

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

7<sup>th</sup> October 2009

**AUTHOR/S:** Executive Director / Corporate Manager - Planning and Sustainable Communities

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### **S0809/09/F – FEN DRAYTON**

**Erection of Wall and Fence at 10 College Farm Court for Mrs Alexander Surfleet**

**Recommendation: Approval**

**Date for Determination: 13<sup>th</sup> August 2009**

#### **Notes:**

**This Application has been reported to the Planning Committee for determination because the Parish Council has recommended refusal and the site is located within the Conservation Area.**

#### **Conservation Area**

##### **Site and Proposal**

1. No.10 College Farm Court is located within the village framework, flood zone two and three and the Fen Drayton Conservation Area. The property forms part of a residential development, which was granted consent in 1984 for 10 starter units and 8 Houses.
2. No.10 College Farm Court is a linked-detached two-storey dwelling with a modest residential curtilage. The rear boundary (west) of the application site backs onto the High Street and consists of a dense hedge measuring 13.5m in length. The south elevation consists of a brick wall, part of this wall is visible from the High Street and this wall matches the other wall, which is located at the rear of 9 and 8 College Farm Court. There is a fencing panel located between the end of the hedge and the end gable of Brookside Cottage, which is north of the application site.
3. The full application, received 8<sup>th</sup> June 2009, proposed to remove the existing 2.5m high hedge which measures almost 1.5m deep and replacing this with timber posts and vertical feather-edged boarding between and a small section of wall next to the existing fencing panel belonging to Brookside Cottage. The replacement wall and fence would measure 2m in height. The application is accompanied by a Design and Access Statement.

##### **Planning History**

4. **S/0335/84/O** – Residential Development - Approve  
**S/1959/84/LB** – Demolition of Farm Buildings – Approve  
**S/2019/84/F** – 10 Starter Units and 8 Houses - Approve



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Scale 1/1250 Date 17/9/2009

Centre = 533875 E 268187 N

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## **Planning Policy**

5. Relevant policies are listed below:

### **South Cambridgeshire Local Development Framework (LDF), Development Control Policies, adopted July 2007**

Policy **DP/2** - Design of New Development

Policy **DP/3** – Development Criteria

Policy **CH/5** – Conservation Area

## **Consultation**

6. **Fen Drayton Parish Council** recommends refusal.

It is felt that a fence would be out of keeping and would look rather stark and sterile in this area and that perhaps a more appropriate and tame type of hedging could be planted in this already extremely hard landscaped area.

7. **Conservation Officer** - "In principle the replacement of the leylandii hedge with a fence or a wall is acceptable, but the proposal is too complex (using sections of both materials in the setting of much simpler boundaries) and the details of the fence are unsympathetic to the setting.

A wall to match the existing walls around College Farm would be acceptable. Alternatively, I suggest a timber fence with vertical featheredge boards similar to the existing fence this boundary abuts, or a timber post and vertical boarded fence.

If minded to approve, I recommend the following conditions:

SC13 add sample of bricks to match existing and SC14 no concrete posts are to be visible from the highway."

8. 15<sup>th</sup> September 2009 - Conservation Officer comments following receipt of amendment:

Verbally confirmed that the amendment date stamped 15 September 2009 was acceptable however, would like details of the colour finish and the base and capping details.

## **Representations**

9. None received

## **Planning Comments – Key Issues**

10. The key issues to consider in the determination of this application are:

### ***Impact on Conservation Area and Street Scene***

11. There is a mixture of boundary treatments within the street scene and Conservation Area at this end of the High Street, consisting of soft landscaping such as hedging, trees, and shrubs; hard landscaping including brick walls, picket fencing and metal railings.
12. The proposed removal of this hedge would result in a sizeable loss of soft landscaping to be replaced by timber vertical fence and timber posts only (as amended). There is a

change in levels, which will be addressed by using timber gravel boards at the base of the fence to maintain a continuous top fence-line. It is also the intention to enable climbers to grow up the fence on the garden side and to overhang the fence and wall.

13. The applicant has agreed to a fence as the preferred boundary treatment with the timber posts not visible within the street scene/Conservation Area. The posts would be placed on the back of the fence facing into the garden; this would have the appearance of a solid fence from the High Street. The fence would be left to weather naturally or stain finished.
14. The amendments, received 7<sup>th</sup> September 2009, address the comments received from the Conservation Officer, therefore the amended proposal is considered to be acceptable in terms of its impact on the street scene and the Conservation Area. I therefore recommend this proposal for approval.

### **Recommendation**

15. Recommend approval (as amended by drawing no. CFC/FD/001/Rev A. date stamped 15 September 2009).

### **Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. No development shall commence until details of the colour finish of the fence and details of the base and capping to be used, have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason: To ensure the use of appropriate materials in the Conservation Area.)

**Background Papers:** the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework, Development Control Policies 2007
- Circular 11/1995 – The use of conditions in planning permissions

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