

**Hampshire County Council
Director of Economy, Transport & Environment**

Applicant: Hampshire County Council

Retrospective erection of 3m weld mesh fencing within school grounds at Lakeside School, Winchester Road, Chandler's Ford, Eastleigh SO53 2DW (No. S/12/70998)

(Received: 30 May 2012)

General

Retrospective planning permission is sought for the erection of a 3m high weld mesh fence within the curtailage of Lakeside School.

Development Plan

Eastleigh Borough Local Plan Review (2001-2011) (Adopted May 2006) planning policies 59.BE 186.IN (Community Facilities).

Consultations

Highway Authority	No objection
Chandlers Ford Parish Council	No comments received
Eastleigh Borough Council	No objection, conditional
Councillor Davidovitz	No comments received

Commentary

Lakeside is a school for boys who have behaviour, emotional and social difficulties. The fence which has been erected is 3m high and has no footholds to prevent children climbing over it. It was erected as a security measure to safeguard against pupils accessing parts of the school grounds which are 'off limits'.

Views of the new fence can be seen from the rear garden of number 10 Alexandra Road. Although the fence is 3m in height, the fence has been painted dark green and bends to the west as it travels south to avoid directly adjoining to the centre of the garden fence at number 10 Alexandra Road. In light of this, it is not anticipated that there will be any significant visual amenity impacts arising from the development. No objections from local residents or statutory consultees have been received and no concerns have arisen in relation to highway safety as the development has already been constructed.

As this development is retrospective, the fence was constructed prior to the submission of this application. Part of the fence to the east of the rear garden at number 10 Alexandra Road is not being approved as part of this consent. Therefore its removal has been conditioned to protect the visual amenity of the residents at number 10 Alexandra Road. There is some redundant temporary fencing also present on site which is no longer needed and therefore its removal has also been conditioned.

It is considered that, subject to compliance with the conditions attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and is in accordance with policies 59.BE (Good Design) and 186.IN (Community Facilities) as outlined in the Eastleigh Borough Council Local Plan Review (2001-2011) (Adopted May 2006).

Taking into account all of the above, it is recommended that planning permission is granted.

Recommendation

That permission be granted subject to following reasons for approval and conditions:

Reasons for Approval

1. It is considered that the proposal would be in accordance with the Eastleigh Borough Local Plan Review (2001-2011) (Adopted May 2006) (summary attached) policies 59.BE (Promoting Good Design) and 186.IN (Community Facilities) and would not materially harm the character of the area or the amenity of local residents and would be acceptable in terms of highway safety and convenience.

Conditions

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out solely in accordance with Drawing No. P09827/01 submitted with the application on 30th May 2012, unless otherwise agreed by the Local Planning Authority in writing.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans.

Hours of Working

3. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before the 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Materials

4. The dark green colour (RAL 6005) of the fence shall be maintained for the duration of the development.

Reason: To protect the amenities of occupiers of nearby properties.

5. All redundant fencing, including the post and wire wooden fence and the metal temporary fencing to the north west of the new 3m high weld mesh fence hereby approved, is to be removed within one month from the date of this permission.

Reason: To protect the amenities of occupiers of nearby properties.

6. The green metal fencing to the rear of the garden at 10 Alexandra Road which has not been approved as part of this planning consent as shown on drawing number P09827/01 (dated 30th May 2012), is to be removed within two weeks from the date of this permission.

Reason: In the interests of visual amenity

Case Officer
Fay Eames

Date.....24/07/2012.....

Authorised on behalf of the Director of the Economy, Transport & Environment

.....Peter Chadwick.....

Date.....24/07/2012.....

Annexe to Reasons for Conditions
(as required by Article 22 of the Town and Country Planning
(General Procedure) Order 1995 – as amended)

Eastleigh Borough Local Plan Review (2001-2011) (Adopted May 2006)

Promoting Good Design

- 59.BE Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:
- i. they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention;
 - ii. they make the most efficient use of the land;
 - iii. they incorporate an appropriate mix of dwelling type and land-use where appropriate;
 - iv. they provide a high standard of landscape design and appropriate planting where required. Development should use native plants in landscape schemes to benefit biodiversity. Development adjacent to or within the urban edge must not have an adverse impact on the setting of the settlement in the surrounding countryside;
 - v. they have a satisfactory means of access and layout for vehicles, cyclists and pedestrians including appropriate links to surrounding footpaths, cycleways and public transport services;
 - vi. include, where appropriate, provision for the secure storage of bicycles;
 - vii. they are an appropriate use for the locality and avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting;
 - viii. they make adequate provision for the storage and collection of refuse and where appropriate include facilities for the collection of recyclable materials;
 - ix. they include, where appropriate, measures which provide shade and protection from the sun; and
 - x. new development should reduce the potential for criminal activity and anti-social behaviour by the use of appropriate design.

Community Facilities

186.IN Proposals for the provision, replacement, extension or improvement of facilities for use by the community will be permitted within the urban edge provided they will not adversely affect the residential amenity of the occupiers of neighbouring properties by reason of noise, disturbance, smells, floodlighting or other factors.

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