

18/06/2002

Item 1.15**Reg. No.** 9 2002 0469**Applicant:**

South Derbyshire District Council
 Civic Offices
 Civic Way
 Swadlincote
 Derbyshire
 DE11 0AH

Agent:

Facilities & Development Unit
 South Derbyshire District Council
 Civic Offices
 Civic Way
 Swadlincote
 Derbyshire
 DE11 0AH

Proposal: The erection of a boundary fence at 2 Ashleigh Avenue
 Newhall Swadlincote

Ward: Newhall

Valid Date: 30/04/2002

Site Description

This detached bungalow is on the west side of Ashleigh Avenue some 12m from Alma Road.

Proposal

It is proposed to erect a 1.8m high steel railing fence along the perimeter to fully enclose the property.

Applicants' supporting information

South Derbyshire Area Social Services Office has provided the following statement to the Council's housing department:

"Under the Children act 1989, 'Children in Need' Section 17, Social Services have a duty for any child with a disability to undertake an assessment of need to ensure their safeguard and promote welfare. Mr and Mrs Hansford's son falls within the 'Children in Need' category and as part of the new core assessment framework under the domain "Family and Environmental Factors", I have assessed that these repairs are now urgently needed to ensure their son's safety within the home environment."

Responses to Consultations

The Highway Authority requires that the gates open inwards only.

Responses to Publicity

The period for receipt of comments expires on 21 June 2002.

Planning Considerations

The main issues central to the determination of this application are:

- The visual impact of the fence on the surrounding area.
- Highway safety.

Planning Assessment

The fence would not be unsightly in the street scene provided that it is finished in a dark colour. The County Highway Authority has no objection provided a standard splay is observed adjacent to the access.

Recommendation

A. That the Committee grant delegated powers to the Planning Services Manager to deal with any further matters arising from any neighbour letter received during the notification period.

B. Subject to A., **GRANT** permission subject to the following conditions:

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

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990

2. This permission shall relate to the amended drawing dated 16 May 2002 and received on 17 May 2002 showing in particular an access visibility splay and the railing centres reduced to 180mm.

Reason: As recommended by the Highway Authority and as requested by the applicant.

3. Within 28 days from the fence being erected it shall be finished in a dark colour that has first been approved in writing by the local planning authority.

Reason: To safeguard the amenities of the area.

4. The gates to the vehicular access shall open inwards only.

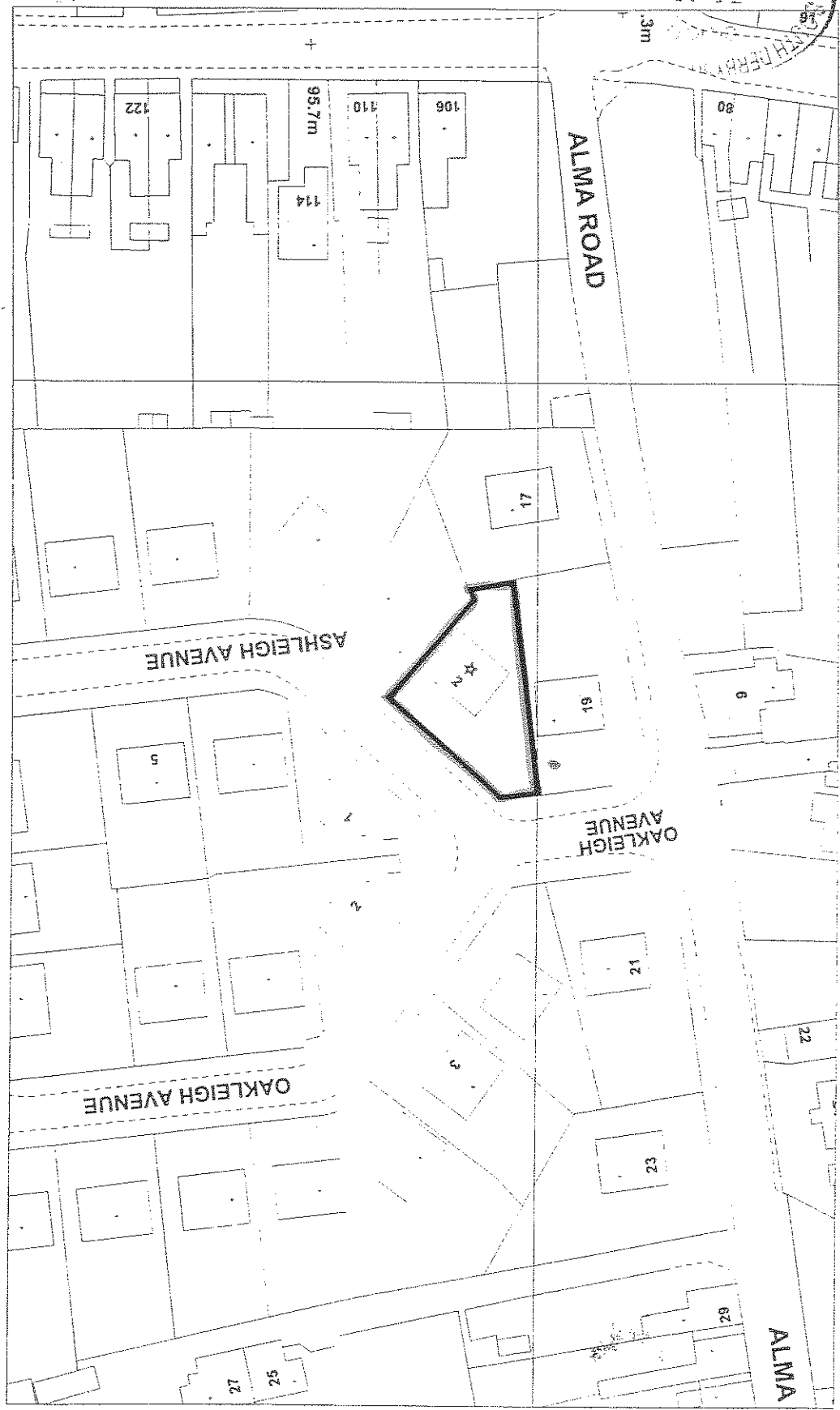
Reason: As recommended by the Highway Authority in the interests of highway safety.

Informatives:

To note and act upon as necessary the comments of the Coal Authority (see attached letter).

Further to the above Informative, the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. This grant of planning permission does not give a warranty of ground support or stability, neither does it necessarily imply that the requirements of any other controlling authority would be satisfied.

Title:



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Purpose:

User: Paul Wood

Date: