

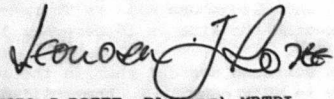
poor state of Mill Lane and, in particular, its highly dangerous junction with the B1033, make it wholly unsuitable as an access to serve new development.

6. You refer to other new dwellings in Mill Lane and to the fact that this proposal is for one 2 bedroomed bungalow which would not, in your view, materially increase the traffic using Mill Lane. As to the other new houses, I understand that these are on sites which were previously in use for another purpose which, itself, generated traffic movements, which does not apply in this case. Although one small bungalow may not generate a large number of vehicle movements, I consider any additional traffic generation in Mill Lane to be unacceptable because of the wholly sub-standard nature of its junction with the B1033, which is incapable of improvement. I conclude, therefore, that Mill Lane cannot provide a satisfactory access to the proposed dwelling and such development would be materially damaging to highway safety at the junction with the B1033.

7. I have taken into account all other matters raised in the written representations, but find nothing of sufficient weight to override the conclusions I have reached.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant



LEONORA J ROZEE BA(Hons) MRTPI
Inspector