

Application Number

P/2011/0823/PA

Site Address

St Margarets Cp School
Barewell Road
Torquay
Devon
TQ1 4PA

Case Officer

Mr Adam Luscombe

Ward

St Marychurch

Description

Formation of a 3.5m high 20m long galvanised chain link ball fence on galvanised steel posts to match existing ball fence.

Executive Summary / Key Outcomes

It is proposed to erect a fence at the rear of St Margaret's School, Barewell Road. The fence will be 3.5m in height and will be erected along the rear access footpath. The application has been amended and fence reduced in height from 3.5m. It was deemed to have had a significant impact on neighbouring residential properties but following amendments and reduction in height it is now deemed to be acceptable.

Recommendation

Approval

Site Details

The site is to the rear of the school building and playing fields adjacent to the footpath access from St Margarets Close. The path is to the edge of the playing field and on the boundary adjacent to the end residential property in St Margarets Close.

Detailed Proposals

It is proposed to erect a fence along the path (opposite side to the residential property) at 3.5m in height. The support bars have already been erected.

Following further discussions the proposed height has been reduced to 3.5m.

Summary Of Consultation Responses

No Consultation Responses Received.

Summary Of Representations

Two letters of representation have been received, both prior to the amended height. The concerns were for the impact on the area and properties; that it would be imposing; that it would affect the outlook; that it is an eyesore. Following notification of the amendment to those who had submitted

representations we have received further representation. The same issues are considered to apply. These are all re-produced at Page T.200.

Relevant Planning History

None.

Key Issues / Material Considerations

Principle and Planning Policy - The fence, at 3.5m, was considered to be excessive in height and not appropriate adjacent to the residential properties. It would have been contrary to policies contained in the Saved Adopted Torbay Local Plan 1995-2011.

Following the amendments the height of the fence has been reduced.

It is not visible from Barewell Road and will not impact on either that streetscene or the school building in general.

The key affects are in relation to St Margarets Close, the access path and the residential properties on the Close, particularly number 8.

In this case whilst it is at the end of the footpath away from the road of St Margarets Close it remains visible from the road. However, given the distance it will not significantly impact or affect the context of the streetscene. The impact on the neighbouring residential property is of most concern. The height of the new proposal is considered to be more acceptable and less obtrusive in the context of the residential environment. It will affect the outlook but is not considered, at the reduced height, to be so significant so as to cause harm.

S106 / CIL - Not applicable to this application.

Conclusions

This application is recommended for approval as the impacts of the development are not considered sufficient so as to cause significant harm. The application therefore accords with policy as set out within the Saved Adopted Torbay Local Plan 1995-2011.

Relevant Policies

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