

MC/18/2795

Date Received: 25 September 2018

Location: Gillingham Golf Club Woodlands Road Gillingham Medway

Proposal: Installation of a 2m high Barbican 100 panel fence, powder coated in RAL 6005 Green alongside the footpath/highway on Woodlands Road

Applicant Miss Karen Snow

Ward: Watling Ward

Case Officer: Amanda Barnes

Contact Number: 01634 331700

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 21st November 2018.

Recommendation - Approval with Conditions

- 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).
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan received 25 September 2018.

Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Notwithstanding the submitted documents, not development shall take place until a plan showing the exact location of the new fence along the back edge of the footpath has been submitted to and approved in writing by the Local Planning Authority. The fence shall then be erected in accordance with the approved details and retained thereafter.

Reason: Required prior to commencement of development to ensure the exact location and to maintain the character and appearance of the locality, in accordance with Policies BNE1 and BNE6 of the Medway Local Plan 2003.

- 4 Existing trees and shrubs forming the hedgerow/shelterbelt growing between Woodlands Road and the golf course to the east, which is to be retained in accordance with the approved plans and particulars, shall be protected in accordance with the details and method statements contained in the amended tree report dated 16 October 2018, received on 23 October 2018.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE43 of the Medway Local Plan 2003.

- 5 In this Condition "existing trees and shrubs" mean the existing trees and shrubs forming the hedgerow or shelterbelt growing between Woodlands Road and the golf course to the east, which is to be retained in accordance with the approved plans and particulars; and paragraphs b); c) & d) below shall have effect until the expiration of 5 years from the date of the fence being erected for its permitted use.
 - a. Prior to removing those trees or shrubs which are dead, windblown or loose in the ground the same shall be marked on site and the extent of works approved in writing by the Local Planning Authority.
 - b. No retained tree and shrubs shall be cut down, uprooted or destroyed, nor shall any retained trees or shrubs be pruned other than in accordance with section 8 of the amended tree report dated on 16 October 2018, received on 23 October 2018. Any pruning approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - c. If any retained trees or shrubs die, or are removed, uprooted or destroyed, another tree or shrub shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality, in accordance with Policies BNE1 and BNE43 of the Medway Local Plan 2003.

- 6 The Barbican 100 panel fence shall be powder coated in RAL 6005 green prior to installation and shall thereafter be maintained.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

Installation of a 2m high Barbican 100 panel fence, powder coated in RAL 6005 green alongside the footpath/highway on Woodlands Road from the main opening on the east side of the road to the bungalow at the roundabout for a length of approx. 352 metres.

This fence will replace the existing boundary fence which is constructed of wooden chestnut spiral.

Relevant Planning History

MC/18/1088 Installation of replacement boundary fence from 1.2m chestnut spiral to 2m galvanised steel palisade alongside the footpath/highway on Woodlands Road
Withdrawn 10 May 2018

Representations

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties.

Six received relating to:

- Will look like an industrial estate not a lovely green area as it is now
- Would prefer wood that blends into the natural surroundings not a metal fence
- The fence is not in keeping
- Description is a palisade fence and the photograph is of a more ornate fence. Palisade fencing is industrial in appearance and easy for trespassers to gain access to the golf course, thereby not being secure
- The mitigation measures that have been proposed in the tree survey must be followed
- Suitable planting of flowering shrubs behind the new fencing and within the one metre strip will in time enhance the visual impact and soften the solidity of any replacement fence. This will also reduce the damage the work will have upon the wildlife the woodland supports
- The Tree Survey in the supporting documentation highlights that this woodland "forms a valuable natural feature, both in the context of the Golf Course and the wider general landscape". It is important therefore that if a more visually pleasing replacement fence is eventually approved
- Important for wildlife
- Good barrier for stray golf balls
- Aids sound reduction
- Natural appearance calms drivers
- Galvanised fence will be used to make noise
- Galvanised fence will look like an industrial site and will make drivers increase speed, endangering pedestrians and school children
- Maintenance of the trees and greenery along Woodlands Road has been badly neglected over many years
- Question over the replacement of the broken fence on the west side of Woodlands Road near the Clubhouse.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2018 and are considered to conform.

