

**HAMPSHIRE COUNTY COUNCIL****Decision Report**

<b>Decision Maker:</b>	Regulatory Committee
<b>Date of Decision:</b>	13 January 2009
<b>Decision Title:</b>	Retrospective application for removal of existing fencing and replace with 2400 millimetre high galvanised steel pale fence to part of school boundary. Bridgemary Community Sports College, Wych Lane, Bridgemary, Gosport. (Application No. K14011/18) (County Council Ref: GPE 001)
<b>Decision Reference:</b>	1115
<b>Report From:</b>	Head of Planning and Development

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## 1. Executive Summary

- 1.1. Planning permission is required for a retrospective application for removal of existing fencing and replacement with 2.4 metre high galvanised steel fence to part of the boundary at Bridgemary Community Sports College, Wych Lane, Gosport (Application No. K.14011/18).
- 1.2. Issues: Existing and proposed development, compliance with the adopted Local Plan policies, consultees views and, consideration of objections from residents.
- 1.3. Reason for decision: It is considered the proposal would be in accordance with Policy R/DP1 (General Standards of Development within the Urban Area) of the adopted development plan (summary attached in Appendix C) in that the design and materials would not cause significant harm to the character of the surrounding area and, has helped to reduce anti-social behaviour. Taking into account all the considerations, there is on balance, no substantive reason to withhold planning permission.

## 2. Site and proposal

- 2.1. The existing Bridgemary Community Sports College is an established school within extensive grounds in a primarily residential area as shown on the attached plan. The main buildings are situated in the north-west part of the overall campus whilst the playing fields/car parking, are in the south-east and adjoining north-east part of the campus. The campus boundary fencing is

mostly railings ranging from 1.5 metres to 1.8 metres in height with a mixture of hedging and trees. A small wooded area is situated on part of the north-east boundary directly in front of housing. Between the southern part of the main College buildings and the main access road into the site, is a tarmac footpath link between Wych Lane on the west and Fisher Road/Nobes Avenue to the north-east; this footpath link divides the school campus approximately into half.

- 2.2. The College has extensive grounds which are being accessed by the general public as an area to play games, exercise dogs and congregate. On a number of occasions, these gatherings have resulted in littering, “fly-tipping”, abusive behaviour and vandalism. Additionally, access to the grounds has led to trespassing in neighbouring gardens.
- 2.3. Because of these problems the installation of Close Circuit Television (CCTV) has been installed and a 2.4 metre high galvanised steel palisade fence was erected on the College boundary for approximately 100 metres where it adjoins part of the link footpath behind housing in Fisher Road. This fencing was erected in 2006 and resulted in less hassle, vandalism and “fly-tipping” and has made the site safer. It is only latterly the College has been aware that because of its height, planning consent for the fences is required.. Accordingly, planning permission is therefore requested to regularise the fencing.

### 3. **Development plan**

- 3.1. Gosport Borough Local Plan Review (adopted May 2006) shows the site as part of an existing school, adjoining existing Open Space (the *College's playing fields*) and within the defined Urban Area Boundary for Gosport. The relevant Policy is R/DP1 (General Standards of Development within the Urban Area).

### 4. **Consultations**

- 4.1. **Gosport Borough Council** has no objection and has not requested any conditions.
- 4.2. **The Local Member, Councillor Geddes** has been informed and has raised no objections.

### 5. **Representations**

- 5.1. Two letters of objection have been received from residents. The grounds of objection are:
  - (i) the fencing has been constructed illegally and is an eyesore due to its style and height;

- (ii) the 2.4 metre high fence only covers a distance of 100 metres and doesn't serve any real purpose now that a footpath through the site is to remain open;
- (iii) fencing should be lowered to 1.8 metres to be the same as elsewhere on the school site.

5.2. No representations have been received from local residents whose properties face directly on to the fencing.

## 6. **Commentary**

6.1. The College is an established school within the defined built-up area for Gosport where planning permission for fencing would normally be permitted.

6.2. There are no objections from Gosport Borough Council or from those residents whose properties face directly on to the fencing.

6.3. In response to the comment on the "illegality" of the fence the purpose of the application is to regularise the situation. Because of its style and height (2.4 metres high), the College has advised that the fence has resulted in less hassle, vandalism and fly-tipping, particularly in this part of the campus, and, made the site safer.

6.4. With regard to the style of fencing, this is integral to its security function.

6.5. Mention is made that the fencing doesn't serve any real purpose because of the footpath through the College. Nevertheless, the College consider the retention of the fencing has helped to reduce and deal with anti-social behaviour in this part of the campus.

6.6. Although this type of fencing is rare at school sites, being associated with industrial estates. Nevertheless, it is found in some residential areas where there are security issues.

6.7. In light of the above it is considered the development is on balance acceptable and, accords with Policy R/DP1 (General Standards of Development within the Urban Area) of the adopted local development plan. Planning permission is recommended.

## 7. **Recommendation**

7.1. That retrospect planning permission for the removal of existing fencing and replacement with a 2.4 metre high galvanised steel palisade fence to part of the boundary at Bridgemary Community Sports College, Wych Lane, Gosport (Application No. K.14011/18) be granted as shown in Appendix B.

**Links to the Corporate Strategy**

<b>Hampshire safer and more secure for all:</b>	yes
<b>Maximising well-being:</b>	yes
<b>Enhancing our quality of place:</b>	yes

**Section 100 D - Local Government Act 1972 - background documents**

**The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)**

DocumentLocation

Retrospective application for removal of existing fencing and replace with 2400mm high galvanised steel pale fence to part of school boundary. Bridgemary Community Sports College, Wych Lane, Bridgemary, Gosport. (Application No. K14011/18)  
(County Council Ref: GPE 001)

Environment Department  
Hampshire County Council  
Elizabeth II Court West (first floor)

**CONDITION**

1. **Consent.**

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

*Annexe to Reason for Condition  
(as required by Article 22 of the Town and Country Planning  
(General Procedure) Order 1995 – as amended)*

**GOSPORT BOROUGH LOCAL PLAN REVIEW (ADOPTED MAY 2006)**

**Policy R/DP1 (General Standards of Development within the Urban Area)**

Development proposals will be permitted within the urban area, as defined on the Proposals Map, provided that (*inter-alia*):

- i) the scheme does not cause significant harm to the character of the surrounding area in terms of scale, setting, design, layout, materials, landscaping and the retention of important views;
- ii) any layout is designed to reduce the potential for criminal activity and anti-social behaviour.