

ITEM NO.8**COMMITTEE DATE:** 05/09/2016

APPLICATION NO: 16/0835/03 FULL PLANNING PERMISSION
APPLICANT: Mr White
PROPOSAL: Erection of new palisade fence
LOCATION: 43 St. Davids Hill, Exeter, EX4 4DJ
REGISTRATION DATE: 04/07/2016
EXPIRY DATE: 29/08/2016

HISTORY OF SITE

94/0456/03 -	Alteration and single-storey rear extension to form new veterinary theatre and office accommodation	PER	16/08/1994
94/0458/14 -	Demolition of part of building	PER	16/08/1994
03/1912/06 -	The felling of one tree and the pruning of one tree.	PER	23/01/2004
	Tree No. Species Works		
	1 Cedar Fell		
	2 Lime Remove basal suckers		
05/1786/03 -	Redevelopment to create 21 self-contained flats in three storey building and associated works	REF	24/01/2006
05/1807/14 -	Demolition of building	REF	24/01/2006
80/1518/05 -	Name plate to front wall	PER	06/03/1981
06/1054/03 -	Change of use from veterinary surgery (Class D1) to dwelling (Class C3) on ground and first floor, alterations to windows on rear elevation, and creation of two flats (Class C3).	PER	19/07/2006
15/0688/06 -	T1 - Cedar Of Lebanon - Pollarding and re-shaping	PER	20/07/2015
15/0834/06 -	T1 - Lime - Fell	PER	02/09/2015

DESCRIPTION OF SITE/PROPOSAL

An overgrown plot of land on a hillside behind and between properties fronting St. Davids Hill to the north east and Bonhay Road to the south west. A public footpath known as Peep Lane runs along the north west boundary of the site. The land slopes downhill from north east to south west.

The application seeks permission for the installation of a boundary fence along the north west boundary with the footpath for around 35 metres. The fence would stand at 2.4 metres in height, stepping up to 3 metres height for around the first five metres from the eastern end. It would be constructed from metal in a palisade style and coated in a dark green plastic.

SUPPORTING INFORMATION SUPPLIED BY THE APPLICANT

No additional information has been received.

REPRESENTATIONS

There have been no third party representations received.

PLANNING POLICIES/POLICY GUIDANCE

Central Government Guidance
National Planning Policy Framework

Exeter Local Plan First Review 1995-2011

AP1 - Design and Location of Development

C1 - Conservation Areas

OBSERVATIONS

The primary considerations in this case are the visual impact of the proposed fence on the site and the surrounding conservation area; and the impacts on the amenities of nearby residents and users of Peep Lane. It should also be noted that permission would not be required for a fence up to 2 metres in height, which can be considered a fall back position for the applicants. However in this case the applicants felt it necessary to install a fence to a greater height for added security as there have been issues in the past with trespass and anti-social behaviour on the land.

In terms of the visual impact, the proposed fence would be in a palisade style comprising a series of vertical pales with horizontal rails at the top and bottom. The fence would be coated with a dark green plasticised paint and the post-and-rail type construction would allow light to pass through. The fence is a high security type similar to fencing used in commercial sites such as the railway. Although this style of boundary treatment is not what would typically be expected within a Conservation Area, it is considered that there is a justification in this case due to the issues of trespassing and anti-social behaviour mentioned above. In addition, the proposed fence would replace an existing modern chain link fence which has fallen into a state of dilapidation and disrepair, and has been breached in places by trespassers seeking to enter the site.

In the context of the existing arrangement it is considered that the proposed fence would have a modern yet sympathetic appearance which would tidy up the general appearance of the site and the surrounding lane. Peep Lane is bordered on both sides for most of its length by very tall stone walls over five metres in height. It is considered that the proposed fence would allow more light into the lane which would improve the amenity of the lane for users and nearby residents.

There have been no objections to the proposed development, which is considered to preserve the character and appearance of the Conservation Area, and the proposal is therefore considered acceptable.

RECOMMENDATION

APPROVE subject to the following conditions:

- 1) C05 - Time Limit - Commencement
- 2) The development hereby permitted shall not be carried out otherwise than in strict accordance with the submitted details received by the Local Planning Authority on 04 July 2016 (*dwg. no(s). Location Plan, Site Plan*), and the *sample fence panel received 24 August 2016*, as modified by other conditions of this consent.
Reason: In order to ensure compliance with the approved drawings.

Local Government (Access to Information) 1985 (as amended).

Background papers used in compiling the report:

Files of planning applications available for inspection from the Customer Service Centre, Civic Centre, Paris Street, Exeter: Telephone 01392 265223