

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

**Applicant: Hampshire County Council**

**Replacement of 2 separate sections of boundary fence to school grounds at North Waltham School, Church Road, North Waltham, Basingstoke Hampshire RG25 2BL (No. BDB/76320 )**

**(Received: 25 April 2012)**

### **General**

The proposed site is within the North Waltham Conservation Area. The fencing currently providing the boundary to the site is in need of renewal as it is not providing a secure barrier to the School site. Existing fencing is 1.3m in height and of a chain link design.

Planning permission is sought for the replacement of two separate sections of boundary fencing. The first being between the reception class area and the village hall car-park. The second is between the road and the main playground. The first of this has already been completed and therefore this planning application is part retrospective.

The new fencing which has been already been erected spans a length of 40m, is 1.8m high dark green polyester powder coated Blythe topped metal railing which included a 3.6m wide vehicular gate. Planning permission is also sought for the erection of a 17m long 1.5m high polyester powder coated Blythe topped metal railing (RAL 6005). This will match the fencing already erected.

### **Development Plan**

The appropriate development plan document for consideration is the Basingstoke and Deane Borough Local Plan Review 1996-2011 (2006). The relevant policies are E2 (Buildings of Historic or Architectural Interest), E3 (Areas of Architectural or Historic Interest), E6 (Landscape Character) and C7 (The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Spaces).

### **Consultations**

Councillor McNair Scott	Has been consulted, no comments received.
Highway Authority	Raise no objection to the proposed development.
North Waltham Parish Council	Have been consulted, no comments received.
Basingstoke and Deane Borough Council	Raise no objection to the proposed development for the following reasons: 1. The proposed development would preserve the character of the Conservation Area and as such complies with adopted policies in particular Saved Policy E3 of the Basingstoke and Deane Borough Local

Plan 1996-2011. 2. The proposed development would preserve the landscape character and scenic quality of the area and as such is considered to accord with Saved Policy E6 of the Basingstoke and Deane Borough Local Plan 1996-2011. 3. The proposal would preserve the special architectural or historic interest of the Listed Building, and as such complied with adopted policies and guidance, in particular the National Planning Policy Framework (March 2012), and the associated English Heritage Historic Environment Practice Guide; and Saved Policy E2 of the Basingstoke and Deane Borough Local Plan 1996-2011. 4. The proposal will improve facilities ancillary to its use and as such would comply with Saved Policy C7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

## **Commentary**

No objections have been received in relation to this planning application. The proposed replacement fencing will improve the quality of the boundary fencing which is visible from public areas. It will enhance the visual amenity and scenic quality of the area and consequently is considered to respect and preserve the character of the conservation area and the special architectural/historic interest of the Listed Building. The erection of the fence will retain the architectural features and trees which are features of importance to the conservation area. The proposed development will thereby improve the facilities ancillary to the Schools use. As such the proposed replacement fencing complies with saved policies E3, E6, E2, C7 of the Basingstoke and Deane Borough Local Plan 199-2011 (2006).

## **Recommendation**

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

### **Reasons for Approval**

1. It is considered that the proposal would be in accordance with the development plan (summary attached) and preserve the character of the Conservation Area (E3), would preserve the landscape character and scenic quality of the area (E6), would preserve the special architectural or historic interest of the Listed Building (E2) and improve the facilities ancillary to the Schools use (C7).

### **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.

Materials

2. The fencing hereby permitted shall be finished in a dark green colour RAL 6005.

Reason: To secure a satisfactory development which will preserve the character of the Conservation Area and the landscape character and scenic quality of the area.

**Case Officer** .....  
**Kristina King**

**Date**.....12/06/2012.....

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

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**Richard Read**

**Date**...12/06/2012.....

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

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**Basingstoke and Deane Borough Local Plan Review 1996-2011 (2006)**

**Policy E2 – Buildings of Historic or Architectural Interest**

Proposals for development that would affect a listed building, structure or its setting will be determined against the following guidelines:

- i. The demolition of a listed building or structure will only be permitted in exceptional circumstances.
- ii. Alterations and extensions that preserve the character and/or setting of a listed building and any features of architectural or historic interest will be permitted.
- iii. Developments within the cartilage of or adjacent to a listed building which do not detrimentally affect their setting will be permitted.

Development will not be permitted if it would harm a building or feature of local historic or architectural interest or adversely affect its setting.

**Policy E3 – Areas of Architectural or Historic Interest)**

Development within Conservation Areas, or on sites outside where development would affect the setting of the Conservation Area, will be permitted provided that the proposals preserve or enhance their special character or appearance. Through determining applications, the Borough Council will:

- i. Seek to retain buildings, architectural features, trees, spaces and other features which are important to the character and appearance of the Conservation Area; and
- ii. Allow new development if this would contribute to the area by preserving or enhancing its character and appearance;

Shopfronts and advertisements make a significant contribution to the character of shopping areas, which lie within Conservation Areas. All proposals should therefore maintain, preserve and where appropriate, restore, the architectural details of shopfronts and advertisements in Conservation Areas.

## **Policy E6 – Landscape Character**

Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. The particular qualities of the relevant Landscape Character Area as defined in the Basingstoke and Deane Landscape Assessment; and
- ii. Visual amenity and scenic quality; and
- iii. The setting of a settlement, including important views to, across and out of settlements; and
- iv. The local character of buildings and settlements, including importance open areas; and
- v. Trees, hedgerows, water features and other landscape elements and features; and
- vi. Historic landscapes, features and elements

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB.

## **Policy C7 – The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space**

Proposals for the redevelopment, replacement or improvement of existing leisure and community facilities or public open space and private open space, will be permitted provided that:

- i. The replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility, and there will be no reduction in the overall capacity of leisure facilities and/or open spaces in the area of the development to accommodate demand; or
- ii. The Council accepts that there is no need for the existing facilities either now or in the foreseeable future and a clear environmental justification can be made for an alternative use; or
- iii. The proposed development will be of sufficient benefit to the community to outweigh the detriment caused by the loss of the existing facility or open space; or
- iv. Development proposals will improve facilities ancillary to its use.

Where considered necessary, proposals involving the loss of recreational facilities or open space (as described above) should be accompanied by a detailed assessment of the current supply of facilities, their quality and an assessment of need.