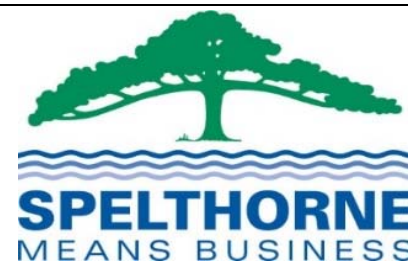


Planning Committee

02 May 2018



Application Nos.	18/00102/FUL		
Site Address	Land To The East of 355 London Road, Ashford		
Proposal	Erection of 1.8 metre high palisade-style fencing and gates along the southern boundary.		
Applicant	Spelthorne Borough Council		
Ward	Staines		
Call in details	The application is being referred to the Planning Committee as Spelthorne Borough Council is the applicant.		
Case Officer	Vanya Popova		
Application Dates	Valid: 01/02/2018	Expiry: 29/03/2018	Target: Extension of time agreed.
Executive Summary	<p>The proposal seeks planning permission for the erection of a 1.8 metre high palisade style fence and access gates to replace an existing chain link style fence along the southern boundary of the application site.</p> <p>The proposed fence can be considered acceptable in the Green Belt providing the openness of the Green Belt is preserved and it does not conflict with the purposes of including land within the Green Belt. The land behind the fencing will remain open and the style of the fencing is also open and it is not considered that the fence would result in a material loss of openness of the Green Belt. Therefore would not conflict with the NPPF and saved Local Plan Policy GB1.</p> <p>It is considered that the proposed scheme would have an acceptable impact upon the character of the area and would not cause a significant adverse impact on the visual amenities when viewed from the street scene. Overall, it is considered that the proposal will make a positive contribution to the street scene and in this respect accords with Policy EN1.</p> <p>In terms of residential amenity, it is considered that the proposed Palisade style fence would have an acceptable impact upon all neighbouring and adjoining properties, and is not viewed to be overbearing, or result in adverse impact upon light and privacy.</p> <p>Highways England has recommended that a condition and informative are attached to the decision notice requesting the submission of a Construction Method Statement.</p>		

	It is considered that the proposed scheme will have no adverse impacts on the water reservoir as the proposed development would be with an acceptable distance from the Staines Reservoirs.
Recommended Decisions	This planning application is recommended for approval.

MAIN REPORT

1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- EN8 (Protecting and Improving the Landscape and Biodiversity)
- SP6 (Maintaining and Improving the Environment)
- CC2 (Sustainable Travel)

1.2 It is also considered that the following saved Local Plan policy is relevant to this proposal:

- GB1 (Green Belt)

1.3 Also relevant is the National Planning Policy Framework (NPPF) 2012.

2. Relevant Planning History

2.1 No relevant planning history.

3. Description of Current Proposal

3.1 The application site relates to land owned by Spelthorne Borough Council, located to the east of London Road (A30). The site is located within the Green Belt and the Colne Valley Park. In addition, the southern boundary of the land is identified as an area of High Archaeological Importance. The application site currently contains temporary Heras style fencing some 2m high on the southern boundary and a chain link fence with a height of 1.38 metre above ground level behind this, both fronting the A30.

3.2 To the west of the site is a two-storey building which is part of JB Enterprises Motor Engineers, a vehicle repair and maintenance site with available ancillary parking and hardstanding areas to the front, side and rear. To the west of the garage is an attached two-storey dwelling, no. 355 London Road which has its own separate residential curtilage to the rear and side. The southern boundary of the application site is adjacent to the footway and A30 whereas the eastern side is adjacent to open space land similar to the application site. Beyond the northern boundary of the application is one of the Staines Reservoirs, an area

designated as a Site of Special Scientific Interest (SSSI) and part of the South West London Waterbodies Site a Special Protection Area (SPA) and RAMSAR site due to its wintering wildfowl. To the south of the application site on the opposite side of London Road is Hengrove Farm and also residential properties.

- 3.3 The proposal comprises the erection of 1.8 metre high Palisade style fencing and gates along the southern boundary of the application site and would run approximately 190 metres from east to west parallel with the London Road (A30). The proposed palisade style fence and double access gates would replace an existing chain link style fence and the removal of the temporary Heras Fence Panels.
- 3.4 Copies of the site location plan, proposed site layout and elevations are provided as an Appendix.

4. Consultations

- 4.1. The following table shows those bodies consulted and their response.

Consultee	Comment
Highway England	After a re-consultation, it has been requested a condition and informative to be attached to the decision notice.
Thames Water	No comments have been received.
Arch Importance (Nigel Randall)	The proposed development is located in an Area of High Archaeological Potential defined around the known route of the London to Silchester Roman road. However, the below ground impacts would be small in scale and therefore, there are no archaeological concerns.
Environmental Health	No comments.

