
Site Address: Elmleigh, 61A New Lane, Havant, PO9 2JJ
Proposal: Installation of 3 metre high anti-climb fence at rear to be used by the patients to allow use of the garden facilities.
Application Type: Full Planning Permission
Application No: APP/23/00261 Expiry Date: 12/10/2023
Applicant: Mr Gary Rollings
 Southern Health Foundation
 Trust
Agent: Case Officer: Joseph Toole
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is Elmleigh Centre, New Lane, situated to the East of Havant in Hampshire providing both Community and Hospital services. The site is surrounded by residential properties. To east there are a number of industrial units. Elmleigh in parts is a purpose built secure bordered with a two metre high fence.

2 Planning History

02/60917/003 - Erection of 30 bed adult mental health unit together with associated car parking and landscaping and new access from New Lane., S106,15/10/2002
04/60917/005 - Provision of compound, surrounded by a 3 metre high timber fence, housing an emergency generator to the south of the site., PERM,20/09/2004
07/60917/006 - Provision of new 1.5 metre high metal tubular perimeter fencing on the boundary with the highway., PERM,05/03/2008
08/60917/008 - Discharge of Conditions No's 1, 2, 3, 4, 5 and 6 of Planning Permission 07/60917/006., PERM,28/07/2008
02/60917/004 - Proposed 30 bed adult mental health unit, WD,22/10/2002
APP/12/00347 - Installation of two storey patient lift tower to north elevation., PERM,12/06/2012
APP/12/00910 - Discharge of Condition 2 of Planning Permission APP/12/00347., PERM,05/09/2012
APP/12/00954 - Variation of Condition 3 of Planning Permission APP/12/00347 top allow the provision of a louvered smoke ventilation panel to the north west elevation of the proposed lift tower., PERM,08/11/2012
APP/19/00602 - Crown raise 3No. Maple (T2, T3 and T4) and 1No. Ash (T1) to 3m from ground level. Subject to TPO 1793., PERM,07/08/2019
APP/21/01296 - American white ash T1. Norway maple T2, T3, T4, T5. TPO 1973. Low headroom and blocking paths. Needs crownlifting., INV,

3 Proposal

The proposal is for the installation of 3 metre high anti-climb fence with gates to the side and rear. It would be used by the patients to allow them to use the garden facilities but at the same time not allow them to abscond.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor Phil Munday - St Faiths

No Comment.

Councillor T Pike - St Faith's (no longer in office)

No Comment.

Councillor G Harris - St Faith's

No Comment.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 17

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
Elmleigh has noise issues	The application only relates to the erection of the fencing. Any noise related concerns are not material in considering the proposal and cannot influence the recommendation
Hospital should never have been built in this residential area	This application is for a fence and not for a hospital, therefore this concerns is not material in considering the proposal and

	cannot influence the recommendation
Needs sound proofing	Please see Section 7.
Eyesore fencing affect daylight in our view	Please see Section 7.
Further disturbed our outlook	Please see Section 7.
Impact on saleability	This is not a material planning consideration
What is the reason for the fencing	This is not a material planning consideration
Fencing will allow patients to be outside which can cause noise concerns	The outdoor amenity space is already provided on site and can be used by patients. This application does not seek to change this.
Shortage of staff	This is not a material planning consideration
Worst case the fencing should be an acoustic type fence to reduce the noise levels and coloured to match the adjacent landscaping not to look like a prison	Please see Section 7. Any noise related concerns are not material in considering the proposal and cannot influence the recommendation
Don't maintain overgrown bushes - proposal will further leave waste land between the houses and the new fence	Any concerns with existing issues on site should be dealt with by the site management. These concerns are not material in considering the planning application.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed fencing would have welded mesh system in a black and green colour. This is considered to be of appropriate design and appearance, inkeeping with the

character of the area.

- 7.4 From the main road the site is screened by trees and vegetation so visibility from public vantage points is reduced therefore the visual impact of the fencing on the character of the area would be localised. The proposed fencing would be high, having an height of 3 metres. However, due to the fencing being set back in the site it is not considered to have an adverse impact upon the character of the area. It is also noted that the fence would be green and black, blending in satisfactorily with the soft landscaping on the application site. Whilst the fence is a security fence weld mesh, it is acknowledged that the site is a hospital and not residential and therefore the design is considered acceptable within its institutional context.
- 7.5 It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

- 7.6 The proposed fencing would be offset from the boundaries of the surrounding neighbouring properties and set within the site itself, having a minimum distance of 3.9 metres from the boundary. This is not considered to have an adverse impact on residential amenity. It is considered going up 1 metre may assist in noise and disturbance issues being reduced.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character and appearance of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00261 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements 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 in accordance with the following approved plans:

Location Plan - A1.1
Proposed Block Plan - A1.3
Proposed Gate and Fence - A2.1
Proposed Elevations - A2.3

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.