DELEGATED REPORT

Application Reference:	PL/2023/10004
Application Type:	Full Planning Permission
Site Address:	Wiltshire Council Depot, Parsonage Way, Chippenham, SN15 5PT
Proposal:	Erection of 2.4 metre high fence around perimeter of site.
Recommendation:	Planning Permission be GRANTED

PROPOSAL

The application seeks permission for the 'Erection of 2.4 metre high fence around perimeter of site'. Plans indicate that the existing boundary fencing will be replaced with 2400mm high mesh panel fencing, coated in RAL6005 (Green).

DESCRIPTION / CONTEXT

The application relates to an existing highways depot site to the north eastern of Chippenham, forming part of Parsonage Way Industrial Estate. The principal highway access is off the B4069 along Parsonage Way. The site extends to approximately 0.7ha and is bounded by the road to the north west and railway line to the south east. Immediately to the south west is Cocklebury Lane and the Langley Park Industrial Estate . To the north is an area of large trees and vegetation extending to open countryside beyond. The estate is identified within the WCS as a Principal Employment Area under Policy 35 to the Wiltshire Core Strategy. There are no landscape or ecological designations covering the application site, although utilities cables area known to cross the site. Public Right of Way CHIP45 lies approximately 110m to the south-west of the site (Cocklebury Lane)

Much of the site is covered in hard standing although there are grassed areas along the Parsonage Way frontage, with mature trees being present to this boundary and to both the north-east and south-east boundaries respectively. Built form on the site consists of a large open fronted salt store, workshop, vehicle garage, offices and various ancillary structures. The entire site is currently enclosed by chain link fencing with concrete supporting posts.

POLICIES

Wiltshire Core Strategy 2015

Core Policy 1 - Settlement Strategy
Core Policy 2 - Delivery Strategy
Core Policy 10 – Spatial Strategy for Chippenham Community Area
Core Policy 35 – Existing Employment Sites
Core Policy 57 - Ensuring high quality design and place shaping
Core Policy 61 - Transport and Development

Planning Policy Framework 2023 (NPPF)
Section 12 - Achieving well-designed places

Emerging Chippenham Neighbourhood Plan 2023-2038
Annexe 1- Chippenham Design Guide
K. Architecture and Building Materials

ISSUES

The main issues in the consideration of this application are:

- Principle
- Size, scale and visual impact
- Highways

CONSULTATION

Chippenham Town Council – No objection

Council Highway Engineer – No comment

REPRESENTATIONS

None received.

ASSESSMENT

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

Principle of development

Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, and the provisions of the NPPF i.e. para 2, applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The relevant development plan document in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015).

The application seeks permission for the replacement of existing fencing, the operation of the site as an existing employment will not be altered. The principle of fencing for security measures is acceptable in principle, subject to assessment of site-specific impacts and other material considerations. Policies pertaining to size, scale and visual impact are considered of most relevance.

Size, scale and design

The planning system promotes high quality development through good inclusive design and layout and the creation of safe, sustainable mixed communities. Good design should be indivisible from good planning and recognised principles of good design seek to create a high-quality built environment for all types of development. Core Policy 57 of the WCS requires new development to respond positively to existing landscapes in terms of building layout, built form, height, mass, scale, building line and materials in order to effectively integrate the building into its setting.

Policy K1 of Annexe 1 to the Emerging Neighbourhood Plan states that the architecture and materials of new development shall contribute to local distinctiveness by using the guiding principles set out in Paragraph 56 of the National Design Guide. Although always a feature of the NPPF, recent changes to section 12 to the NPPF reinforce the requirement that good design is a key aspect of sustainable development and, unequivocally, that development which is not well designed should be refused planning permission.

The design of the proposed fencing is typical of that found on industrial estates. The fencing replaces existing chain link fencing in grey secured by concrete posts. The site is positioned on the edge of the industrial estate however is screened from the PRoW by another industrial unit. Whilst at 2.4m, the fencing is relatively high however this is required for security purposes and replaces similarly high fencing. The fencing is to be RALGreen to match the existing gates onsite.

The proposal is therefore considered to be acceptable in design terms and would not cause any harm to the character and appearance of the area in accordance with Core Policy 57 of the WCS.

Highways

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network.

At 2.4m high, fencing could potentially obscure visibility out of the site. The proposed fencing has large apertures however, providing good levels of visibility.

The Councils' Highways Officer has been consulted and has no comments to make on the proposal. The proposal is therefore considered to comply with CP61 of the WCS in this regard.

CONCLUSION

Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The above report has shown that this proposal is in accordance with the NPPF, Wiltshire Core Strategy Policies CP57 and CP61 and the Emerging Chippenham Neighbourhood Plan as it is of an acceptable scale and design and will not impact the highway network. It is therefore recommended that this application is approved with conditions.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

See decision notice.