

Combroke Parish Council

Consultation for Planning Application 19/02056/FUL

Proposal: Replacement of existing mixed use building (part residential and part agricultural) to a single dwelling incorporating the existing steel frame on the site.

at: The Tree Place, Combrook, CV35 9HP.

Addendum to Initial Representation

The Parish Council continues to object to the application on the grounds given in its representation, dated 16 September 2019, and which remain relevant. The purpose of this note is to provide further evidence and comments regarding two specific grounds for objection:

- the proposed access is inadequate to meet the required standards for the Fire Service;
- the proposed visibility splays at the public highway cannot be achieved.

Since 16 September the Parish Council has obtained a pro bono opinion from a Chartered Civil Engineer regarding the Fire Service's requirement for access to this site. This confirms the Parish Council's initial concerns: a substantial re-profiling of the land will be needed.

To achieve the turning circle required, the entrance at the lane will need to be widened from the current 5m to 19m -see attached sketch diagram. It should be noted that the diagram shows only the width of carriageway required. The banks either side could not be left vertical and would need to be cut back to about 45° to make them stable. Also the surface at the junction will need to be bound, requiring a significant sub base over this area to withstand a 12.5 tonne vehicle.

This extensive widening at the lane is needed because the lane itself is a single track carriageway -it is particularly narrow at this point- so that it cannot contribute much to the turning circle required. With the verge steeply banked on the east side of the lane, the opposite verge offers no leeway either for vehicular use: -there is woodland to the north; -to the south high hedging is established across the verge which slopes down to the west.

The above widening will still only make it technically possible for large vehicles to access the site -it doesn't make the access safe. The same visibility splay issues remain for other road users and for vehicles on this access. The limitation is the height of the projecting 1.5 metre high bank about 30 metres to the south. To remedy this would require further earthworks and landscaping of the bank along the length of the lane. The splay suggested by the applicant is simply not achievable. The Highway Authority has omitted to specify the splay required.

The submitted design and access statement is wholly inadequate. The Parish Council is of the view that the earthworks required to make this access and site safe will be considerable -they cannot be left to conditions set by other agencies. It requires detailed topographical drawings for this area, with proposed engineering and landscaping plans, and if approved implementation must be pre-commencement of development on the site.

It is considered that such works are likely to introduce an unacceptable urbanisation and a significant impact on the character of this rural lane and open countryside that falls within a landscape worthy of special designation. The Parish Council continues to object to this application.

17 October 2019

ACCESS TRACK EARTHWORKS REQUIRED FOR NEW HOUSE

AT THE TREE PLACE, COMBROOK TO MEET FIRE SERVICE SPECIFICATION

SPECIFICATION

ROAD WIDTH 3.7M

MIN TURNING CIRCLE 16.8M

WEIGHT 12.5 tonnes

Ref. warwickshire.gov.uk/community-safety

[/fire-safety-commercial-domestic-planning-applications](http://warwickshire.gov.uk/community-safety/fire-safety-commercial-domestic-planning-applications)

Note. Earth banks in hatched areas need to be removed and replaced with 'bound surface' to meet WCC Highways spec.

