 3,896 vehicles. Based on this information, it states within the Planning Regulations that the distance for visibility splays should therefore be no less than 2.4mtrs.
- Denmead Speedwatch also confirmed that vehicles regularly drive in excess of the speed limit of 30mph, attributing to the Parish Council’s concern for road safety in respect of the proposal.

---

**Request for application to be considered by Committee:**

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

---

**Should there be a conflict of views between Members’ comments and the Case Officer, Members would wish for this matter to go to the Development Control Committee.**

---

Signed: *L J Merriman ~ Deputy Clerk*

Date: 03.09.2020