

<b>Planning Reference No:</b>	10/0392C
<b>Application Address:</b>	Sandbach Car and Commercial Dismantlers, Moston Road, Sandbach, CW11 3HL.
<b>Proposal:</b>	Erection of steel fence approximately 2.5 metres high above existing brick boundary wall.
<b>Applicant:</b>	Mr A Boote, Sandbach Car and Commercial Dismantlers Ltd.
<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Sandbach
<b>Registration Date:</b>	9 <sup>th</sup> February 2010
<b>Earliest Determination Date:</b>	11 <sup>th</sup> March 2010
<b>Expiry Date:</b>	6 <sup>th</sup> April 2010
<b>Date report Prepared</b>	7 <sup>th</sup> April 2010
<b>Constraints:</b>	Within the Settlement Zone Line

**SUMMARY RECOMMENDATION: APPROVE WITH CONDITIONS**

**MAIN ISSUES:** The amenity of neighbouring properties and the character and appearance of the area.

## 1. REASON FOR REFERRAL

Called in by Councilor G Merry on the grounds that it is against Policy GR2 and is not sympathetic to the surrounding area, and in particular is overbearing to the properties to the rear and alongside.

## 2. PREVIOUS MEETING

At the Planning Committee meeting held on 31<sup>st</sup> March 2010, members resolved to defer this application in order to undertake a site visit. No further correspondence or information has been received since the report laid out below was prepared.

## 3. DESCRIPTION AND SITE CONTEXT

The site is an existing vehicle dismantlers situated on the western side of Moston Road, Sandbach. There are commercial properties to the north, south and east and residential properties to the west.

## 4. DETAILS OF PROPOSAL

The proposal seeks approval for the erection of a steel fence approximately 2.5m high above the existing brick boundary wall.

## **5. RELEVANT HISTORY**

26122/3 1994 Refusal for storage building

25926/3 1994 Refusal for storage building

20587/3 1989 Refusal for change of use to scrap yard and erection of building

20189/3 1988 Refusal for change of use to scrap yard and erection of building

18198/3 1987 Approval for use as land for car dismantling and recovery and sale of spares

## **6. POLICIES**

### **National Guidance**

PPG24 – Planning and Noise

### **Congleton Local Plan 2005**

The site is not allocated in the Local Plan but the following policies apply:

PS4 – Towns

GR1 – New Development

GR2 – Design

GR6 – Amenity and Health

GR9 – Parking and Access

## **7. CONSIDERATIONS (External to Planning)**

### **VIEWS OF TOWN/PARISH COUNCIL**

No objections.

## **8. OTHER REPRESENTATIONS**

None received at the time of report preparation.

## **9. APPLICANT'S SUPPORTING INFORMATION**

Letters of support from neighbouring properties

Design and Access Statement

## **10. OFFICER APPRAISAL**

The main issues to be considered in relation to this application are the impact on the amenities of the neighbouring properties and the impact on the character and appearance of the area.

### **Amenity**

Currently there is a brick wall, which varies between 2 and 3 metres in height on the boundary, and sections of this have steel mesh 2.5 metres in height above this. This proposal seeks to install this to the whole of the side and rear boundaries, this is in order to ensure that flying objects do not damage the neighbouring properties and put people at

risk. The occupier of 29 Milton Way has submitted a letter in support of the application, stating that on several occasions his property and garden have suffered damage caused by items from the dismantling yard and that the fence would help to prevent this. Elements of fencing have already been erected at the site and two of the neighbouring commercial properties have submitted letters stating that since these had been in place they had no longer suffered damage caused by debris from the yard.

Certain areas of the site are limited in how high they are allowed to stack the vehicles, however the area to the rear of Milton Way is not restricted. As such there are vehicles stacked up to at least 3m in height which appears very overbearing when viewed from Milton Way and it is clear to see how items could enter the gardens and cause damage.

It is considered that raising the height of the boundaries would limit the adverse effects that the dismantling yard has on the neighbouring properties and as such it is considered to be acceptable.

### **Design**

The site is within an industrial area with residential properties immediately to the rear and it is considered that the fencing proposed on the northern and southern boundaries would not be out of character with the area. Having regard to the boundary with the residential properties on Milton Way, the steel mesh fencing would not ordinarily be considered to be in keeping with the character of these residential properties. However the overbearing impact of the current view of scrap vehicles piled at least 3 metres in height, immediately adjacent to the boundary is considered to have a significant visual impact and it is considered that the proposed fence would improve this situation as well as contributing to making the area safer. The proposal is therefore considered to be in compliance with Policy GR2 of the adopted local plan.

## **11. CONCLUSIONS AND REASONS FOR THE DECISION**

In conclusion, it is considered that the proposal meets the requirements of the national policy and the development plan in terms of the issues addressed above and therefore approval of this application is recommended subject to the following conditions.

**12. RECOMMENDATION:** Approve subject to the following conditions:

- 1. Standard time limit.**
- 2. Compliance with the approved plans.**
- 3. Details of the colour and finish of the fence to be submitted for approval.**

Location Plan: Cheshire East Council Licence No. 100049045

