

MEETING:	PLANNING COMMITTEE
DATE:	13 MARCH 2013
TITLE OF REPORT:	123519/FH - PROPOSED PICKET FENCING AND GATE TO SOUTHERN BOUNDARY, FENCING TO NE BOUNDARY AND GATE REAR OF PARKING AREA AT THE OLD SAWMILL, MILLFIELD, CANON FROME, LEDBURY, HR8 2TH For: Mr C J Baird, The Old Sawmill, Millfield, Canon Frome, Ledbury, Herefordshire HR8 2TH
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=123519&NoSearch=True

Date Received: 17 December 2012 Ward: Frome

Grid Ref: 364775,243249

Expiry Date: 25 March 2013

Local Member: Councillor PM Morgan

1. Site Description and Proposal

- 1.1 This site is an existing dwellinghouse situated within a small modern housing estate. The estate is on the northern side of the C1154 which leads to the A417 at a point between Stretton Grandison and Ashperton.
- 1.2 The application site is located at the southern end of the housing estate with part of its curtilage boundary facing onto the C1154 road. Part of the roadside boundary, namely the section near to the road junction is in the form of a high red brick wall. There is also some post and rail wooden fencing at the northern end of the site.
- 1.3 The proposal is to erect 1.22 metre high wooden picket fencing along the southeast side boundary facing the C1154 road between the existing high red brick wall and the field hedgerow. At present this section is open except for a row of immature shrubs behind a section of grass verge fronting the highway. There will be a wooden picket pedestrian gate in the centre of the fence of the same height and design as the fence. There will be a second section of fencing along the north eastern boundary of the side facing the estate road. This fencing will also run along the edge of the existing hardstanding parking area within the site. There will also be a pedestrian gate in this fencing at the rear of the parking area.

2. Policies

2.1 National Planning Policy Framework:

2.2 Herefordshire Unitary Development Plan:

S2	-	Development Requirements
DR1	-	Design
DR3	-	Movement
H18	-	Alterations and Extensions

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Councils website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 DCNE2004/1160/O Site for erection of a single dwelling. Approved 16 June 2004.
- 3.2 DCNE2005/0007/RM Single storey dwelling with attached garage. Refused 21 February 2005. Appeal dismissed 6 May 2005.
- 3.3 DCNE2005/3499/F Three bedroom cottage with garage. Approved 5 December 2005.
- 3.4 DCNE2009/0165/F Retrospective application for alterations to dwelling. Approved 23 April 2009.

4. Consultation Summary

Statutory Consultees

- 4.1 None required.

Internal Council Advice

- 4.2 The comments of the Traffic Manager are awaited.
- 4.3 The Public Rights of Way Manager has no objections.

5. Representations

- 5.1 The applicant states that the current boundaries provide open access to the highway and the proposed fences will provide a degree of safety for children and pets. The style of the proposed fencing will be in keeping with the various styles of fencing on the other neighbouring properties and be less obtrusive than solid fences. The fences would be lower than many of the existing fences in neighbouring properties.
- 5.2 The comments of the Parish Council are awaited.
- 5.3 One objection has been received from Catherine Locke, Danzey Cottage, Canon Frome stating:
- Picket fencing is more in keeping with a cottage garden and not a modern built house.
 - Very heavy in appearance.
 - Other properties have open front plan gardens.
 - Part of this land was previously agricultural until recently.
 - Post and rail fencing is more aesthetically pleasing.
- 5.4 At the time this report was prepared, the public consultation process (i.e. letters to neighbours and a site notice) was still in progress. The consultation period ends on 8 March 2013.

5.5 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

6. Officer's Appraisal

6.1 The main issues relate to:-

- (i) The size, design and appearance of the proposal;
- (ii) The effect on the residential amenities of the occupants of neighbouring dwellings;
- (iii) Highway verge.

The most relevant policies in the Herefordshire Unitary Development Plan are S2, DR1, DR3 and H18.

6.2 The proposed fencing will look acceptable and be in keeping with the character and visual appearance of the area. Within the housing estate there are a mixture of boundary treatments including some wooden picket fencing, brick walling and open boundaries.

6.3 In addition the proposed fencing will not adversely affect the residential amenities of the occupants of nearby dwellings nor will it adversely affect highway safety.

6.4 In conclusion the proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Policies S2, DR1, DR3 and H18 of the Herefordshire Unitary Development Plan and also Government advice contained in the National Planning Policy Framework.

6.5 Finally the enclosed curtilage was approved under reference DCNE2009/0165/F.

RECOMMENDATION

To take into account any representations received as a result of the internal and public consultation process and, subject to there being no representations received which would require any alteration to the recommendation, that planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**

Reason for Approval

- 1. The proposed development will look acceptable and be in keeping with the character and appearance of the area. The residential amenity of occupants of nearby dwellings will not be adversely affected. In addition highway safety will not be adversely affected. The proposed development is therefore considered to be acceptable and in accordance with planning policies and guidance. In particular Policies S2, DR1, DR3 and H18 of the Herefordshire Unitary Development Plan and Government advice contained in the National Planning Policy Framework 2012.**

Informatives:

1. **The local planning authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.**

2. **N03 Adjoining property rights**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 123519/FH

SITE ADDRESS: THE OLD SAWMILL, MILLFIELD, CANON FROME, LEDBURY, HEREFORDSHIRE, HR8 2TH

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Further information on the subject of this report is available from Mr N Banning on 01432 383093