5. Public Consultation

- 5.1 5 properties were notified of the planning application and no comments have been received.

6. Planning Issues

- Green Belt
- Design and appearance
- Impact on neighbouring properties
- Highway matters
- Staines Reservoirs

7. Planning Considerations

Green Belt

- 7.1. The site is located within the Green Belt. Section 9 of the NPPF sets out the Government's policy with regard to protecting Green Belt land. It states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The policy is similarly reflected in the Council's Saved Local Plan Policy GB1.
- 7.2. It is considered that the erection of a Palisade-style fencing and gates which replaces an existing chain link fence would be considered to be acceptable provided it preserves the openness of the Green Belt and does not conflict with the purposes of including land in the Green Belt.
- 7.3. The land behind the fencing will remain open and the style of the fencing is open and similar to fencing on the adjoining land. It is not considered that the replacement fence would result in a material loss of openness of the Green Belt or conflict with the purposes set out in para.80 of the NPPF and therefore would not be contrary to the NPPF and saved Local Plan Policy GB1.

Design and Appearance

- 7.4. Policy EN1 of the CS & P DPD states that the Council will require a high standard in the design and layout of new development. Proposals for new developments should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.5. It is considered that the proposed fence would have an acceptable impact upon the character of the area and would not cause a significant adverse impact on the visual amenities when viewed from the street scene. The proposed 'palisade' fence would be constructed on the southern boundary of the site and would replace an existing 'chain link' fence.
- 7.6. It is not considered that the proposed scheme would be unduly out of character of the locality as the proposed fence would appear similar to the neighbouring palisade style fences to east of the site and also further to the west beyond the existing buildings. Given the design, height, scale and location of the existing neighbouring fences, it is considered that the proposed design and appearance will be in keeping with the character of the surrounding area and complies with the requirements of Policy EN1.

Impact on neighbouring properties

- 7.7. In terms of residential amenity, it is considered that the proposed Palisade-style fence would have an acceptable impact upon all neighbouring and adjoining properties, and is not viewed to be overbearing, or result in adverse impact upon light and privacy.

Highway Matters

- 7.8. With regard to the submitted documents showing the location and style of the proposed fencing, Highways England (HE) have requested additional information from the applicant including a method statement, risk assessment, and details on the service delivery management for the proposed work due to the proximity of the fencing to the Strategic Road Network (SRN).
- 7.9. According to the submitted Method Statement, all the working area will be secured from the public access with barrier/security fencing. In addition, warning signs will be erected in place to direct the public to designated areas.
- 7.10. After re-consulting HE, a Construction Method Statement has been requested which should be submitted prior to the commencement of the development in order to ensure that there are no highway implications during construction time. This can be dealt with by means of a condition.

Staines Reservoirs

- 7.11 It is considered that the proposed scheme will have no adverse impacts on the SSSI, RAMSAR and SPA water reservoir as the proposed fence would be an acceptable distance from the Staines Reservoirs and accords with policy EN8.

8. Recommendation

- 8.1 GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: 17075-01, Site Location Plan and Site Layout Plan Received on 01.02.2018.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. Prior to the commencement of development a Construction Method Statement, to include details of:

- (a) Parking for vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials
- (d) Programme of works (including measures for traffic management)
- (e) Provision of boundary hoarding behind any visibility zones

