

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 05/01/2016

Title:

HALE RECREATION GROUND – APPROVAL TO SUBMIT PLANNING APPLICATION FOR REPLACEMENT FENCING

**[Portfolio Holder: Cllr Simon Thornton]
[Wards Affected: Farnham Upper Hale]**

Summary and purpose:

This report seeks approval to submit a retrospective planning application to erect replacement fencing around Hale Recreation Ground, Farnham.

How this report relates to the Council's Corporate Priorities:

This report has the potential to contribute towards the following corporate priorities of the Council:

Leisure and Lives: Providing an attractive and safe fence line perimeter to compliment the attractive area of Hale Recreation Ground.

Financial Implications:

The replacement fencing is to be met from the 2015/16 revenue budget. The cost of submitting a planning application is £195 and there are expected to be costs for any associated consultant reports if tree or contaminated land surveys are required.

Legal Implications:

The Council must obtain planning permission to erect a fence adjacent to a public highway if such fencing exceeds more than 1 metre above ground level.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), sets out classes of permitted development. Whilst Part 2 of Schedule 2 (minor works) permits the erection of fencing next to a public highway provided that it is less than 1m in height, and Part 12 of Schedule 2 (Development by Local Authorities) allows some types of development by a local authority, neither of these provisions apply to this fencing as it is more than 1m in height. Therefore full planning permission must be obtained.

Introduction

1. Earlier this year a project was initiated to replace an existing fence around the perimeter of Hale Recreation Ground with a new wooden post and rail style fence. The old fence was a combination of dilapidated concrete posts, metal poles, metal wires, ball stop netting and chestnut paling. In many places this fence was either so damaged; it no longer provided the safety barrier it should,

or, it posed a safety risk to persons walking past due to its damaged nature. Generally it provided a visual distraction from the amenity of the local area around the ground.

2. Please see plan at Annexe 1 for details of both the old and new fence lines and locations.
3. Following concerns raised by members of the public through the Hale Recreation Ground Committee to replace the fence, it was jointly decided by Officers and the Hale Recreation Ground Committee to undertake a project to replace the dilapidated old fence line.
4. The fence line was specified to be 1.2 metres high, of wooden post and rail design with three rails morticed into the posts with an area of weld mesh up to the bottom rail to stop stray balls. The intention was to provide an aesthetically pleasing new fence line that complimented the area and had a dual purpose of also providing a ball stop to stray footballs and cricket balls. The design was consulted upon with the Hale Recreation Ground Committee.
5. The replacement programme started at the end of October 2015 at the Wings Road side and continued in subsequent weeks down the Upper Hale Road, around into the carpark and a small area on the corner, The Green.
6. Following a complaint from a local resident which raised concerns about the fencing works and the height, officers stopped the works to assess the position.
7. Following investigation, officers can confirm that the General Planning Development Order (GDPO), 2015, part 12, does not provide permitted development rights where fencing is above 1 metre and next to the highway, and that a planning application is required. As there are no other practical or cost effective ways to provide the improved fencing solution, permission is requested to submit a retrospective planning application.

Recommendation

It is recommended that the Executive approves the request to submit a retrospective planning application for the erection of the replacement fence around Hale Recreation Ground.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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