

APPLICATION NO PA/2013/0245

APPLICANT Mr J Davis

DEVELOPMENT Planning permission to erect a boundary fence

LOCATION 6 St Andrews Way, Epworth

PARISH EPWORTH

WARD Axholme Central

CASE OFFICER Andrew Law

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Epworth Town Council

POLICIES

National Planning Policy Framework: Paragraphs 56 and 64 advocate good design and assert that poorly designed proposals should be refused.

North Lincolnshire Local Plan: Policy DS1 (General Requirements)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: No objection or comments.

TOWN COUNCIL

Object to the proposal on the grounds that the site is a rural setting and the fence would be detrimental to the character of the entrance to Epworth.

PUBLICITY

Neighbouring properties have been notified. No comments or objections have been received.

ASSESSMENT

The application site is a residential property located on St Andrews Way in Epworth. The site is located inside the development boundary for Epworth and is not within the conservation area for the settlement. The site is bounded by residential properties to the south and west, by a sewage pumping station compound to the north and by open fields to the east. The garden of the applicant property extends to the east and its side boundary fronts onto Hollingsworth Lane. The site is on the very edge of the settlement at the

entrance to Epworth when entering from Beltoft via Hollingsworth Lane. This application seeks planning permission to erect a 1.75 metre high close-boarded timber fence along the eastern boundary, fronting onto Hollingsworth Lane to replace the existing hedge, which has been badly damaged by frost and wind.

The key issues in the determination of this application are whether the proposed fencing would be harmful to the character of the area and the visual amenity of the street scene at the entrance to the town.

The proposed fencing will sit at the back of the public footpath, facing onto Hollingsworth Lane at the entrance to Epworth when approaching from Beltoft. It will be constructed of materials designed to minimise its visual impact including brown coloured concrete posts and gravel boards and close-boarded timber panels stained brown. This fence will sit directly adjacent to existing close-boarded timber fencing that surrounds part of the sewage pumping station compound directly to the north. When entering Epworth along Hollingsworth Lane the fencing around the pumping station compound is encountered first and the proposed fencing will sit alongside this existing fencing. Whilst the majority of properties along the western side of Hollingsworth Lane are bounded by hedging and not fences, the rear boundaries of properties on Lockwood Bank to the south are clearly visible when entering Epworth along this road and these properties are predominantly bounded by close-boarded timber fencing. Therefore there are visible examples of timber fencing when entering Epworth via Hollingsworth Lane, including the fencing directly adjacent to the application site. Consequently the proposed fencing will not be out of keeping and will not adversely impact on the visual amenity of the street scene when approaching the settlement or affect the character of the area.

RECOMMENDATION Grant permission subject to the following conditions:

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

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.
The development hereby permitted shall be carried out in accordance with the following approved plans: PA/2013/0245/01 and PA/2013/0245/02.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.
Within three months of the fence being erected, the timber fence panels shall be stained brown and shall be retained in this condition thereafter.

Reason

To minimise the visual impact of the development in the interest of protecting the character and appearance of the area in accordance with policy DS1 of the North Lincolnshire Local Plan.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area nor the living conditions of neighbouring occupiers, and would be acceptable in all other planning considerations. The council has taken into account all other matters, none of which outweigh the considerations that have led to its decision. The policies taken into consideration in the determination of this application are DS1 of the North Lincolnshire Local Plan, CS5 of the Core Strategy and national policy set out in the National Planning Policy Framework.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

