

Report of the Chief Executive

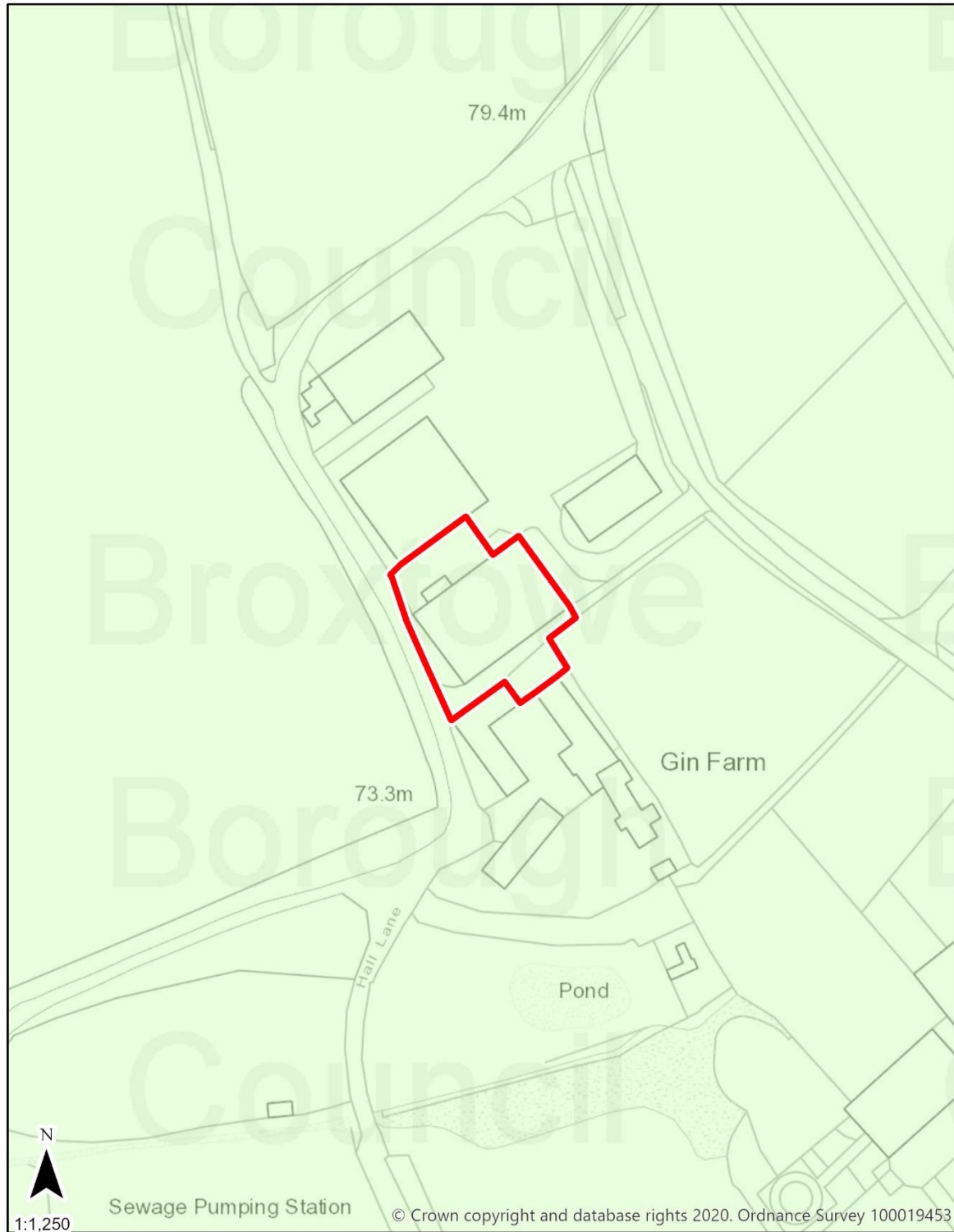
APPLICATION NUMBER:	20/00193/FUL
LOCATION:	GIN FARM HALL LANE BRINSLEY NOTTINGHAMSHIRE NG16 5BJ
PROPOSAL:	RETAIN BOUNDARY FENCE AND GATE

This application is required to be determined by the Committee as the proposal constitutes a material departure from policy.

