

WINCHESTER CITY COUNCIL  
DEVELOPMENT CONTROL COMMITTEE AGENDA

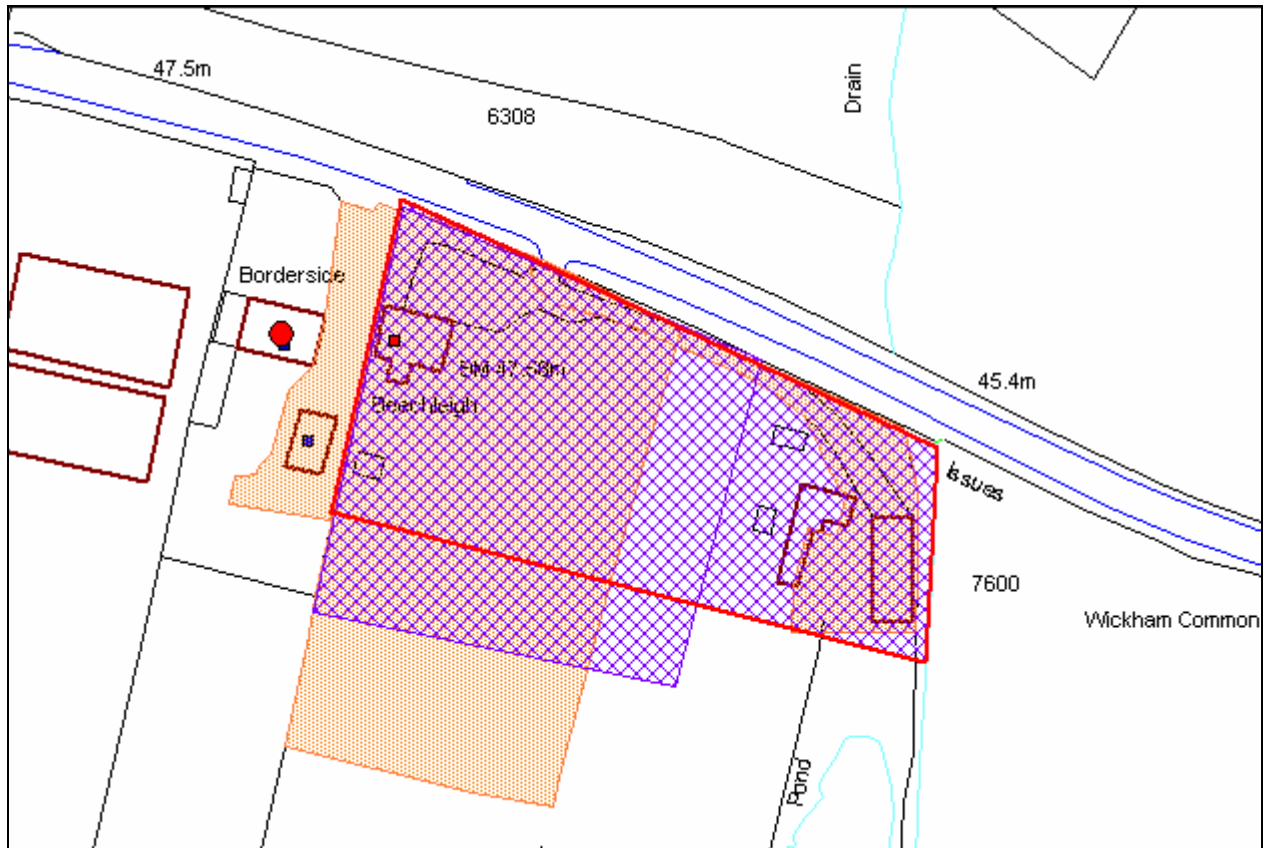
<b>Item No:</b>	21
<b>Address:</b>	Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX
<b>Parish/Ward</b>	Wickham
<b>Proposal Description:</b>	Replacement and re-siting of existing boundary fence with brick wall, fence infill panels; Landscaping and relocation of access
<b>Applicants Name</b>	Mr And Mrs Heathfield
<b>Case No:</b>	05/01179/FUL
<b>W No:</b>	W18290/05
<b>Case Officer:</b>	Emma Norgate
<b>Date Valid:</b>	9 May 2005
<b>Delegated or Committee:</b>	Committee decision
<b>Reason for Committee:</b>	Parish Council submitted representations contrary to officer recommendation



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**SITE LOCATION PLAN**

**Case No:** 05/01179/FUL      **W No:** W18290/05  
**Address:** Beechleigh Southwick Road Wickham Fareham Hampshire  
**Proposal Description:** Replacement and re-siting of existing boundary fence with brick wall, fence infill panels; Landscaping and relocation of access



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**Site Description**

- The site is located on the Southwick Road, between Wickham and North Boarhunt.
- The existing dwelling is two storey, painted pebbledash with a hipped tiled roof.
- The dwelling is set to the west of the existing access, close to the western boundary of the site with the adjoining dwelling "Borderside".
- This is a large site and is well screened to the eastern and rear boundaries. In the immediate vicinity of the existing dwelling, the screening along the western boundary is good.
- There is an outbuilding towards the eastern boundary of the site, which was granted permission to convert into an office in 2003, this consent has been implemented.

