

Proposal: Retrospective planning permission for replacement boundary fencing

Holt Parish Council considered this application at its meeting on 17 September 2026 having reviewed the submitted documents, the response from Wiltshire Council Highways, the enforcement history and the Council's local knowledge of the site.

Holt Parish Council objects to the application as submitted.

1. Visual impact of the fencing and gates



Holt Parish Council recognises the highway-safety problems at this junction. However, this does not mean that any form of boundary treatment is acceptable. It must remain lawful, preserve visibility and be appropriate to this rural setting.

Photographs showing the former hedged boundary (above) and the present 2.4-metre-high fence (below).



The continuous 2.4-metre-high steel and composite-panel fence has an industrial rather than domestic appearance. Together with the substantial 2.4-metre-high gates, it forms a large and enclosed structure around a prominent corner beside the B3105 and Bradford Road junction. It is not appropriate to the rural character of Forewoods Common or this approach to Holt.

The proposed ivy and shrub planting cannot be relied upon to overcome that harm. It would take time to establish and Highways says the applicant's mock-ups show planting within the public highway and significantly obstructing visibility at the junction.

Highways has accepted the principle of a boundary fence, but that does not make this particular fence, at this height and in its present position, acceptable. Calling it an acoustic and safety barrier does not justify its height, industrial appearance or visual impact. If it cannot be softened without obstructing highway visibility, a different and more appropriate domestic boundary treatment is required.

2. The access arrangement has materially changed

When Highways considered application PL/2024/10667 for the conversion of No. 4 Forewoods Common into two dwellings, it raised no objection because the required parking could be accommodated, "to the front of the properties, accessed from the existing access."

Since that approval, the two cottages have been marketed separately for private rent through Davies Estate Agents and are now independently occupied. The former Bradford Road access has been fenced off with a sign clearly stating, “please use front entrance” and both cottages use the different access onto the B3105.

Holt Parish Council raised the new access with Highways and Planning Enforcement in March 2026. Highways now objects to the application and has raised concerns about the status of the new access, restricted visibility, its proximity to a busy and congested junction and the absence of a plan showing the maximum achievable visibility splays.

3. Enforcement history

Holt Parish Council reported the fence to Planning Enforcement in July 2025. On 29 July 2025, Enforcement confirmed that a case was already open - ENF/2025/00516 and confirmed:

“I have involved our highway engineer and informed the landowners that the fence will need to be reduced in height to 2m and that the length of fencing on the council land will need to be removed / placed within their boundary.”

The officer added that the landowners could either apply for retrospective planning permission or comply with those requirements. Despite those clear instructions, the fence remains in place and it took almost a year from the case being opened for this retrospective application to be submitted.

The retrospective application has now been made, but it does not overcome the visual harm or address the concerns about the changed access. The submission of an application after such a prolonged delay is not, in itself, a reason to allow the works to remain. These matters have been known to the applicant since July 2025. By the time the application is considered, the enforcement case will have been open for over a year.

Overall position

Holt Parish Council recognises that this is a heavily used and difficult junction for visibility, whose importance increases further when flooding elsewhere on the B3105 restricts the routes available to traffic. The visually inappropriate 2.4-metre-high industrial-style fence and materially changed access serving two independent cottages add further concerns at this prominent rural location.

Highways has objected because of concerns about the access, restricted visibility, its proximity to the junction and the proposed landscaping. Those concerns, together with the visual harm and prolonged enforcement history, remain unresolved.

Holt Parish Council therefore asks Wiltshire Council to refuse the application as submitted and return the unauthorised development to Planning Enforcement for appropriate and timely action.