

ITEM NO:	<u>Location:</u>	Starwood House, Avenue One, Letchworth Garden City, SG6 2HB
	<u>Applicant:</u>	Mr J Baxter
	<u>Proposal:</u>	Proposed and replacement security perimeter fencing and minor landscape works
	<u>Ref. No:</u>	17/02190/ 1
	<u>Officer:</u>	Richard Tiffin

Date of expiry of statutory period: 13 December 2017

Reason for Referral to Committee

As the site area is over 1.0ha this application needs to be determined by the Planning Control Committee under the Council's scheme of delegation.

1.0 Relevant History

1.1 None

2.0 Policies

2.1 **North Hertfordshire District Local Plan No.2 with Alterations**
Policy 36 Employment provision

Submission Local Plan
SP3 Employment

NPPF
7. Design

3.0 Representations

3.1 **Site publicity:** No responses received

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 The application site occupies a prominent position between Avenue One and the Sainsbury's superstore to the east.

4.2 Proposal

4.2.1 The application seeks permission to erect a perimeter fence around the existing car park and to replace a fence around the building. The new/replacement fence is specified as a 3m green powder coated steel link enclosure. The scheme includes a 3m high sliding gate within the site and specifies the modest trimming back of established landscaping to accommodate the new fencing.

4.3 Key Issues

- 4.3.1 The only planning issue in my opinion centres on whether the erection of this new enclosure would be injurious to the visual amenities of the locality. Given that a 2m high fence could be erected without planning permission, I am of the view that there is no material grounds for objection to a 3m enclosure. This view is reinforced by the fact that the fence is appropriately detailed and will be set into the site and not immediately around perimeter.

4.4 Conclusion

- 4.4.1 That permission be **GRANTED** subject to standard conditions.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. **Prior to the commencement of any works associated with this permission, full details of all landscaping works necessary to implement the permission shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:**
 - **All trees and shrubs to be removed**
 - **Details of supplementary planting to offset those trees / shrubs to be removed**
 - **Any other landscaping works necessary to implement the permission**

The approved details shall be fully implemented within 6 months or in the first planting season following implementation whichever is sooner.

Reason: To safeguard the visual amenities of the area.

4. The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased,

shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

Proactive Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.