

Application Ref: NP/19/0659/FUL

Case Officer Rob James
Applicant Agent Mr D Rees, Transport & Environment
Proposal Replacement of existing concrete post and chainlink fencing with weldmesh security fencing to existing boundary of school grounds.
Site Location Solva CP School, Whitchurch Road, Solva, Haverfordwest, Pembrokeshire, SA62 6TS
Grid Ref SM79882455
Date Valid 10-Dec-2019 **Target Date** 20-Mar-2020

The application is before members as Solva Community Council has objected to the proposal.

Consultee Response

Solva Community Council: Objecting - Solva Community Council objects to this planning application and wishes to emphasise how visually intrusive this proposal is. As you are aware, Solva Conservation Area is designated as an area of special architectural and historic interest and this planning application does not support the character of the village which we and local residents wish to preserve.

In essence, Solva Community Council wish to object on the following Material Planning grounds:

Its design and appearance (The proposed fence would have a significant adverse impact upon the visual amenity of the existing dwelling houses)

Impact on the landscape, other buildings, trees and hedges (i.e. the loss of 15 mature and healthy ash trees does not support climate change - indeed it goes against it!)

The proposal is overbearing (The houses of local residents are in close proximity to the fence boundary line and a 2 metre high fence of dense mesh would be clearly be visible from the rear and sides of their homes.)

PCNPA Buildings Conservation Officer: No adverse comments

Public Response

A site notice was erected and letters sent to neighbouring properties. Letters of objection have been received from 2 neighbouring properties; the key issues taken from the 2 objections are set out below and will be addressed within the main report.

- A section of the fence is not a replacement; it is the erection of a new fence.
- Inaccurate planning documents.
- Visual Impact of the proposed fence.

- Boundary Maintenance, the new fence will make it difficult to maintain the existing hedging.
- Removal of trees.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW10

SPG05 - Sustainable Design

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 14 - Coastal Planning

Constraints

Special Area of Conservation - within 500m

LDP Allocation

LDP Open Space

Biodiversity Issue

Safeguarding Zone

Hazardous Zones

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Site and Context

Solva CP School is located within the rural centre of Solva as defined by the Local Development Plan. The school is accessed via Whitchurch Road and is situated towards the northern boundary of the village.

The school occupies a total site area of circa 3.4 acres; the site includes the main school building, a porta-cabin classroom, tarmacadam covered playground and grass playing fields.

The schools boundary is currently part fenced by a concrete post and chain linked fence, existing hedgerows and concrete block boundary walling.

The property is located outside of the special area of conservation.

Planning History

No relevant History.

Current Proposal

The application proposes a replacement weldmesh fence to the existing boundary of the school to comply with current safe guarding regulations.

The height of the proposed fence is 2 metres. Much of the proposed boundary fence (408.1metres of the total 451.7 metres) is within General Permitted Development rights as set out under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development (Wales) Order 1995 (as amended). However planning permission is required as sections K – L and M – N as shown on the General Arrangement Plan ref CA6916 – L01 received 4th December 2019, are adjacent to a highway known as Whitchurch Road and are not permitted under the above referenced regulation.

The application proposes green coloured weldmesh panels to the majority of boundaries. The concrete block wall (sections N – O & O – A) will have wall mounted panels to extend the height of the boundary to 2 metres.

Key Issues

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Biodiversity

Policy, Principle of Development and Impact on National Park:

The application site is located within Solva Rural centre as set out in the Local Development Plan Policy 6 Rural Centres. Criteria c of policy 6 states the land use priorities will be: to protect and enhance the Centres range of facilities. Primary schools are quoted as a facility that helps sustain rural communities in the National Park.

The application is considered to be in line with the criteria of policy 6 of the LDP.

Siting and Sustainable Design

Pembrokeshire Coast National Park Authority
Development Management Committee – 18 March 2020

The proposed development is considered to be appropriately sited and designed. The proposed fencing is of the same design and scale as fencing used on other schools found in the county. Given the scale of the fencing and its design and the site context, it is not considered to have an adverse impact on the special qualities of the National Park and is considered appropriate in this instance.

