

BINEGAR PARISH COUNCIL

Application: **2015/0016/FUL**
Proposal: Formation of new access drive and erection of two detached dwellings with garages and parking provision, together with detached double garage for High Banks.
Location: High Banks, Binengar Lane, BA3 4TR
Applicants: Mr Tim Gregory
Type: Full application

The Parish Council considered this application at its 3 February 2015 meeting and reached the following decision:

Binengar Parish Council recommends refusal of permission

The Council believes there are strong arguments against the proposal: road safety and flood prevention.

Road safety

The proposed common drive gives vehicle access to **three** houses. This breaches the Highway Authority's advice that a single drive may only serve **two** houses. The proposal is for up to 12 cars coming and going. This is excessive for the site and the location and should not be allowed.

The drive joins Binengar Lane at its narrowest point. Pedestrians, horse riders and vehicles use the Lane. There is no footpath to protect pedestrians. The Lane is a bus route; its width prevents a bus and car passing at this point. The drive joins Binengar Lane at the least appropriate and most dangerous place.

Binengar Lane is also sunk deep at this point with a high wall built against the higher ground of High Banks. The normal splays for a 30mph speed limit road are therefore inadequate. Additionally, wheelie bins on the splay for roadside collections will diminish visibility for safe exit onto Binengar Lane.

To connect Binengar Lane up to the level of the houses requires considerable excavation resulting in a steep drive. This poses an additional danger in cold weather.

Flood prevention

Flooding affects the lower end of Binengar Lane with houses deluged. There were surface water floods in 1995, 2000, 2002 and 2012. This frequency equates the Environment Agency's highest category of risk.

The proposed development replaces naturally draining land with hard landscape creating water run off.

The Highway Authority's standing advice demands that water does not flow onto the public highway. The Parish Council considers there is a great risk of this happening.

It considers that the proposed drainage plans using soakaway pits will be inadequate for the conditions the development creates. Not least, the Council does not understand how water from the gully at the foot of the drive can drain to a soakaway at a higher level up Binengar Lane.

The Parish Council expects the Local Planning Authority to investigate the risks and understand how any further danger to houses lower down can be entirely prevented.

General observations

The Parish Council has received many representations about the current access to High Banks across Neville's Batch. Should this development be permitted, the Council believes that it should be conditional on closing that access and restoring Neville's Batch to grass.

The Council's response following the closing date for comments is by agreement with the District Council.

Richard Higgins
On behalf of Binengar Parish Council
4 February 2015