
Site Address:	Manor Farm, Manor Road, Hayling Island, PO11 0QW		
Proposal:	Construction of 3m fence and gate (Retrospective application).		
Application No:	APP/10/01012	Expiry Date:	08/03/2011
Applicant:	Mr S Walter	Team:	Team 2
	Osier Dell		
Agent:		Case Officer:	Richard Nash
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises part of a farm complex, containing some non-agricultural commercial uses, accessed via tracks off Havant Road and Manor Road, towards the centre of Hayling Island. The complex comprises a range of buildings and structures, beyond which lies open agricultural land.

2 Planning History

APP/10/1013

Replacement of cladding to the gable ends of barn (retrospective application).
Approved.

APP/10/1014

Application for Lawful Development Certificate for change of use from agricultural use to commercial storage. Current Application.

APP/10/1015

Application for Lawful Development Certificate for change of use from agricultural use to carpentry workshop. Current Application.

3 Proposal

The current application seeks retrospective planning permission for the construction of a 3 metre high fence and gate, enclosing an existing yard area within the farm complex.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Environment Agency, Planning Liaison - South Downs: No objections

Arborist: No objections

Hampshire County Council, Landscape Planning & Heritage: No adverse comments

Natural England: No objections

Crime Prevention Officer: No adverse comments

Hampshire Fire & Rescue: No objections

Highway Engineer: No objections

Landscape Officer: No objections

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: 11

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

The proposal would not be visible from outwith the farm complex. Therefore, 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 the development
- (ii) Impact on the application site

- (i) Principle of the development

It is considered that the provision of fencing within a farm complex in this locality would be appropriate in principle.

- (ii) Impact on the application site

The fencing subject of the application is constructed of green metal and replaces a means of enclosure formed from crash barriers. Although it is of a greater height, it is considered that the new fencing represents an improvement in design and visual terms and, in itself, does not result in any detrimental impact on the character and appearance of the application site.

8 Conclusion

The provision of the fencing is appropriate in principle and does not result in any detrimental impact on the character and appearance of the application site. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/10/01012.