

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

23 February 2006

Report of the Chief Solicitor

Part 1- Public

Matters for Information

1 PLANNING APPEAL DECISIONS

1.1 Site **Land between 95-101 New Road, Ditton**
Appeal **Against refusal of permission for the erection of a four-
bedroomed house with detached garage**
Appellant **Wealden Homes**
Decision **Appeal dismissed**
Background papers file: PA/27/05

Contact: Cliff Cochrane
01732 876038

- 1.1.1 The Inspector considered the main issue to be the effect on highway safety in relation to the proposed access.
- 1.1.2 The Inspector took into account the advice on visibility requirements contained in the DETR's "Places Streets and Movements" and concluded that the proposal fell substantially short of the standard required. He was also conscious that the site was close to a nursery and a primary school, and that the footpath adjacent to the appeal site would at certain times of the day be used by a substantial number of pedestrians, including a number of very young children.
- 1.1.3 Drawing these points together and having regard to the volume and speed of traffic using this part of New Road, the Inspector considered that the very substantial shortfall in visibility would be likely to be hazardous and increase the risk of accidents. Drivers approaching from the south would have insufficient time to see vehicles either waiting to turn into the accesses from the south or of vehicles leaving and heading north. He therefore concluded that the proposal would have a harmful effect on highway safety contrary to LP policy 5.3.

Background papers:

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Nil

Duncan Robinson
Chief Solicitor