

PLANNING APPLICATION REPORT



ITEM: 02

Application Number: I11/00687/FUL

Applicant: Interlube Systems Limited

Description of Application: Erection of 2.4 metre high paladin fence and gates

Type of Application: Full Application

Site Address: INTERLUBE SYSTEMS LIMITED, ST MODWEN ROAD
PARKWAY INDUSTRIAL ESTATE PLYMOUTH

Ward: Moor View

Valid Date of Application: 27/04/2011

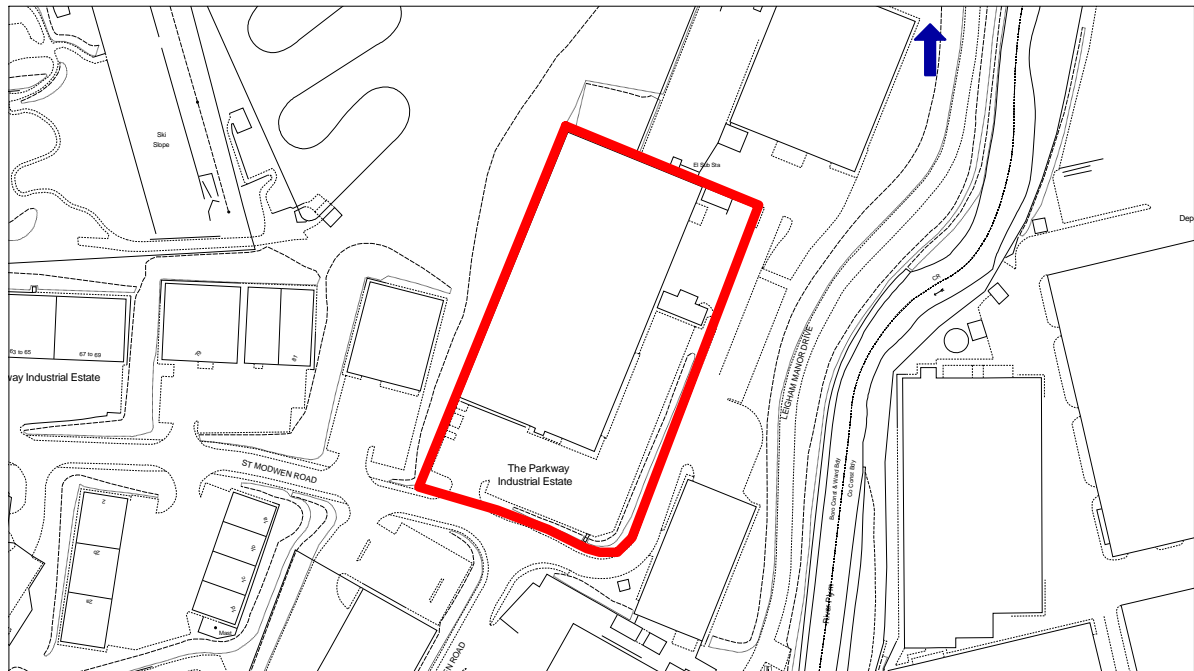
8/13 Week Date: **27/07/2011**

Decision Category: Major Application

Case Officer : Adam Williams

Recommendation: Grant Conditionally

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Site Description

Interlube Systems is an industrial manufacturing and office building on St Modwen Road in the Parkway Industrial Estate. Leigham Manor Drive lies further to the east of the part of the site where the fence is proposed.

Proposal Description

Erection of 2.4 metre high paladin fence and gates to side of the existing premises. The main section of fence proposed is approx 31 metres in length.

Relevant Planning History

98/00920/FUL - Alterations to building to accommodate new industrial process including installation of a substation, CO2 storage tank, 18 metre exhaust stack and rear access road - granted

Consultation Responses

Police Architectural Liaison Officer – Objected to the type of fencing proposed at the time of submission and suggested changing from palisade to paladin fencing. The agent resubmitted revised details to reflect this suggestion.

Transport – Awaiting response

Representations

None

Analysis

This application turns upon Policy CS34 of the City of Plymouth Core Strategy 2006-2021 and supplementary planning document 'Development Guidelines'. The primary planning considerations are the impact on neighbour amenities and the impact on the character and visual appearance of the area as detailed below.

Paladin fence panels are proposed intermittently around the perimeter of the building to replace and infill existing unsecured areas where access by unauthorised persons has historically taken place and theft has occurred.

The Crime Prevention Officer considers that paladin fencing offers security benefits over palisade fencing. It also represents a visual improvement as it is constructed of fine gauge metal which allows views through at distance, making it one of the least visually intrusive fencing systems currently available.

It is considered that the installation of fencing in this predominately industrial area will not cause any visual harm to the building or its surrounding. The fence will be seen as an appropriate part of the overall industrial street scene.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as

expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

None

Equalities & Diversities issues

None

Conclusions

The application is recommended for approval, subject to consideration of the outstanding consultation response from the Transport Officer, which will be contained in an addendum report.

Recommendation

In respect of the application dated **27/04/2011** and the submitted drawings design and access statement, existing elevations drawing no. 03, site location plan, block plan drawing no. 02, proposed elevation drawing no. 04 with paladin finish, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, 02 (amended version relating to palisade fence type), 03, 04 (amended version relating to palisade fence type).

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on neighbour amenities and impact on the character and visual appearance of the area, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration
SPDI - Development Guidelines