

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 October 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1888/15/FL

Parish(es): Cambourne

Proposal: Retention of black 3 metre high security fence (retrospective)

Site address: Unit 1, Back Lane, Cambourne

Applicant(s): Steven Johnston, Chartwell Project Management

Recommendation: Approval

Key material considerations: Principle of Development
Impact upon street scene

Committee Site Visit: None

Departure Application: No

Presenting Officer: Edward Durrant, Principal Planning Officer

Application brought to Committee because: Cambourne Parish Council recommends that the application be refused.

Date by which decision due: 9th October 2015

Executive Summary

1. The site already benefits from planning consent for a three metre high fence, though finished in grey. The fence that was erected was black and was due to be painted grey to comply with the planning consent. However, the applicant has since decided to retain it in black and paint other metal fencing/gate posts on site black to match the fence.
2. The Parish Council has objected to the application on the basis that the previous consent detailed the fence in grey, which would be more in keeping with the palette of materials used for the external elevation of the building. Notwithstanding this there are limited public views of the fence due to a two metre high gabion wall that surrounds the site. The application is therefore recommended for approval.

Planning History

3. S/1371/92/O – planning consent granted for the new settlement of Cambourne.
S/1666/12/FL – planning consent granted for three retail units on Back Lane and two

units on High Street.

4. S/1022/15/FL – planning consent granted for a 3 metre high fence at the rear of Unit 1, Back Lane.

Planning Policies

5. **National Planning Policy Framework**
6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
7. **South Cambridgeshire LDF Development Control Policies, adopted July 2007**

DP/2: Design of New Development
DP/3: Development Criteria

8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD)**

District Design Guide SPD

9. **Draft Local Plan**

HG/1 Design Principles

Consultation

10. **Cambourne Parish Council** recommends refusal as planning consent was approved for the fence to be grey, which is in keeping with the existing building.
11. **Cambridgeshire County Council (Local Highway Authority)** has no objection.

Representations

12. A site notice was put up along Back Lane. No third party representations were received.

Planning Appraisal - Site and Proposal

13. The Back Lane units front on to the settlement centre car park and have a service yard to the rear that is enclosed by a two metre high gabion wall that incorporates a vehicular access off Sackville Way. The units are approximately nine metres tall and their rear elevations are finished in a combination of white metal cladding panels and vertical timber cladding. Soft landscaping in the form of low level shrubs and some trees has been planted to the north of the gabion wall adjacent to the public footpath of Back Lane. The other side of the vehicular highway there are three storey residential properties that overlook the site.
14. This full application seeks consent for the retention of a three metre high black fence to the rear of Unit 1 of the retail units on Back Lane. The fence surrounds an external sales area for Home Bargains.

Principle of Development

15. The previously approved application initially sought the erection of a four metre high

fence. The application was amended to reduce the height to three metres following a recommendation of refusal from the Parish Council. The principle of the development has never been questioned and was established through the previous application. Therefore the main issue to consider is whether the retention of the existing fence in black rather than grey, as previously approved, would have a detrimental impact upon the street scene of Back Lane.

Visual Impact on Back Lane

16. The existing gabion wall obscures most views of the fence from the nearside footpath and from anything other than tall vehicles using the carriageway of Back Lane (vans, HGVs, etc.). The only real public views of the fence are from the far side footpath along and the residential properties to the north, from where it is seen against the back drop of the existing, taller building.
17. It is recognised that the approved colour of the fence would have helped assimilate it into the development better. However, the fence being black rather than grey does not have a significant enough impact upon the street scene, given the limited views of it, to recommend that the application be refused.
18. The Parish Council has previously raised the issue of the side gate on the north western elevation of Unit 1, which is green and taller than the adjacent gabion wall. The plans that have been submitted show this gate and the adjacent metal panel, together with another metal panel to the south of the building, are to be reduced in height so that they are not taller than the gabion wall and are to be painted black to be in keeping with the rear fence. There are also metal columns either side of the rear vehicular access to the site that are proposed to be painted black, which are also detailed on the submitted plans. All of these measures would help to create a more harmonious development and are therefore considered necessary to make the development acceptable. A condition is to be attached to the consent requiring that these additional works be carried out within a period of three months from the date of the decision notice.

Conclusions

19. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

Recommendation

20. Officers Recommend that the Committee approves the application, subject to:

Conditions

- (a) **Approved Plans**
- (b) **Within three months of the date of this decision notice the works detailed on drawing number 991-011 Revision B to reduce the height of the two in-fill metal fence panels and gate and paint them black, along with the service yard gate posts, shall have been carried out, unless otherwise agreed in writing with the Local Planning Authority.**

REASON – to ensure that the development is not incongruous in the street scene of this part of Back Lane, in accordance with policies DP/2 and DP/3 of the adopted Local Development Framework 2007.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004 (Delete as appropriate)
- Cambridgeshire and Peterborough Structure Plan 2003 (Delete as appropriate)
- Planning File Ref: (These documents need to be available for public inspection.)
- Documents referred to in the report including appendices on the website only and reports to previous meetings

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