Planning Appraisal

Street Scene, Design and Trees

Paragraph 124 of the NPPF attaches great importance to the design of the built environment and Policy BNE1 of the Local Plan states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment.

The fencing will be set along the edge of the golf course along the back edge of the footpath fronting Woodlands Road. The existing fencing is set in approx. the same location (some of it has fallen into the site in a state of disrepair) but formed from a 1.2m wooden chestnut spiral fence.

The proposed fence is approx. 2m in height and would be formed from a Barbican 100 panel fence, powder coated in RAL 6005 green running for a length of over 350m, along a very busy and prominent road in Gillingham.

Paragraph 170 of the NPPF and Policy BNE43 of the Local Plan seeks to protect trees on development sites. The trees immediately affected by this proposal consist of a mixed woodland boundary which has been maintained as a mature hedge along the length of the footpath to prevent encroachment of branches. The main area of woodland consists primarily of mixed deciduous woodland which forms a boundary edge to the Golf Course. Whilst the trees are of low quality on an individual basis, collectively, the woodland forms a valuable natural feature, both in the context the Golf Course and the wider general landscape.

The species of trees within the woodland consists primarily of Norway maple (*Acer platanoides*), with also Elm (*Ulmus procera*) and Field Maple (*Acer campestre*)

An existing fence comprising of Chesvale fencing exists along the woodland edge. This fence is in a state of disrepair, with damaged sections and areas where the fence encroaches into the footpath. The trees forming the edge of the footpath hedge consist of Norway maple (*Acer platanoides*), Elder (*Sambucus nigra*), Sycamore (*Acer pseudoplatanus*), Field Maple (*Acer campestre*), Whitebeam (*Sorbus aria*), Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Privet (*Ligustrum ovalifolium*) and Elm (*Ulmus procera*). The footpath facing edge is formally maintained to a height of approx. 3m, creating a mature hedge appearance.

Following negotiation with the applicant minimal works to the trees are proposed, the revised Tree Report states the following:-

Limit pruning works to those necessary to:

- a. Provide 50cm clearance from the back edge of the public footpath and up to a height of 3m above ground level (sufficient space to install the fence).*
- b. Provide 3m clearance above the public footpath and 5m clearance above the public carriageway.*

The fence replacement provides an opportunity to address remedial tree work, such as the removal of dead trees, pruning of trees and branches encroaching onto the footpath and crown lifting of low branches over the footpath and road.

It is considered that the fence can be installed with minimal impact on the trees and as such it would create a more secure boundary to the site but will still ensure that the leafy, green backdrop to the footpath is maintained. Subject to conditions controlling the type of fence, colour of fence and tree protection measure the development is considered to be in accordance with paragraphs 124 and 170 of the NPPF and Policies BNE1 and BNE43 of the Local Plan.

Amenity Considerations

Due to the siting and nature of the proposal it is considered that there will be no impact with regard to loss of daylight, sunlight, outlook or privacy and as such there are no objections to the proposal in terms of amenity protection and the development is considered to be in accordance with the provisions of Local Plan Policy BNE2 and Paragraph 127f of the NPPF.

Highways

The proposal is for the construction of fence to the front of an established golf club and will have no impact on the road network or parking as such no objections are raised to the proposal, under the provisions of Local Plan Policies T1 and T13.

Local Finance Considerations

None relevant to this application

Conclusions and Reasons for Approval

The proposal is considered acceptable in terms of design, impact on the trees, amenity and highway aspects and with regard to all other material planning considerations. It is therefore recommended that the proposal be approved subject to the imposition of appropriate conditions. The proposal therefore accords with the provisions of Policies BNE1, BNE2, BNE43, T1 and T13 of the adopted Local Plan and Paragraphs 124, 127f and 170 of the NPPF. The application is accordingly recommended for approval.

The application would normally be determined under delegated powers but is being referred for Committee determination due to the number of representations received expressing a view contrary to officer's recommendation

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess1.medway.gov.uk/online-applications/>