1 Executive Summary

- 1.1 The application was first brought before Planning Committee on 24 June 2020 (original report attached to Appendix 1). The Committee moved to defer the application to allow for a site visit and further consideration regarding windows at the neighbouring property (Gin Farm).
- 1.2 Prior to the previous Committee meeting, one letter of objection had been received raising the following concerns:
- Design of the fence
 - Fence affecting access road
 - Loss of light
 - Loss of legal right over the land for maintenance of the property.
- 1.3 Since the previous Committee meeting a further site visit has been made and photographs taken of the adjacent outbuilding, in particular the relationship with the windows closest to the gates when open. It must be noted that these windows do not serve a habitable room serving a residential dwelling but an outbuilding, with the three windows closest to the gate being obscurely glazed and serving a stable. In light of this it is not considered the proposal will give significant rise to any overbearing issues upon the immediate neighbouring property.
- 1.4 Due to the nature of the proposal, it is not considered the proposal will have a significant detrimental impact upon the character or openness of the Green Belt, residential amenity or highway safety. There are no other issues which need to be considered as part of this application. It is recommended that the application be approved subject to the conditions contained within the original report.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following condition.	
1.	The hereby permitted fence and gates shall be retained in accordance with drawing(s) numbered Site Location Plan 1: 1250, Site Plan, 1: 200 and Fence Plan/Elevations, TDB003/01 received by the Local Planning Authority on 26 March 2020. Reason: For the avoidance of doubt.
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.



Legend

-  Site Outline
-  Green Belt

Photographs



Plans (not to scale)

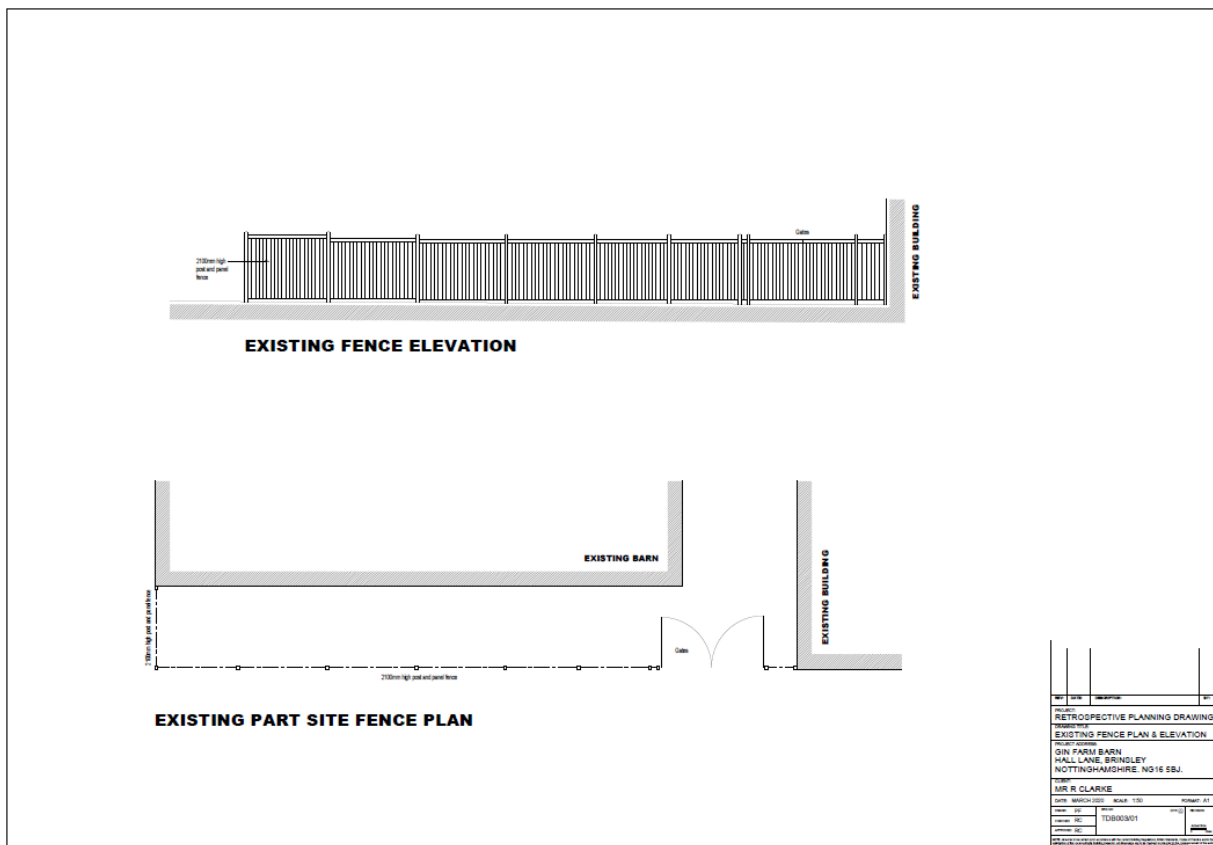
Site Plan/Location of Fence



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Scale: 1:200, paper size: A4
20/00194/clue
Fence

Fence Details



NO.	REV.	DATE	BY
RETROSPECTIVE PLANNING DRAWING			
EXISTING FENCE PLAN & ELEVATION			
21N FARM BARN			
HULL LANE, BRINDLEY			
NOTTINGHAMSHIRE, NG16 5BU			
DRAWN BY			
MR R CLARKE			
DATE	20/07/2020	SCALE	1:50
DRAWN BY	RC	CHECKED BY	
PROJECT NO.	TD0003/01		