

**DCNE2006/0873/F - ERECTION OF SECURITY FENCE AND GATES TO THE BOUNDARY WITH TWO SITE SIGNS AT JOHN MASEFIELD HIGH SCHOOL, MABELS FURLONG, LEDBURY, HEREFORDSHIRE, HR8 2HF**

**For: John Masefield High School per Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB**

**Date Received:**  
22nd March 2006

**Ward: Ledbury**

**Grid Ref:**  
70963, 37140

**Expiry Date:**  
17th May 2006

Local Member: Councillor Ashton, Councillor Harling & Councillor Rule MBE

## **1. Site Description and Proposal**

- 1.1 The application site is The John Masefield High School off Mabel's Furlong within the town of Ledbury.
- 1.2 Along part of the south-eastern boundary of the site a 2.7 metre high security fence has been erected set back in excess of 2 metres (approximately 2.4 metres) from the footway at the rear of numbers 11 and 12 Newton Close. This fence has a length of some 40 metres and is of a steel mesh type. At the north-eastern extreme of this fence a more substantial fence with vertical steel supports of the same height and gates have been erected across a vehicular access into the school. This means of enclosure extends to a boundary with numbers 19 and 20 Mabel's Furlong.

## **2. Policies**

Planning Policy Guidance

Planning Policy Statement 1 – Delivering Sustainable Development

Hereford and Worcester County Structure Plan 1993

Policy CTC.9 – Development Requirements

Malvern Hills District Local Plan 1998

None applicable

Herefordshire Unitary Development Plan Revised Deposit Draft May 2004

DR1 – Design

### 3. Planning History

3.1 None directly relevant.

### 4. Consultation Summary

#### Statutory Consultations

4.1 None.

#### Internal Council Advice

4.2 Transportation Manager - No objections.

### 5. Representations

5.1 Ledbury Town Council wish to see the application approved.

5.2 The occupiers of one dwelling in the immediate vicinity support the application.

5.3 The occupiers of two dwellings in the vicinity object to the visual appearance of the fencing due to its inappropriate height and colour.

5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

### 6. Officers Appraisal

6.1 The site lies within the confines of Ledbury Town. The need for security fencing appears to be reasonable. Therefore the only issue revolves around the visual appearance of the fencing.

6.2 I am of the view that the fencing currently has an inappropriate appearance. Its type and colour is rather intrusive within Mabels Furlong. However, in considering any development, one should consider whether the development could be made acceptable by attaching appropriate planning conditions.

6.3 In this particular case I consider that the visual appearance of the steel mesh fencing could be satisfactorily overcome by planting a hedge in the space between the footway and the fence. Such a hedge should comprise in a double staggered row, 45cm apart, seven plants per linear metre. I would recommend the following mix of species: -

40% Hawthorn  
30% Hazel  
10% Blackthorn  
10% Field Maple  
10% Holly

6.4 Some native trees within the hedgerow would also be beneficial. I would expect these trees to be of 'Selected Standard Size' (10-12cm girth and 2,75-3metres tall).

- 6.5 With regard the gates and more substantial fencing either side of the gate I consider that its appearance would be improved by being painted matt black rather than remaining in its unpainted galvanised steel finish.
- 6.6 Therefore I conclude that the principle of such security fencing is appropriate but that its visual appearance needs to be mitigated. This can be secured by way of planning conditions.

## RECOMMENDATION

**That planning permission be granted subject to the following conditions:**

- 1 - Prior to 1st August 2007 a scheme of landscaping using indigenous species which shall include indications of all existing trees on the land, and details of any to be retained, and a programme for the approved scheme's implementation and long term management shall be submitted to the Local Planning Authority for their written approval. The submitted details must include details as to the location of all planting, the species, their size and the density of planting.**

**Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.**

- 2 - All planting in the approved details of landscaping shall be carried out in the period 1st October 2006 until 28th February 2007. Any trees or plants which within the period until 1st March 2012 die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.**

**Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.**

- 3 - Prior to 1st September 2006 the gates and the section of fencing either side with vertical steel posts, hereby permitted, shall be painted a matt black colour and shall therefore be maintained as such.**

**Reason: To ensure that the visual impact of the development is satisfactorily ameliorated in accordance with Policy DR1 of the Herefordshire Unitary Development Plan Revised Deposit Draft May 2004.**

**Informative:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - **Hereford and Worcester County Structure Plan 1993**  
Policy CTC.9 – Development Requirements
- 3 - **Herefordshire Unitary Development Plan Revised Deposit Draft May 2004**  
DR1 - Design

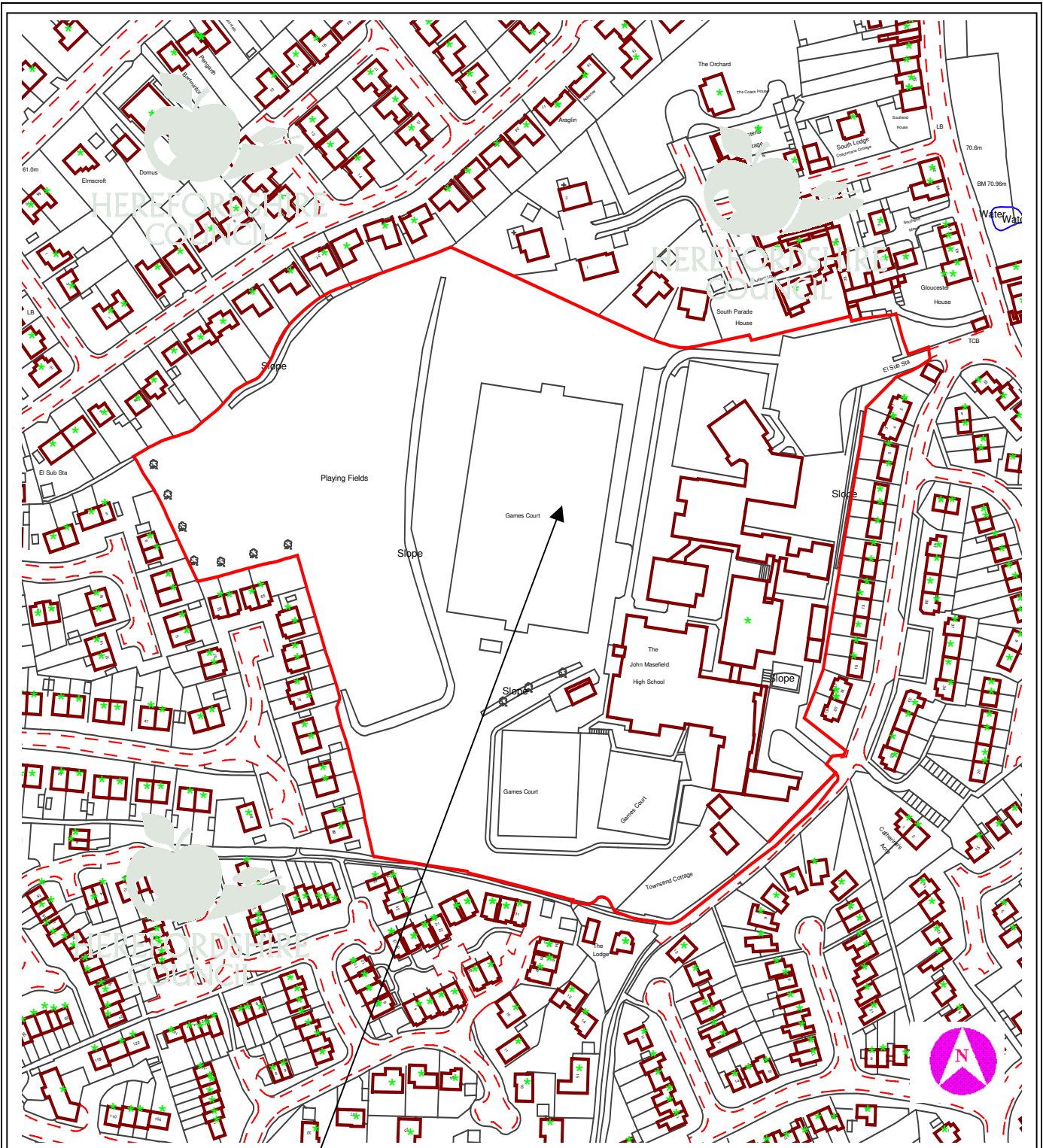
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCNE2006/0873/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** John Masefield High School, Mabels Furlong, Ledbury, Herefordshire, HR8 2HF

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