

Application No: 18/00919/FULL Full Application

Site: Brockenhurst Village Hall, Highwood Road, Brockenhurst, SO42 7RY

Proposal: Installation of 5.5m high mesh fencing

Applicant: Mr J Wingham, Brockenhurst Village Trust

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

The Authority has an interest in the proposal in so far that a release of public open space funds has been sought to fund the proposed development.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP8 Local Distinctiveness
CP9 Defined Villages
CP10 Local Community Facilities
DP1 General Development Principles
DP6 Design Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Support.

8. CONSULTEEES

8.1 Tree Officer: No objection (verbally).

9. REPRESENTATIONS

9.1 Three representations objecting for the following reasons:

- Detrimental visual impact to the view from home (1 Victoria Cottages).
- Will result in damage to trees required to be located in front of the fence.
- Disproportionate in size to needs - industrial in scale.
- Inappropriate materials being used.
- Need to consider alternative solutions.
- Noise nuisance from balls hitting fencing resulting in wire rattling against stanchions.
- Confusion over location of fence.
- The MUGA should have a free-standing 4m high fence surrounding it.

9.2 Four representations in support.

10. RELEVANT HISTORY

- 10.1 Creation of multi-use games area; 1 to 3 metre high perimeter fencing; 3 metre high free-standing ball protection fence; hang out shelter; outdoor table tennis and cycle rack (17/00640) granted on 25 September 2017.
- 10.2 Creation of multi-use games area; 3 metre high mesh fence (Application for Non-Material amendment to planning permission 16/00868) (17/00398) objection raised on 26 June 2017.
- 10.3 Single storey building; cycle storage (16/00883) granted on 13 December 2016.
- 10.4 Creation of multi-use games area; 3 metre high mesh fence (16/00868) granted on 5 December 2016.

11. ASSESSMENT

11.1 The application site comprises a sliver of land to the rear of the recently constructed multi-use games area (MUGA) on land between the village hall car park and the surgery on Highwood Road. Currently the parcel of land has a 3m high mesh fence on it with an existing belt of trees to the rear and recently planted saplings to the front, these latter required to satisfy a condition of the MUGA application (17/00640). The site is within the defined village of Brockenhurst. There are residential properties along Highwood Road to the north and Tattenham Road to the south.

- 11.2 The proposal is to extend off the existing 3m high fence with a further 2.5m in height of mesh fencing which would be angled towards the MUGA. The existing fence is not on the actual boundary of the land controlled by the Brockenhurst Village Trust (BVT) but stands some 1.5m in front of a ditch running between it and the properties in Tattenham Road. The existing trees are also on BVT land.
- 11.3 The application comes before this Committee for determination due to the fact that the additional fencing is likely to be funded through open space contributions generated from S106 agreements on other developments in Brockenhurst. The Parish Council has already sought this funding, but has been advised that it would not be appropriate to fund the works ahead of permission being granted.
- 11.4 The key considerations are the need for the proposal, whether it would be appropriate in the area, and whether it would have a detrimental impact on neighbouring properties.
- 11.5 Policy CP10 has some relevance in that it supports the development of community facilities. The MUGA is already in place (permitted in September 2017) and in use. The further increase in height of the boundary fence has been stated as necessary to prevent balls from entering into the rear gardens of the adjacent properties along Tattenham Road - the existing fencing and trees not being sufficient. Therefore, there appears to a need for some further protection of these properties, and the proposal would be supported by Policy CP10 in that it would allow continued use of the community facility.
- 11.6 Policy DP1 relates to all development and requires that it is sympathetic in terms of scale, appearance, form, siting and layout. Objections have been received in respect of its appearance but, notwithstanding its height, it would be installed with a wide mesh, similar to the existing fencing, and would be seen either against a backdrop of taller trees (from the Highwood Road side) or behind these existing trees (from the rear gardens along Tattenham Road), either way allowing views of the vegetation to dominate. The proposed length of the fence would also be limited to 23m, covering the end of the MUGA. It is therefore considered that, in this location, it would be appropriate. It should be noted that similar fencing has already been installed elsewhere in the National Park (Jubilee Fields, Sway) where it is more visible in public views.
- 11.7 A condition of the application for the MUGA required additional planting in front of the fence, which has been carried out with varying degrees of success. Discussions have taken place with the applicants over alternative locations for the whole fence, i.e. closer to the MUGA in front of this planting (to allow it to become more established) but, owing to potential safety issues of young

children being hidden by vegetation and the path around the MUGA allowing all-round spectator use, this has been ruled out. It should also be noted that permission was granted for the MUGA to be enclosed by a 3m high fence but, for various reasons of safety, the BVT chose not to erect this. On balance, the existing location therefore appears most suitable and, because of the resulting limited views of the fence as referred to above, would be acceptable. The planting required by condition with the previous consent would be redone and protected more appropriately to enable it to become established - this will be conditioned.

11.8 The Tree Officer has also been consulted over the impact of the fence on the trees along the southern boundary and has stated that there would not be any issues due to the angle of the fence.

11.9 Permission is therefore recommended.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development shall only be carried out in accordance with drawing nos: 0222/1/1B, 0222/1/2C and 0222/1/4C. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the development in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 3 The mesh used for the fencing shall be 2.3mm x 40mm mesh knotless polypropylene netting, unless otherwise agreed in writing by the National Park Authority.

Reason: To ensure an acceptable appearance of the development in accordance with policy DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 4 The landscaping of the site shall be retained (and protected) in accordance with the details (drawing no. 0215/1/3 Rev A) approved by condition 4 of 17/00640.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP1 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010).



NEW FOREST
NATIONAL PARK

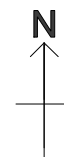
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