

**1.0 APPLICATION NUMBER:** [2/2019/1678/FUL](#)

**SITE ADDRESS:** Yewstock College, Sturminster Newton, DT10 1EW

**PROPOSAL:** Erect perimeter security fence and matching gates, 2.33 metres high  
Exempla welded steel wire mesh panels

**APPLICANT:** Dorset Council

**Case Officer:** Hannah Smith

**Ward Member(s):** Cllr. Carole Jones

**2.0 Summary of Recommendation:** Grant, subject to conditions.

**3.0 Reason for the recommendation:**

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The proposal is acceptable in its terms of its siting and external appearance.
- The proposed development would not compromise neighbour amenity.
- There are no material considerations which would warrant refusal of this application.

**4.0 Table of key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Location of development	The proposed development would be well contained within the college site and would be to ensure the safety of staff and students. The principle of development is considered to be acceptable, subject to site specific criteria.
Design	The proposed development would be of an equal scale and design to the perimeter fencing employed elsewhere across the site.
Amenity	The proposed development is considered to be of an appropriate

	scale and sufficient distance from neighbouring property to not adversely impact upon amenity.
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## **5.0 DESCRIPTION OF SITE**

5.1 Yewstock College is a purpose built educational institution built in 2015. The college is sited on a parcel of land which forms part of Sturminster Newton High School. The High School is to the west of the application site. To the south of the application site lies D Road 'Honeymead Lane' with residential properties lining its southern edge.

## **6.0 DESCRIPTION OF DEVELOPMENT:**

6.1 Erect perimeter security fence and matching gates, 2.33 metres high Exemplar welded steel wire mesh panels.

## **7.0 RELEVANT PLANNING HISTORY:**

- 2/2013/0244/PLNG - To provide a new 14-19 base centre for Yewstock School, on the Sturminster Newton High School Site [Approved 18/06/2013]

## **8.0 LIST OF CONSTRAINTS:**

- Within Sturminster Newton Settlement Boundary

## **9.0 CONSULTATIONS**

(All consultee responses can be viewed in full on the website)

9.1 Sturminster Newton Town Council – *No objection*

### **Representations received:**

No letters of representation were received.

## **10.0 RELEVANT POLICIES**

10.1 North Dorset Local Plan –

Policy 1 – Sustainable Development  
Policy 19 – Sturminster Newton  
Policy 24 – Design  
Policy 25 - Amenity

## 10.2 National Planning Policy Framework

- 2. Achieving sustainable development
- 4. Decision-making –
  - *Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.*
- 8. Promoting healthy and safe communities
  - *Para 91 – Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*
    - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*
- 12. Achieving well-designed places

## 10.3 Other

- Sturminster Newton Neighbourhood Plan 2016 - 2031

## 11.0 Human rights

- Article 6 - Right to a fair trial.
- Article 8 - Right to respect for private and family life and home.
- The first protocol of Article 1 – Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

## 12.0 PUBLIC SECTOR EQUALITIES DUTY

**12.1** As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

**12.2** The proposed development would result in the erection of perimeter security fencing along the western boundary of the application site. Access into the site would be via two gates; a double leaf gate along the northern length of fencing and a single leaf gate along the southern length of fencing, positioned on, broadly speaking, level ground.

### **13.0 FINANCIAL BENEFITS:**

**13.1** Not applicable.

### **14.0 CLIMATE IMPLICATIONS:**

**14.1** Not applicable.

### **15.0 PLANNING ASSESSMENT:**

- Design
- Amenity
- Landscaping

#### **Design**

The development would result in the erection of perimeter security fencing along the western boundary of the Yewstock College site. The fencing would stand at a height of 2.33 metres measured from ground level with a total length of some 68 metres. The security fencing would be constructed of steel with steel wire mesh panels positioned between steel posts. There would be a double leaf gate along the northern boundary and a single leaf gate along the southern boundary.

The design of both the security perimeter fencing and gates would mirror the existing boundary treatment that surrounds the Yewstock College site to the north, east and south. Given this corresponding scale and external appearance, it is considered the proposed fencing would not have an adverse impact on the visual amenities of the character of the site or locality.

## **Amenity**

The proposed fencing would be well contained within the Yewstock College site and wider site of the Sturminster Newton High School. The proposed development would be of a sufficient distance from neighbouring property, to not comprise levels of light and privacy that occupiers of these properties currently receive. Equally, owing to the employment of steel wire mesh panels, the fencing appears somewhat lightweight so as not to appear oppressive or overbearing to students and staff.

Given the above, it is considered the proposed development would not have an adverse impact upon amenity.

## **Landscaping**

The perimeter security fencing would enclose an outdoor social area which comprises of an area of hardstanding immediately to the west of the college building and a grass bank, further beyond rising up to the western boundary. A number of specimen plants delineated the edge of the college site, with trees dotted along the bank. Given the location of the fencing, the proposed development would not adversely impact on the trees, or the landscaping, to a significant degree.

## **16.0 CONCLUSION**

The proposed development is considered to comply with the relevant policies of the Neighbourhood Plan Local Plan, sections of the National Planning Policy Framework and as previously listed.

There would be no harm to the character or appearance of the site or locality.

The proposed development would not have an adverse impact on the amenity currently enjoyed by occupiers of neighbouring residential properties

## **17.0 RECOMMENDATION:**

GRANT planning permission, subject to conditions.

## **CONDITIONS:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out strictly and only in accordance with the following approved drawings and details forming the approved application;

Additional Security Fencing - P101 A [Received 06/02/2020]

Fencing Elevations - P102 [Received 06/02/2020]

Reason: For the avoidance of doubt and to clarify the permission.

3. All existing trees and specimen plants shown on approved plan P101 A to be retained, shall be fully safeguarded during the course of site works and building operations. All trees to be protected on and immediately adjoining the site shall be protected from damage for the duration of works in accordance with BS 5837:2012 (Trees in relation to construction - recommendations) or any new Standard that may be in force at the time that development commences. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s). Any trees or specimen plants removed without the written consent of the Local Planning Authority, or dying or being severely damaged or becoming seriously diseased before the completion of development shall be replaced with trees or specimen plants of such size and species in a timescale and in positions as may be approved in writing by the Local Planning Authority.

Reason: To ensure that trees and specimen plants to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.