

Officers Report

Planning Application No: 138841

PROPOSAL: Planning application to erect 2.1m fence to eastern boundary

LOCATION: 9 Laughton Road Blyton Gainsborough DN21 3LG

WARD: Scotter and Blyton

WARD MEMBERS: Cllr Mewis, Cllr Allison and Cllr Rollings

APPLICANT NAME: Sue Clixby

TARGET DECISION DATE: 8/3/2019

DEVELOPMENT TYPE: Minor - all others

CASE OFFICER: Martin Evans

RECOMMENDED DECISION: Approve subject to conditions.

This application is reported to planning committee because the applicant is related to an officer of the Council

Description:

Planning permission is sought for the erection of a 2.1m high black timber fence on the back edge of the footpath on Laughton Road. The site is to the north of 9 Laughton Road.

The submitted drawing shows the fence erected flush with the front of 9 Laughton Road and continuing along this line. However, the fence erected on site protrudes to the front of the dwelling. This application is written up on the basis of the submitted plans and not the fence erected thus far on the site.

Relevant history:

W8/207/77 Application to use premises for the repair and maintenance of motor vehicles other than those incidental to the main use of the haulage/farm business carried on from the site. Approved 13/05/77.

138728 Planning application for change of use of part general haulage yard to caravan storage including boundary treatments. Current application on this agenda.

Representations:

LCC Highways and LLFA: no objections.

Idox checked 20/2/19.

Relevant Planning Policies:

Development plan
Central Lincolnshire Local Plan

Policy LP13: Accessibility and Transport
Policy LP17: Landscape, Townscape and Views
Policy LP26: Design and Amenity
<https://www.n-kesteven.gov.uk/central-lincolnshire/>
These policies are considered consistent with the NPPF.

Other

There is no neighbourhood plan for Blyton.

NPPF 2018 and PPG

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<https://www.gov.uk/government/collections/planning-practice-guidance>

Assessment:

Visual impact

Policy LP17 seeks to protect the character and setting of settlements including townscape. LP26 requires appropriate landscaping to assimilate development into the surrounding landscape.

9 Laughton Road is built on the back edge of the footway as is the tall brick wall attached to it adjacent to the Old Grain Store. 24 Jubilee Crescent is also on the back edge of the footway. There are similar tall fences at 26 and 28 Laughton Road. 24a and 24b Laughton Road have small dwarf walls. The character of the street scene is relatively enclosed by built form in this area.

It is considered necessary to condition the details of the colour of the fence because the existing black fence creates quite a stark appearance.

The proposal would replace a large hedge and would not appear harmful to Blyton's townscape and is an appropriate design, subject to it being painted brown, in accordance with Policies LP17 and LP26.

Highways

LCC Highways raises no objection to the proposal on highway safety grounds. The fence replaces a hedge that had a greater impact on visibility on the road. Highways implications accord with Policy LP13.

Conclusion

The proposal would have an acceptable impact on visual amenity and highway safety.

Recommendation

It is recommended that planning permission is granted subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of 6 months from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: DCF/18/02A received 27/12/18 and site location plan DCF/18/01 received 27/12/18. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and policy LP17 and LP26 of the Central Lincolnshire Local Plan.

3. Within 3 months of the fence being erected, details of the colour it is to be painted shall be submitted to and approved in writing by the Local Planning Authority. The fence shall be painted the agreed colour within 3 months of the date of approval of the details and be retained as such.

Reason: In the interests of securing appropriate design in accordance with Policies LP17 and LP26 of the Central Lincolnshire Local Plan.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report