**Relevant Planning History**

- W18290 - Change of use of agricultural building to office and store - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 21/05/2003
- W18290/01 - Two storey rear extension - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 22/04/2004
- W18290/02 - New vehicular and pedestrian access and ancillary works - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Permitted - 13/12/2004
- W18290/03 - 1 no. replacement five bedroom detached dwelling - Beechleigh Southwick Road Wickham Fareham Hampshire PO17 6HX - Application Refused - 24/01/2005

**Proposal**

- As per Proposal Description.
- Existing access is proposed to be closed.
- Consent was granted for a new vehicular and pedestrian access in 2004. This also included resiting the boundary fence in an improved position in highway terms.
- The applicant's agent has included a supporting statement which indicates that although permission was granted as detailed above, a recent road accident has destroyed the front boundary fence and hedging and that in the light of this the applicant wishes to use a different form of boundary treatment.

**Consultations**

Engineers:Highways:

- No highway objections – also commented prior to the application and those comments which follow are still relevant: proposal is acceptable in principle, providing it is placed no further forward than the fence it replaces. This may be an opportunity to further improve the visibility by ensuring that the optimum visibility splay possible is achieved. The proposals will result in a significant improvement in the visibility splays that currently exist and therefore be beneficial to highway safety.

Landscape:

- Fencing panels with straight tops are preferable to curved, as they are not as suburban in character and this is a rural area. Gates would look better with a concave, rather than a convex top. Details of planting should be submitted or use a condition which stipulates the planting species.

**Representations:**

Wickham Parish Council

- Object – unsympathetic to the sensitive rural surroundings, visually incongruous and some concern that in view of the many accidents that occur on this stretch of road, vehicle impact

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with a wall could increase hazards for drivers.

Letters of representations have been received from 2 Neighbours

- Would like to see existing boundary fence moved, this would enable when existing our property to see up the road to oncoming traffic, would make it easier and safer on the road, has full support.
- No objection, but work has already begun on the site.

**Relevant Planning Policy:**

Hampshire County Structure Plan Review:

- C1, C2, UB3

Winchester District Local Plan

- C1, C2, EN5, T9

Winchester District Local Plan Review Deposit and Revised Deposit:

- C1, DP3, T2

Supplementary Planning Guidance:

- Wickham Village Design Statement
- Winchester District Landscape Character Assessment
- Winchester District Landscape Assessment
- Movement, Access, Streets and Spaces

National Planning Policy Guidance/Statements:

- PPS1 - Delivering Sustainable Development
- PPS 7 - Sustainable development in rural areas.
- PPG 13 Transport

**Planning Considerations**

The main considerations in respect of this application are:

- Principle of development
- Impact on the character of the area/spatial characteristics/street scene
- Highways
- Comments on representations

Principle of development

- Planning permission was granted in 2004 for a new access to this site.
- This proposal represents an improvement on the existing situation in highway terms and also provides for the opportunity for planting to the front of the proposed fence and wall, which was not part of the previously approved application.

Impact on character of area

- The existing boundary treatment to this site is a wooden fence and the extant consent includes a wooden fence.
- The proposal consists of a dwarf boundary wall 0.6m in height with a fence panel above this. Although the submitted plans show a curved top fence panel, it is understood that the top of the fence panels are straight and revised plans are to be submitted to demonstrate this.
- This is therefore in accordance with the Landscape Architects' advice that straight topped panels would be more appropriate as they are not as suburban in character.
- Planting is proposed to the front of the boundary treatment and this is set back from the visibility splay required by the Highway Engineer.
- Officers consider that the planting will soften the proposal and this in combination with the revised fence panels means that it is considered that the proposal represents an improvement on the existing situation and is therefore considered acceptable.

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Highways

- The City Engineer has been consulted on the proposal and raises no objection to the proposal.
- The proposal is set back between 1m and 2m from the fence it replaces.
- The City Engineer has commented that the proposals will result in a significant improvement in the visibility splays that currently exist and therefore be beneficial to highway safety.

Comments on representations

- Any work commenced prior to the granting of an application is done at the applicants own risk.
- With regard to an increased hazard, the wall is located on the applicants land, drivers are responsible for ensuring that their vehicle is under control and being driven appropriately according to the speed limit and the road conditions.
- Other issues are addressed throughout the report.

**Recommendation**

**APPROVE – subject to the following condition(s):**

**Conditions/Reasons**

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

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990.

02 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the boundary treatment hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 The new hedge identified on the approved drawing number WIN/240/06.05.05/P1/5 shall be planted as a double staggered row with plants at 600mm spacing and 0.5m between rows. The planting shall be of native species comprising: 35% Hawthorn (*Crataegus monogyna*); 35% Blackthorn (*Prunus spinosa*); 20% Hazel (*Corylus avellana*); 10% Field Maple (*Acer campestre*) unless otherwise agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

03 Reason: In the interests of the visual amenity of the area.

04 The proposed access and drive, including footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE A licence is required from the Hampshire Highways, Winchester Area Sub-Unit, Abbey Mill, Winchester prior to commencement of access works.

04 Reason: To ensure satisfactory means of access.

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05 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

05 Reason: In the interests of highway safety.

06 The existing access(es) to the site shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

06 Reason: In the interests of highway safety and the amenities of the area.

**Informatives**

01. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

02. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: C1, C2, UB3

Winchester District Local Plan Proposals: C1, C2, EN5, T9

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: C1, DP3, T2