The objection specifically regarding the new fence not allowing boundary maintenance has been forwarded to the applicant for consideration. The applicant has confirmed that a tractor mounted flail hedge cutter will still be able to operate to maintain all boundaries.

Amenity and Privacy

Policy 30 of the LDP refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Letters of objection have been received from Solva community council and 2 neighbouring properties regarding the visual intrusiveness of the proposed application.

Solva community Council's response was as follows;

"Solva Community Council objects to this planning application and wishes to emphasise how visually intrusive this proposal is. As you are aware, Solva Conservation Area is designated as an area of special architectural and historic interest and this planning application does not support the character of the village which we and local residents wish to preserve. In essence, Solva Community Council wishes to object on the following Material Planning grounds: Its design and appearance (The proposed fence would have a significant adverse impact upon the visual amenity of the existing dwelling houses)".

As part of the formal consultation process PCNPA Buildings Conservation Officer was consulted and his response is included below.

"In terms of impact on the character and appearance of Solva Conservation Area, the school lies some distance beyond the boundary. In my view, the proposal will have negligible impact in the visual and sensory contexts as outline within the current Cadw guidance The Setting of Historic Assets in Wales (an annex of TAN 24). Therefore I have no adverse comment".

The fence was not deemed to be visually intrusive by PCNPA Buildings and Conservation Officer and as such is considered to be in line with Policy 30 Amenity.

Two neighbouring properties have raised objections regarding the visual intrusiveness of the fence and its impact upon their properties. The properties

are located at sections F – G on the General Arrangement Plan ref CA6916 – L01 received 4th December 2019. At present no boundary fencing is present along this section and the boundary is defined by an earth bank hedge. The height of the hedge is in places lower than 2 meters which necessitates the requirement for the weld mesh fence. This section benefits from permitted development rights, the fence is not solid but of weld mesh construction, as such will not diminish light levels into the two properties. The proposal is considered to have an appropriate use, safeguarding pupils and teachers in the school; the proposed fence is of a scale that is considered compatible with its surroundings and is considered to be in accordance with Policy 30 Amenity.

Biodiversity and Landscaping

PPW, TAN 5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account in determining individual applications.

The application included a tree survey outlining all works to trees within the site of Solva CP School. There are a number of Ash Trees that are proposed to be removed. PCNPA Tree and Landscape officer and PCNPA Biodiversity officer have been consulted. At the time of writing this report no responses have been received, any further information will be verbally passed onto Members at the Development Management Committee meeting.

The proposed fence is considered to be in accordance with PPW, TAN 5 and LDP Policy 11.

Conclusion

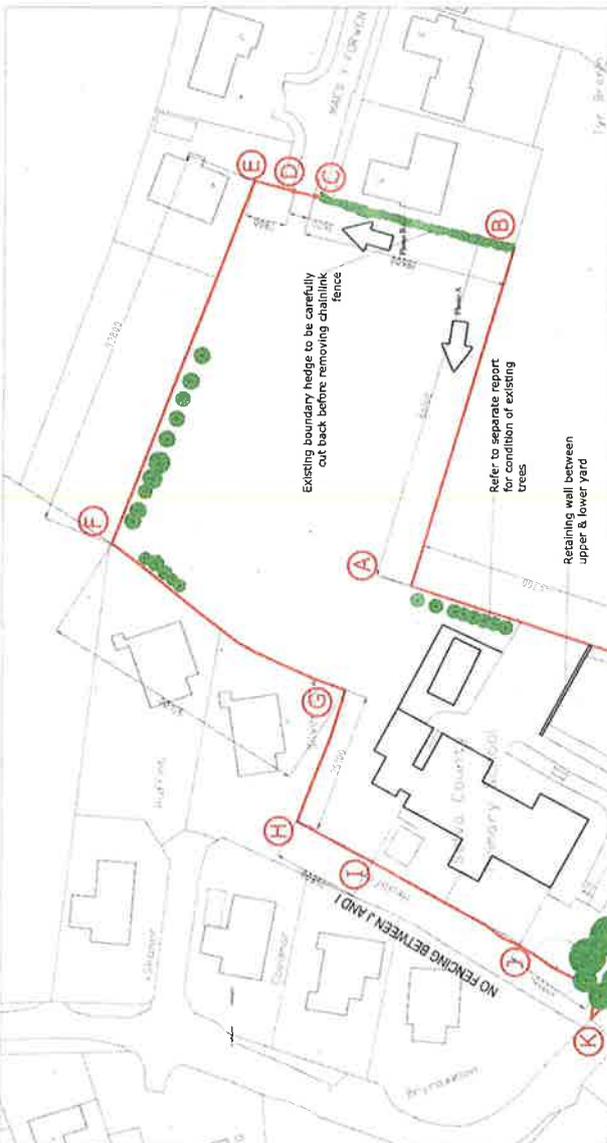
Notwithstanding the objections received, the application is considered appropriate in scale, design and siting with much of the fence not requiring planning permission under the General Permitted Development (Amendment) Order 1995 (as amended). The proposed fence is of the same design as other fences used to safeguard schools in the county and the materials are considered appropriate. The tree survey has been sent to PCNPA Tree and Landscape officer and any comments received will be stated at the committee meeting.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision. **Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: Drawing no's CA6916-L01, CA6916-L02, CA6916-L03 & Tree Report received on 4th

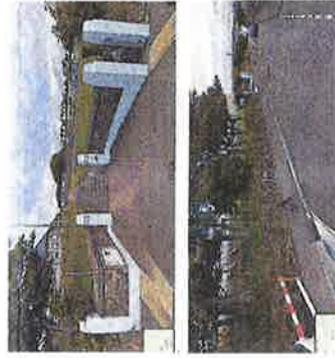
December 2019. **Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).



Site Location Plan



Fencing & Gate Detail E-D-C Not to Scale



Site Photos-School Entrance



Site Photos- Wall top panels required between N-A

FENCE & GATE SCHEDULE- SOLVA CP SCHOOL BOUNDARY

Section	Height (mm)	Colour	Approx. change in level	Special	End-use/finish	Length (m)	Area (sqm)
A-B	2000	RAL 6005	1/10		Painted	55.0	110.0
B-C	2000	RAL 6005	1/10		Painted	25.0	50.0
C-D	2000	RAL 6005	1/10		Painted	7.0	14.0
D-E	2000	RAL 6005	1/10		Painted	7.0	14.0
E-F	2000	RAL 6005	1/10		Painted	7.0	14.0
F-G	2000	RAL 6005	1/10		Painted	25.0	50.0
G-H	2000	RAL 6005	1/10		Painted	25.0	50.0
H-I	2000	RAL 6005	1/10		Painted	15.0	30.0
I-J	2000	RAL 6005	1/10		Painted	15.0	30.0
J-K	2000	RAL 6005	1/10		Painted	15.0	30.0
K-L	2000	RAL 6005	1/10		Painted	15.0	30.0
L-M	2000	RAL 6005	1/10		Painted	15.0	30.0
M-N	2000	RAL 6005	1/10		Painted	15.0	30.0
N-O	2000	RAL 6005	1/10		Painted	15.0	30.0
O-A	2000	RAL 6005	1/10		Painted	15.0	30.0
TOTAL LENGTH						451.0	902.0

Fence and Gate Schedule

PEMBROKESHIRE COUNTY COUNCIL
CYNGOR SIR PENFRO

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Project No: SOLVA SCHOOL FENCING
 Date: 19/10/15

Author: S. SORAN
 Date: 19/10/15

Check: J. HUGHES
 Date: 19/10/15

Scale: 1:500

GENERAL ARRANGEMENT

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