

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H16-0989-18 **Applicant:** Environment Agency

Proposal: Removal of existing chain link fencing and replace with 1.8m high galvanised palisade fencing

Location: Environment Agency Winfrey Avenue Spalding

Terminal Date: 4th December 2018

Planning Policies

Local Plan July 2016:

SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity
SG18 Landscaping of New Development

National Guidance

National Planning Policy Framework 2018

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
WARD MEMBER	0	0	0	0

CASE OFFICER ASSESSMENT

This is a full planning application that seeks permission to remove existing chain link fencing and replace with 1.8m high galvanised palisade fencing at Environment Agency, Winfrey Avenue, Spalding.

The site accommodates the Environment Agency Anglian regional offices and depot. Sainsbury's food store and car parking is adjacent to south. Petrol station is to west and Chatterton Water Tower is within the eastern part of the site. Winfrey Avenue runs along the eastern boundary and serves access to the site. Steppingstone Walk runs in parallel with southern boundary line.

The site location is out of defined settlement limits of Spalding as set out in South Holland Local Plan (2006) and emerging South East Lincolnshire Local Plan (Publication Version, March 2017). The principle of development for fencing replacement would be acceptable unless material considerations contravene national and local planning policies.

The fencing to replace is approximately 1.5 metre high chain link. It is located along the entire southern boundary line on the edge of Steppingstone Walk and the southern half of western boundary line where petrol station is opposite the road. The proposed fencing would be up to 1.8 metre high and would be made of pointed steel palisade posts.

In terms of design, steel palisade fencing is characteristic of industrial sites and would not detract from the character of the immediate surroundings. Furthermore, the existing fence on the northern part of western boundary is of identical appearance which integrates the proposal to the current visual amenity.

The office building is a long rectangular building that extends itself along the southern boundary. It is in a short distance of adjacent footpath and windows facing on it. Given the height and material of existing fencing, the proposed boundary treatment would actually conceal further the site. This is however not considered to be somewhat detrimental to the amenity of office employees.

A range of trees mostly sycamores are fairly spaced out each other and stand just behind the wire fence to replace. An Arboricultural Report has been submitted. After being reviewed by SHDC Trees and Nature Conservation Officer, planning conditions are recommended to add in order to protect and maintain trees. No objection to the proposed fencing.

No representation has been made regarding the proposal.

In light of considerations above, the proposals are in accordance with Policy SG14 and SG17 of South Holland Local Plan (2006) as well as Section 12 of National Planning Policy Framework (2018).

It is therefore recommended to approve this planning application via delegated decision.