DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H18-0851-18**	**Applicant:**	**Mr & Mrs Matthew Warr**
Proposal:	New brick piers with front gates and boundary fence		
Location:	The Villa 83 New Road Sutton Bridge		
Terminal Date:	19th October 2018		

Planning Policies

Local Plan July 2016:	
SG1	General Sustainable Development
SG14	Design and Layout of New Development
SG17	Protection of Residential Amenity
National Guidance	
National Planning Policy Framework 2018	
Section 12 of the National Planning Policy Framework (2018)	

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	1
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
SHDC INTERNAL	0	0	0	1
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is an application for new brick piers with front gates and a boundary fence at The Villa, 83 New Road, Sutton Bridge. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to remove an existing hedge at the frontage of the site and replace with a 2.1 metre high timber fence. Inward opening gates will be placed close to the vehicular entrance to the site. There are three Tree Preservation Orders on site.

South Holland IDB has stated that "consent would be required from the Board where treated foul water is discharged to a watercourse." This application does not affect foul water.

The County Highways & SUDS Officer has no objections to the proposal. Sutton Bridge Parish Council states "The Parish Council notes that the proposed height of the fence at 2.1m exceeds the maximum height of 1m allowed for a fence on the roadside (within 3m of the road)" A member of the public would wish to see the hedge retained and maintained and has expressed concerns regarding overlooking if the fence is less than 2 metres in height.

The Trees & Conservation Officer has commented:

"Following my visit on 11th October 2018, I consider that as long as the proposed fence can be physically fitted without touching or damage to the frontage sycamore trees, allowing them sufficient room for expansion growth and that any major roots discovered when the posts are installed are bridged; then I have no objection to the proposal. I did not thoroughly inspect the distance available between the northern most sycamore tree and the proposed fence line; although I noted some soil had been piled beneath I believe it was the northern most tree a considerable time ago, which was not an ideal situation. (A fact that was noted in the tree survey 'T5 will require the removal of the garden waste/detritus that has been placed at its base, along with the soil build up on the southern side to prevent any preventable degradation of this tree.' Care will need to be taken in any removal of the soil, if it has been there such a long time that the tree has started to root in it.)"

"Close boarded fences can cause a shaded effect to the ground immediately beneath them, reducing the amount of rainfall at their base which could have a detrimental effect to close growing trees. The prevailing wind generally comes from the south west, bringing rainfall; as the ground on the eastern side of the fence line is covered in tarmac anyway, I can not foresee that it will have a large influence.
Any potential water loss to the trees caused by the shading effect of the fence has to be balanced with the water that would have been taken by the Lonicera nitida hedge."

"The 'privet hedge' is largely 'Lonicera nitida' sometimes known as box honeysuckle."

"Drawing number FD-W-PE129RQ, states T3 cherry to be removed. There is a preserved cherry tree in the corner which should remain. The owner seemed to think the 'cherry' to be removed was the shrub in the corner, likely to be Viburnum tinus.

Some holly trees on the plan were not immediately visible, but there were two large bushes possibly of a species of Euonymus close by."

"The tree report states
' With careful consideration to the position of the post holes to prevent severance of any major roots, with all construction materials stored outside of the trees rooting area alongside a suitably worded condition to ensure that excavation works are carried out under supervision of an arboriculturist then the proposal can be implemented without any long term detrimental damage to the retained trees."

"Conditions should include: Hand digging post holes.
Storage of equipment and the usual no fires etc.
Retention and bridging of all roots over 25mm in diameter.
'Excavation works are carried out under supervision of an arboriculturist'.
All proposed pruning works to trees the covered by a Tree Preservation Order to be subject to application for consent to the Local Planning Authority (South Holland District Council)."

"Please put a note on: Under the Wildlife and Countryside Act 1981 (as amended) all birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild

bird while it is in use or being built. In the event of query please contact Natural England on Tel: 03000 603900."

Public objections

Would like to see the hedge retained.
Any replacement fence must be a minimum of 2 metres high.

It is considered that the works can be undertaken without causing damage to the protected trees. The safety and future preservation of the trees will be aided by the conditions that have been requested by the Trees and Conservation Officer.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.