0m 50m

--- N.L.L.P DEVELOPMENT BOUNDARY

North Lincolnshire Council

North Lincolnshire Council

North Lincolnshire Council

North Lincolnshire Council

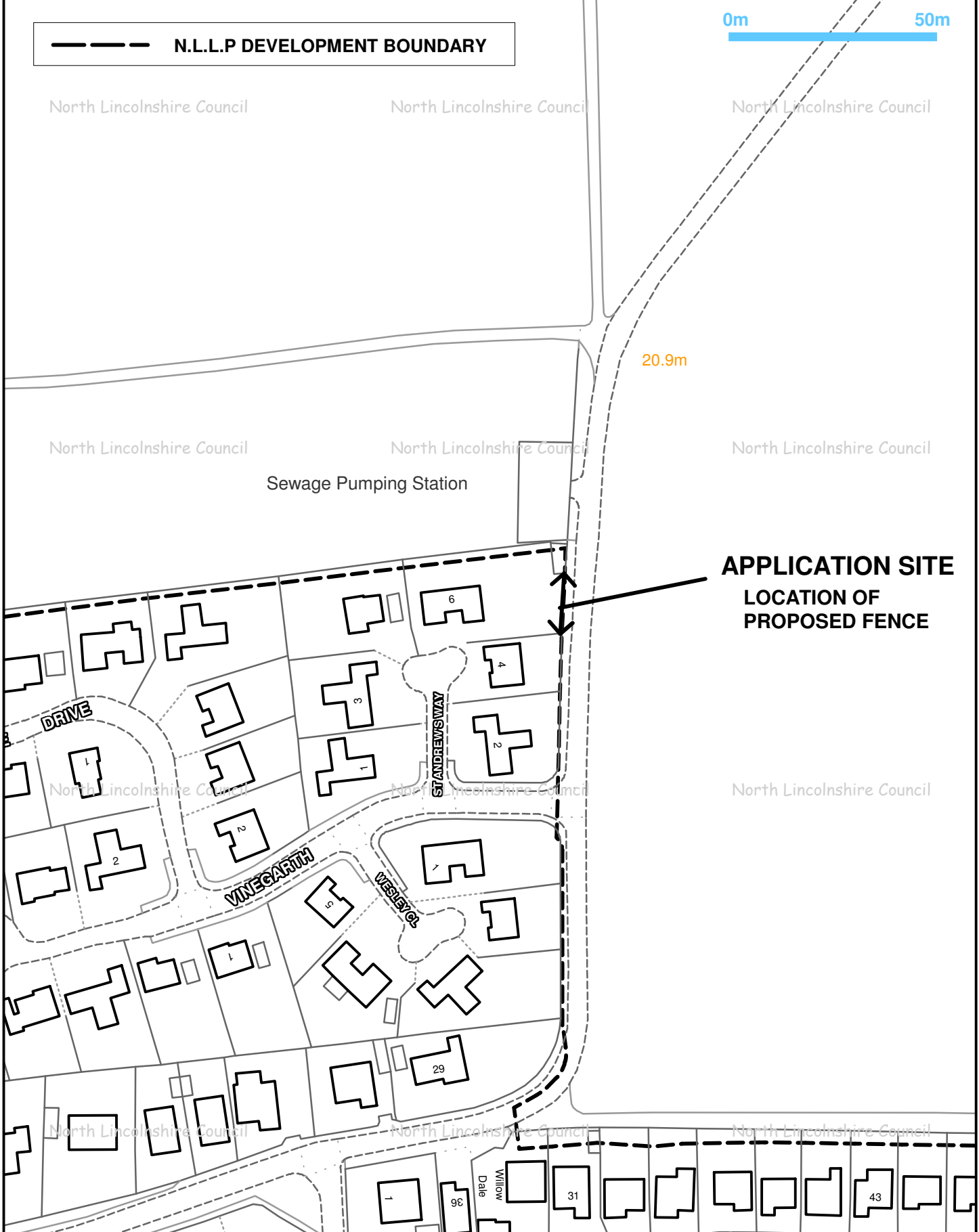
North Lincolnshire Council

North Lincolnshire Council

Sewage Pumping Station

20.9m

APPLICATION SITE
LOCATION OF PROPOSED FENCE



Title: PA/2013/0245

Drawn by: Sue Barden

Date: 17/04/2013

Scale: 1:1250



© Crown copyright and database rights 2013
Ordnance Survey 0100023560



Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE