Development Management - Delegated Officer Report

Application Number: AWDM/1087/18 Recommendation – Approve

Site: Shoreham College, St Julians Lane, Shoreham-By-Sea

Proposal: Erection of 2.4m high metal palisade fencing to replace existing chainlink fence along south-western boundary of site.

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the western boundary of Shoreham College, a Grade II listed building within the Kingston Buci Conservation Area. The proposal is for external development only and does not affect any part of the listed building.

It is proposed to replace the existing chain link fence on the western boundary, for a length of approximately 90m, with 2.4m high green powder coated palisade fencing to improve security and to prevent trespassing from the adjacent field. The field is used for the keeping of horse and also contains a tall mast, the cable enclosures for which are also protected by 2.4m high green palisade fencing.

Relevant site history

Various applications

Consultations

Adur and Worthing Councils: The **Tree and Landscape** Officer has no objection. All reasonable works to lift or reduce lower branches to gain access and for works should be carried out or supervised by a qualified tree surgeon.

ADCAG: Recommend approval

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading facilities at the school and there is no objection in principle subject to consideration of the effects on the amenities of neighbouring residential occupiers and on the setting of the listed building and conservation area.

Visual amenity and impact on Conservation Area and setting of Listed Building

The fence will be more formal in appearance and more noticeable than the existing mesh fence, but from the school grounds it will be screened by a line of mature trees and, partly, by the sports hall. The boundary is at least 100m from the listed building and it is not considered that the fence will harm its setting or have an adverse visual impact on the Conservation Area.

The fence will match existing fencing within the adjacent field.

Residential amenity

No residential properties are considered to be adversely affected by this proposal.

Trees

The line of mature trees is a reasonable distance from the fence line and they are not considered to be adversely affected by the proposals. No objection has been raised by the Council's Tree Officer.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 4 September 2018

Authorised by: Gary Peck Date: 5 September 2018