

DELEGATED DECISION REPORT

SMD/2024/0100
Valid 06/03/2024

**UNITS OFF A523 LEEK
ROAD
WATERHOUSES**

**NEW FENCING TO EXISTING
SITE**

(FULL - MINOR)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Highways.

DESCRIPTION OF SITE

The application site relates to the Waterhouses Enterprise Centre. The site consists of a large yard area serving six industrial units with a large vehicular access off Leek Road. It sits adjacent Smith's Garage (Parnham Tractors Ltd), Leek Road, Waterhouses to the east of the site. To the north and further east are residential dwellings. Land levels within the site are relatively flat.

For the purposes of planning policy consideration the application site is located within the Waterhouses Village Development Boundary. The site does not form part of any Conservation Area, there are no listed buildings in the vicinity of the site which would be affected by the proposals and there are no protected trees.

PROPOSAL

Planning permission is sought for the erection of security fencing along the site frontage, the eastern boundary and part of the western boundary. The security fencing would be 2.1m high, green colour palisade fencing. The fencing will run along the perimeter to the western and southern part of the site. There would also be a gate to the front of the site located to the south of the site.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1a	Presumption in Favour of Sustainable Development
SS8	Larger Villages Areas Strategy
E3	Existing Employment Areas, Premises and Allocations
DC1	Design Considerations
T1	Development and Sustainable Transport

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

CONSULTATIONS

Publicity

Site Notice expiry date: 10/04/24

Neighbour consultation period ends: 3/04/24

Public Comments: One representations received making the following comments;

The applicant and agent assured the neighbour that no fencing will be put up along boundaries of No 21 and No 23 Hamps Valley Road. If this is not included in this application, then it needs considering at this time for the future. The elevation concerned is at the rear of the buildings where a stone wall boundary already exists and a 6 to 8 foot high fence present a further one metre away from the wall on the land owned by the owners of Nos 21 and 23 Hamps Valley Road. Between this boundary and the fence is a deep French stone drain that provides land drainage for the residential development and a number of mature trees situated on the boundary along the entire elevation.

There is no need for any security fencing in this area in the future as 1) Security at the rear of the site behind the buildings is more than adequate. 2) The trees would have to be disturbed so a full tree survey would be needed. 3) The visual impact on Nos 21 and 23 Hamps Valley Road from the gardens and house would be affected badly.

Waterhouses Parish Council: No objection.

Staffordshire County Council Highways: No objections on highways

OFFICER COMMENTS

Principle of Development

The application site is located within the settlement boundary of Waterhouses. There are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider include design and visual impact, neighbour amenity and whether or not there would be any highways implications.

The applicant advised the case officer at the time of their visit that the security fencing is needed for the following:

- insurance purposes to accord with insurance companies requirement for secure fencing;
- police recommended palisade fencing;

It is not disputed that there is a need to provide security at the site. There were concerns by the officer as to whether alternative types of fencing could be considered to reduce visual impact to an absolute minimum however, the applicant noted that the type of fencing proposed are for the reasons as follows;

- Cannot be climbed;

- Pales cannot be easily cut/bent/removed;
- Individual pales can be replaced;
- Fence can be installed on uneven ground;
- Type of fencing matches adjacent industrial site.
- 2.1m is high enough for security;
- Cost effective/affordable;

When considering the above, there is a need for the fencing for security purposes for the industrial site, the case officer is minded to support the scheme in principle.

Design and visual impact

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, According to the Sustainable Design & Construction SPD, the siting, size and design of an extension must not dominate the existing building, and should be sympathetic with and appear subservient to the original dwelling.

The proposed fencing would be very visible from the public domain. Leek Road is a very busy highway and is the main route through Waterhouses. The character of this area is predominantly commercial properties from the main road and residential properties to the rear of the site.

The adjacent industrial site, known as Smith's Garage (Parnham Tractors Ltd) currently have 1.8m high palisade fencing that runs along the perimeter of the site as per the photo below:



The enclosure matches the adjacent industrial site's fencing in design and be set back such that it would show some continuity and not appear out of keeping within the immediate vicinity. The fencing will be higher than the neighbouring fencing by an additional 0.3m. However, this is considered marginal by degree and necessary for security purposes as the site has a large unit parallel to the grass verge that runs along the main road . Furthermore, there is a fallback position of the applicants being able to erect a 2m high boundary without the need for planning consent and the materials could not be controlled.

The site is clearly read as a commercial property and its site frontage is used for the operation of industrial business units and large haulage vehicles. The fencing would be seen against the backdrop of the cluster of commercial premises. In terms of visual appearance, the dark green colour palisade fence, RAL colour 6015 is a stark colour however, it is a compromise to the applicant's previous black colour scheme. In in light of its functionality and purpose for an industrial site, the 'Black Olive' is considered acceptable on this occasion.



RAL 6015
Black Olive

Neighbour amenity

Policy DC1 requires all new development to respect the amenity of the area, including residential amenity, with regards to satisfactory daylight; sunlight; outlook; and privacy.

A representation have been received. The neighbour is of the understanding that no fencing is to be erected along the north of the site and as seen from the block plan, this appears to be the case.

It is worth noting that the nearest fence will sit 15m from the border of the 1 Hamps Valley Road, the closest property to the proposed fencing. This is more than sufficient and would arguably be unintrusive as the fencing sits beyond the end of the neighbours rear garden.

This application is in accordance with the relevant sections in Policy DC1.

Highways

County Highways raised no objection application.

It was noted that a section of the fence across the access is gated although within the application no reference is made to a gate or how the gate will be opened and closed.

Having scaled a submitted plan, the gate will be sited approximately 20m rear of the highway. The Highway officer considered there is sufficient space off highway to accommodate a vehicle that may have to wait whilst the gates to be opened.

As the fence is within private land and does not restrict driver's visibility the Highway Authority has no objection to the proposal.

The application is in accordance with Policy T1.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is considered that the proposed fencing is acceptable in terms of design, visual impact, neighbour amenity and highway impact.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 13/05/24

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council