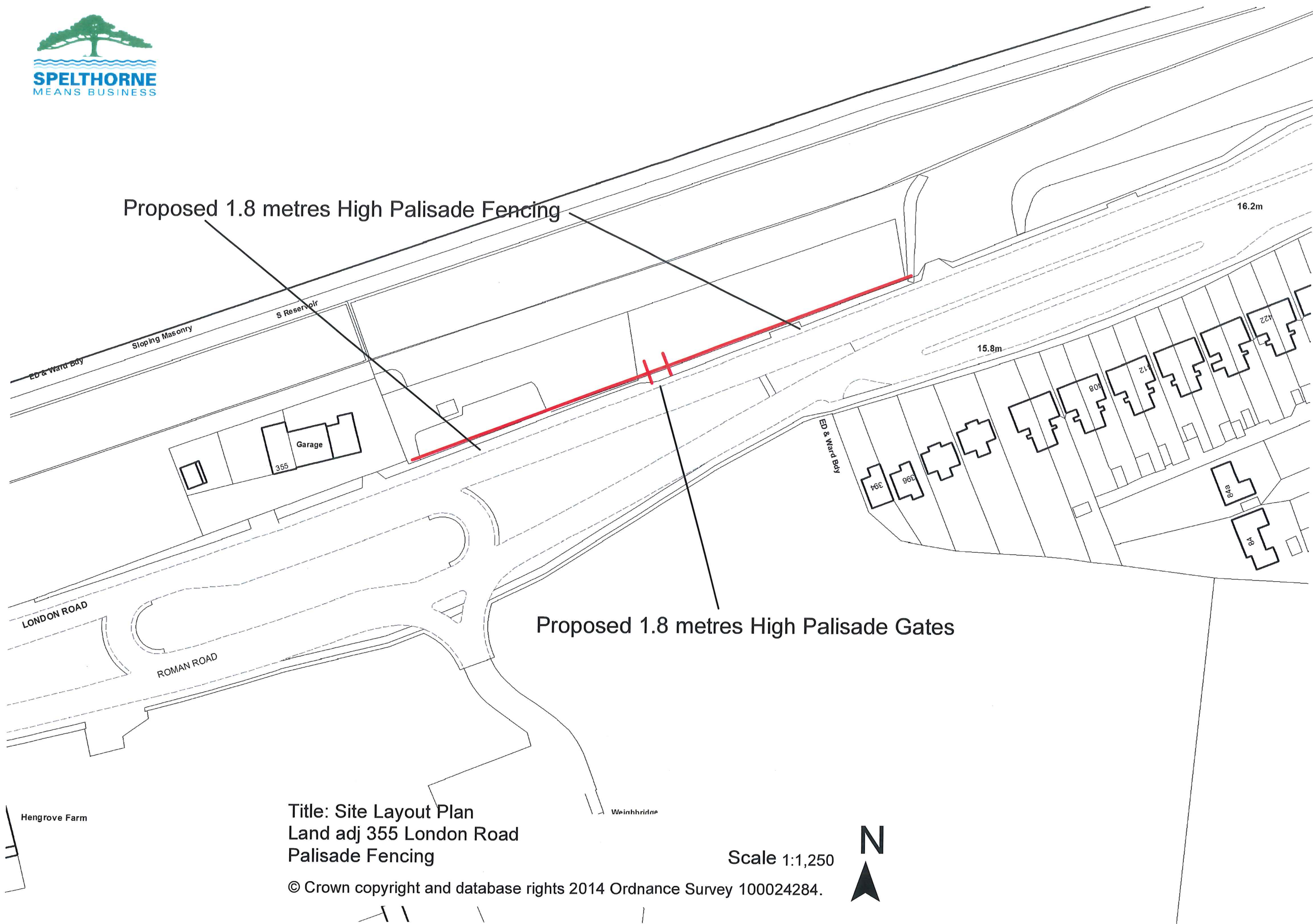
shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

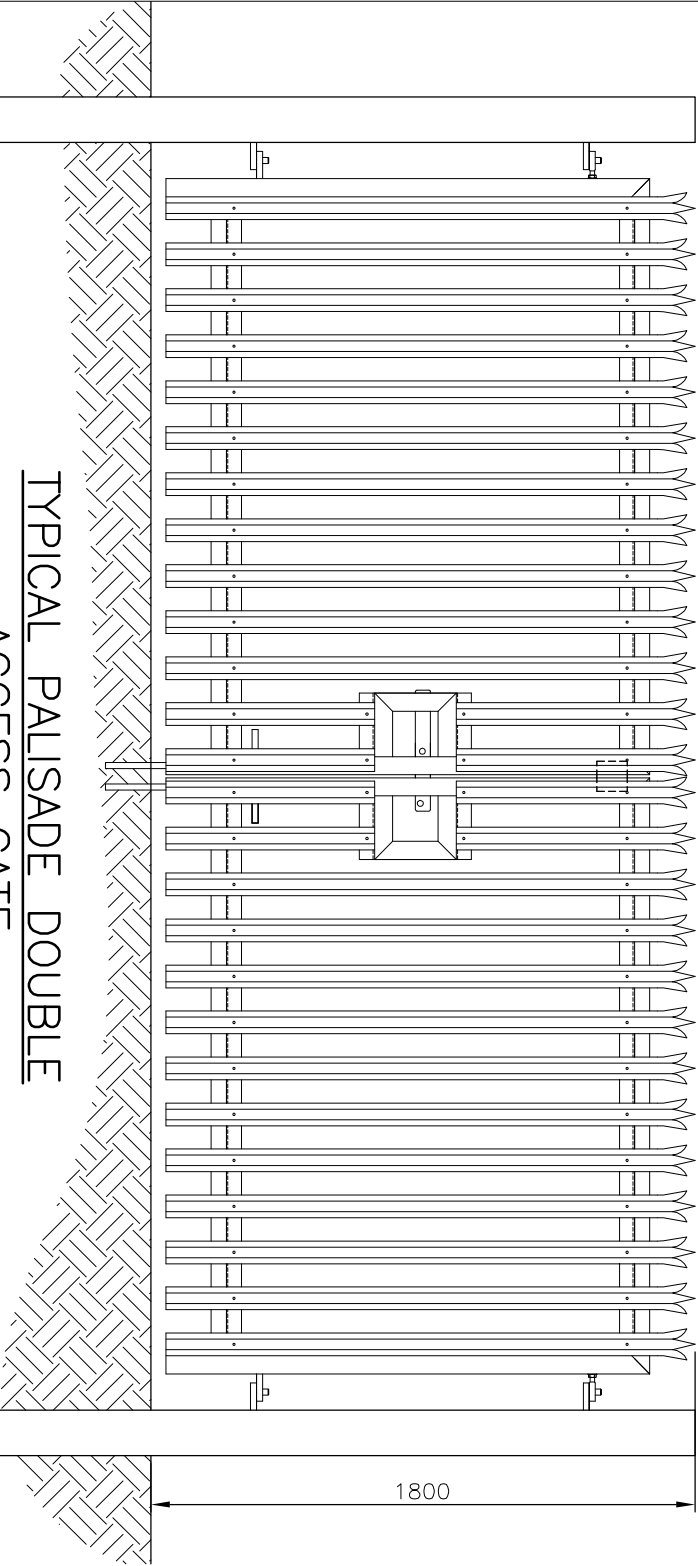
Reason: In the interests of highway safety and the free flow of traffic and to ensure that the A30, Ashford, Surrey operates as an effective part of the national system of routes for through traffic in accordance with section 10 of the Highway Act 1980.

INFORMATIVES TO APPLICANT

1. The applicant is advised to contact Juliet Umeibekwe of Connect Plus Services (Juliet.umeibekwe@connectplusm25.co.uk) to discuss the details of the Construction Method Statement.
2. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPFF. This included the following: -

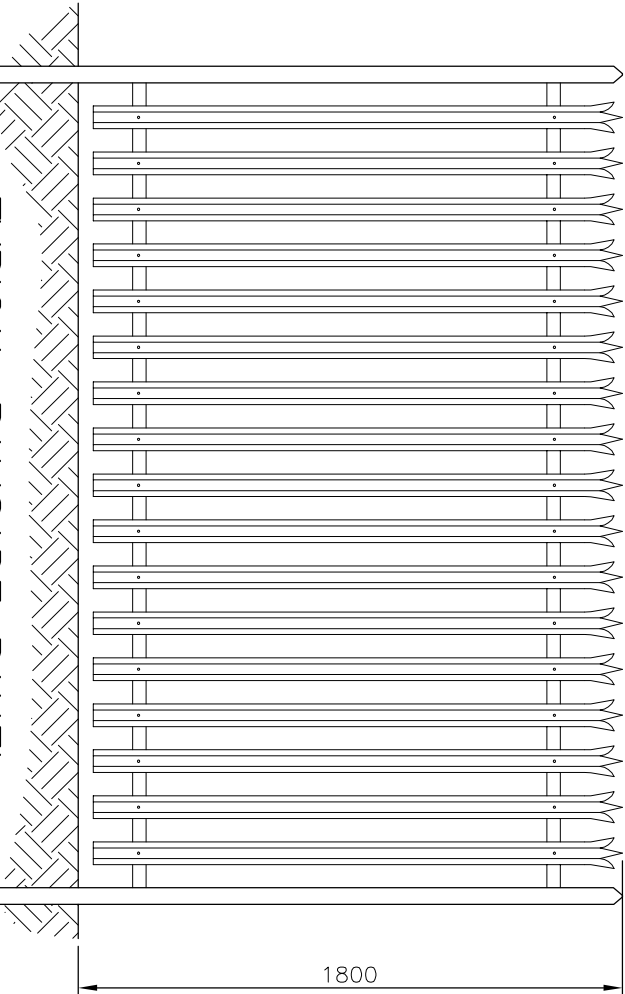
Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.





TYPICAL PALISADE DOUBLE
ACCESS GATE

APPROX. SCALE 1:25@A4



TYPICAL PALISADE PANEL

APPROX. SCALE 1:25@A4

REVISIONS
DATE DESCRIPTION
The Contractor must check and confirm all dimensions, levels and materials used on site against the information provided in this drawing. Any discrepancies must be reported to the Engineer immediately, prior to any work commencing. This drawing is copyright. ©



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Client: RUNNEMEDE COUNCIL

Architect:

355 LONDON ROAD
STAINES UPON THAMES

Project:

TYPICAL EXAMPLE OF
PALISADE FENCE AND GATE

Drawing Title:

Scale: AS NOTED Drawn By: JB
Checked By: LJ

Drawing Number:

17075-01

Revised:

Rev: