

**11 DCCW2006/2743/F - REPLACE 3, 1 METRE HIGH FENCE PANELS WITH 3, 1.8 METRE HIGH PANELS AT EDGE OF PROPERTY - RETROSPECTIVE AT 3 YARLINGTON MILL, BELMONT, HEREFORD, HR2 7UA.**

**For: C. & K. Wathen, 3 Yarlington Mill, Belmont, Hereford, HR2 7UA.**

**Date Received: 18th August, 2006**  
**Expiry Date: 13th October, 2006**

**Ward: Belmont**

**Grid Ref: 49534, 38331**

Local Members: Councillors P.J. Edwards; J.W. Newman and Ms. G.A. Powell

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

- 1.1 No. 3 Yarlington Mill is a modern two storey house linked by a garage to two semi detached houses. These three dwellings front a narrow private drive off Yarlington Mill, a residential neighbourhood cul-de-sac near its junction with Waterfield Road. The house itself is thus side on to Yarlington Mill and its rear garden extends to the junction with Field Farm Mews a secondary cul-de-sac which bounds the northern edge of the site.
- 1.2 This is a retrospective application for the replacement of a length of three former 1.00 metre high fence panels with three 1.8 metre high fence panels. They represent a 6.00 metre extension of a length of 1.8 metre high brick wall and fence enclosure which runs along the rear boundary to Field Farm Mews round to part of the boundary to Yarlington Mill. For the remainder of the boundary along to the private drive access it is proposed to retain a 5.00 metre length of 1.00 metre high fence panels, one of which has been temporarily displaced.
- 1.3 The surrounding area is characterised by an orthodox medium density 1980's style residential layout with open frontage but including examples of 1.8 metre high boundary enclosures for other corner sites.

## **2. Policies**

- 2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft):

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy DR1	-	Design
Policy H18	-	Alterations and Extensions

## **3. Planning History**

- 3.1 SH850840PM                      Erection of 88 houses.      Reserved Matters Approved 10th October, 1985.

## **4. Consultation Summary**

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objection to the grant of planning permission provided length of existing 1.00 metre high fence (dimensioned as 5.00 metre length) remains unchanged.

**5. Representations**

- 5.1 Belmont Rural Parish Council: Although there are no objections to this development, we would would to make the point that approval of this application should not be considered a precedent for future applications of a similar nature. The area in question was intended to be open plan in nature with no fences to the front of properties other than of a very low nature to define a boundary. In this particular location, we feel a higher fence does not materially detract from the visual amenity of the area but this would not be the case elsewhere in Yarlington Mill.

- 5.2 Three letters of objection have been received from:

- (A) Mrs. R.M.J. Gregory, Mr. P. Gregory and on behalf of Mrs. V. Adams of 1 Yarlington Mill, Belmont. The grounds of objection are summarised as follows:

Yarlington Mill is the only road in and out of a large estate. It junctions with Waterfield Road; a fast arterial road for the New Farm Estate. It is also used as a rat-run to avoid traffic congestion in Belmont Road.

Vehicles entering Yarlington Mill are often quite unaware of the cul-de-sac until they have passed it and are often travelling too fast.

- (1) The three panels subject of the application are already erected and stand on plinths which makes them in excess of 6' (1.8 metres) in height.
- (2) Completely obstructs vision towards Field farm Mews, thus presenting a danger to motorists and pedestrians alike.
- (3) Yarlington Mill is also used extensively by pedestrians and cyclists from the Newton Farm Estate as a direct route to the Belmont Medical Centre, chemist and Tesco stores.

Young mothers pushing prams and loaded with their purchases often allow youngsters to run a considerable distance in front of them along the west footway of Yarlington Mill.

It will be seen that Yarlington Mill bends towards Field Farm Mews in an arc. In parts the west footway is severely obstructed by shrubbery from land owned by No. 3.

The bend incorporating the presence of 6' (1.8 metre) closed panel fencing would not give parents sufficient time to alert children to vehicles leaving the cul-de-sac.

Similarly such vehicles would not be able to see their approach in time to take avoiding action.

- (B) H.Small, 28 Coppin Rise, Belmont.

The purpose of the 1.00 metre high fence panels was to provide a visibility spur giving exiting drivers a clear view along Yarlington Mill.

Pedestrians walking towards Waterfield Road on the pavement adjacent to No. 3 Yarlington Mill are likely not to see traffic exiting, this is particularly in respect of younger children who may be walking/running ahead of their parents. Also risk to cyclists.

The panels would detract from the overall design of the area as envisaged in the original plans.

- (C) Mr. R. Small, 16 St. John Kemble Court, Newton Farm.

Obstruction of the road for passing pedestrians and for road users as they have to reverse out, visibility is poor and it would be an accident waiting to happen.

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

## **6. Officers Appraisal**

- 6.1 Having regard to the nature of the proposal and representations received, it is considered that the key issues are effect on the streetscape character and visual amenity of the surrounding area and highway safety.

### Streetscape Character and Visual Amenity

- 6.2 Within the surrounding residential layout, houses facing Yarlington Mill and the secondary cul-de-sacs have open frontages. However, the application site and other corner properties were provided with lengths of 1.8 metre high enclosures along parts of the highway boundaries to provide privacy and security for otherwise exposed rear and side garden areas. The three 1.8 metre high fence panels, subject of this application, represent a 6.00 metre long extension to one of these lengths of boundary enclosures to provide additional privacy. The residual 5.00 metre length of boundary adjacent to Yarlington Mill up to the private drive access will continue with the existing 1.00 metre high fence panels.
- 6.3 In this context it is considered that the fence panels do not appear incongruous and do not have a negative effect on the streetscape character and visual amenity of the surrounding area.

### Highway Safety

- 6.4 It is considered that 5.00 metre length of boundary between the private drive access and the nearest edge of the 1.8 metre high fence panels allows an adequate standard of visibility for vehicles using the access and would not compromise the safety of traffic and pedestrians using Yarlington Mill.

- 6.5 The Traffic Manager raises no objection provided the length of existing 1.00 metre high fence dimensioned as 5.00 metre in length) remains unchanged.
- 6.6 With regard to the Parish Council's comments, this proposal has been considered on its merits and would not be regarded as a precedent for the consideration of any future applications for boundary enclosures.
- 6.7 Subject to a condition requiring the maintenance of a visibility splay it is considered that this proposal is acceptable.

**RECOMMENDATION**

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

- 1. **A01 (Time limit for commencement (full permission)).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2. **A06 (Development in accordance with approved plans).**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

- 3. **A visibility splay shall be provided and thereafter maintained from a point 1.00 metres above ground level at the centre of the existing driveway access to the application site 2.40 metres back from the nearest edge of the Yarlington Mill for a distance along the edge of carriageway to the nearest face of the first concrete post supporting the fence panels hereby permitted. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.**

**Reason: In the interests of highway safety.**

**Informatives:**

- 1. **N19 - Avoidance of doubt.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

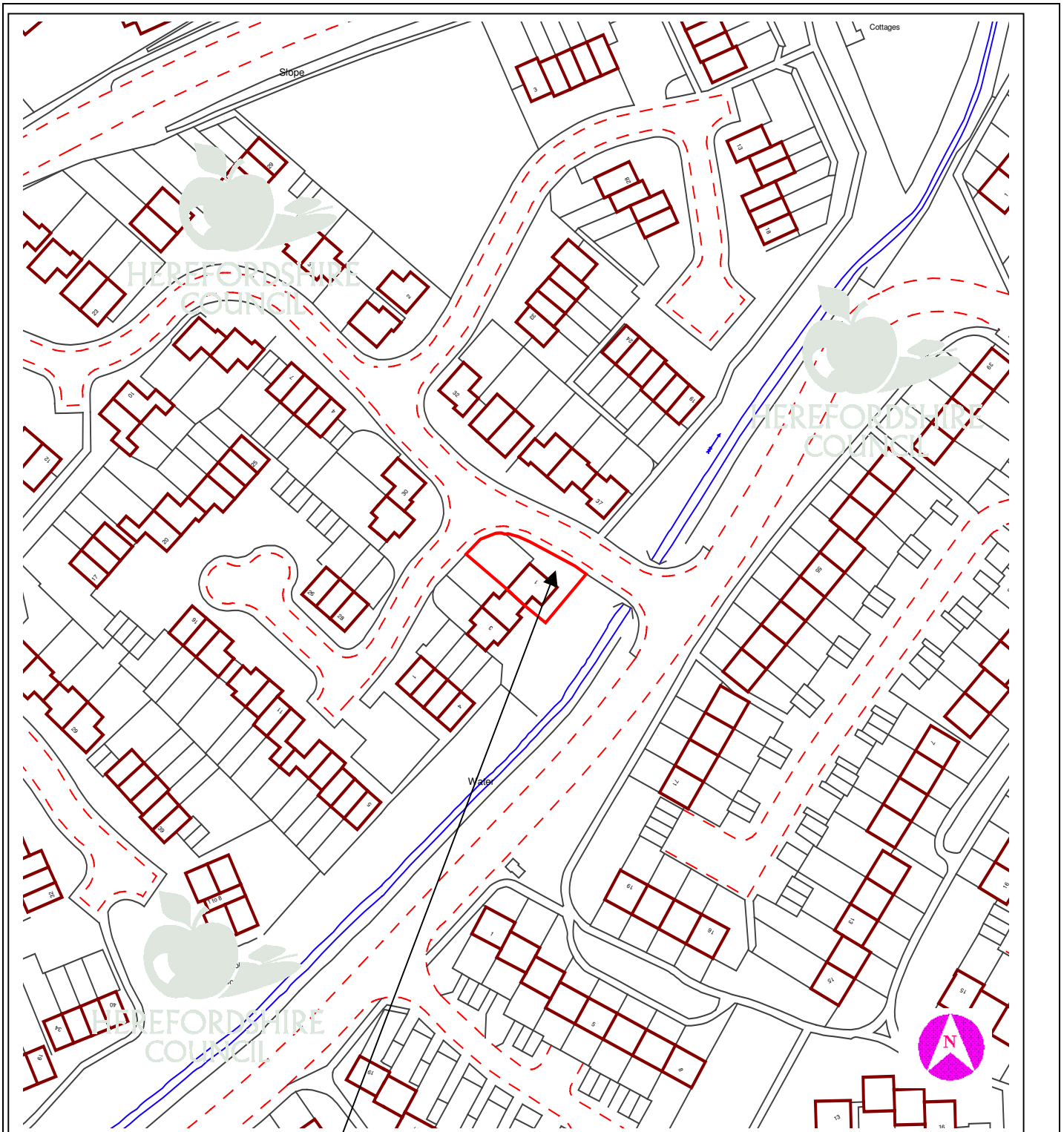
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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2006/2743/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** 3 Yarlington Mill, Belmont, Hereford, HR2 7UA

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