

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

6th July 2005

AUTHOR/S: Director of Development Services

S/0683/05/F - Great and Little Chishill

Increase in Fence Height From 1 Metre to 2 Metres Land Adjacent The Barn, 12 May Street, Great Chishill for Mr and Mrs Brignall

Recommendation: Refusal
Date of determination: 3rd June 2005

Conservation Area

Site and Proposal

1. The site is located close to the centre of Great Chishill, located in the designated Conservation Area for this village. The land is located to the South of No.12 and runs parallel with May Street. The land is currently unkempt scrubland. I am led to believe this is due to an electricity mast that is located on the grounds. A change of use is not required for the land as it has been left in its current state and fenced on the south and west boundaries with fencing no higher than 1 metre in height. It has not been made as additional garden land as is kept separate by the fencing that runs along the rear boundary of No. 12. The existing garden to No. 12 already has a 2 metre high slatted fence that runs parallel to May Street. The bank on either side of May Street is set high above the road level and the banks are planted with hedging and trees of native species.
2. The application received 8th April 2005 proposes the erection of 2 metre high slatted fencing along approximately 8 metres of the eastern boundary of the site that runs parallel with May street in the style of the existing fence on this boundary.

Planning History

3. None relevant to this application

Planning Policy

4. **Policy HG12** of the South Cambridgeshire Local Plan 2004 ("The Local Plan") aims to resist development that is not in keeping with local characteristics or would have an unacceptable visual impact on the street scene.
5. **Policy EN30** of the Local Plan aims to resist proposals that do not preserve or enhance the special character of the conservation area, and the District Council will refuse permission for schemes which do not fit comfortably into their context. This reflects the advice in Policy P7/6 of the Structure Plan 2003.
6. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 ("The County Structure Plan") requires environmental restrictions on development in the countryside and designated areas.

Consultation

7. **Great and Little Chishill Parish Council** recommends approval, noting that the site is in the Conservation Area.
8. **Conservation Manager** has no objections subject to a planting scheme being secured.
9. **Landscape Design Officer** has informed me that a planting scheme can only be secured providing the applicant has approximately one metre on the roadside of the fence to plant, as it is not appropriate to plant on a sloping bank.

Representations

10. 4 letters of objection have been received from the occupiers of neighbouring properties. Concerns raised include the following
 - a. Overbearing
 - b. Obscure long distance views
 - c. No justification
 - d. Adverse impact on the Conservation Area
 - e. Visually obtrusive
 - f. Bad design
 - g. Loss of daylight (7 May Street)
11. A copy of a letter received by the applicant from the South Highways Division grants permission for the applicant to plant on the Public Highway, providing the planting is kept close to the fence line and is maintained to ensure it is no closer to the road edge than other adjacent planting

Planning Comments - Key Issues

12. The key issues for this application are the impact the fence has on the street scene and its impact on the Conservation Area and the capability to plant screening.

Street Scene and Conservation Area

13. The existing fence along the bank on May Street is approximately 2 metres in height and covered in climbing plants. The structure of the existing fence is the same as that of the proposed fencing, although less obvious as it is hidden by the screening that is located in front of it and has weathered over time. The bank on which the new fencing would be erected is predominately open and screening is not present. The bank top sits high in the street scene and the newly erected 1 metre fencing that has been erected under permitted development is clearly visible. To increase the height of the fencing to 2 metres would increase its visibility in the street scene, to the detriment of the Conservation Area.

Screening

14. The Conservation Manager has no objections to the scheme providing planting can be secured. It would seem after closer inspection the applicant does not have one metre on the roadside of the fence to carry out this request and would not therefore meet the requirements of the Landscape Design Officer. It has been suggested that he move the proposed fencing back by one metre to accommodate the planting required but the applicant sought permission from the Highways Division to carry out

planting on the bank and therefore securing planting that could be implemented without moving the fence back into the site.

15. It is not possible to condition a scheme on land that is not within the control of the applicant. As a result my recommendation is to refuse the erection of this fence based on the lack of space the applicant has to secure a planting scheme to ensure that the appearance and character of the Conservation Area is preserved.

Recommendation

16. Refuse
17. In the absence of securing space for planting and permanent retention of such planting, the erection of a two metre high fence on the bank of May Street at this elevated height in the Conservation Area neither preserves or enhances the special character of the Conservation Area and is therefore contrary to the requirements of Policies EN30 of the South Cambridgeshire Local Plan 2004 and P7/6 of the Structure Plan 2003.

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

- File reference S/0683/05/F
- South Cambridgeshire Local Plan 2004
- Cambridge and Peterborough Structure Plan 2003

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