

SECTION D

DEVELOPMENT TO BE CARRIED OUT BY THE COUNTY COUNCIL

Background Documents: the deposited documents; views and representations received as referred to in the reports and included in the development proposals dossier for each case; and other documents as might be additionally indicated.

Item D1

Replacement bow top fencing and gates, Drapers Windmill, St. Peters Footpath, Margate – TH/13/0517 (KCC/TH/0184/2013)

A report by Head of Planning Applications Group to Planning Applications Committee on 11 September 2013.

Application by Kent County Council Heritage Conversation for replacement bow top fencing and gates; 1m high at the back edge of the highway and pavement and 1.5m high to boundary with car park. Drapers Windmill (opposite Drapers Mill Primary School), St Peter's footpath, Margate – TH/13/0517 (KCC/TH/0184/2013).

Recommendation: Permission to be granted

Local Members: Mrs M. Elenor and Mr W. Scobie

Classification: Unrestricted

Site

1. Drapers Windmill is located on the northern side of St. Peter's Footpath in Margate; it is a Grade II Listed Four-Storey Smock Mill on a single-storey brick base, built in 1845. The mill has four double Patent Sweeps (sails) that are 8.08m long and 1.98m wide, spanning 20.12m. The site is located opposite Drapers Mill Primary School and playing fields. It is set within a row of residential properties with a small car park immediately adjacent to the east. The mill is fronted by a low level white timber picket boundary fence with an access gate. Along the eastern boundary there is a 3 ft high, temporary, chestnut paling fence between the mill and the car park. At the rear the site is surrounded by open land. See the *Site Location Plan*.
2. To preserve the mill from the threat of demolition the Draper's Windmill Trust was formed in 1965 by Mr R M Towes, the then Head Master of Drapers Mill School. Kent County Council's Education Committee later acquired the mill in 1968 and implemented a number of restoration works. Today the mill is run on a day to day basis by volunteers of the Draper's Windmill Trust and it is open to the public during the summer season.

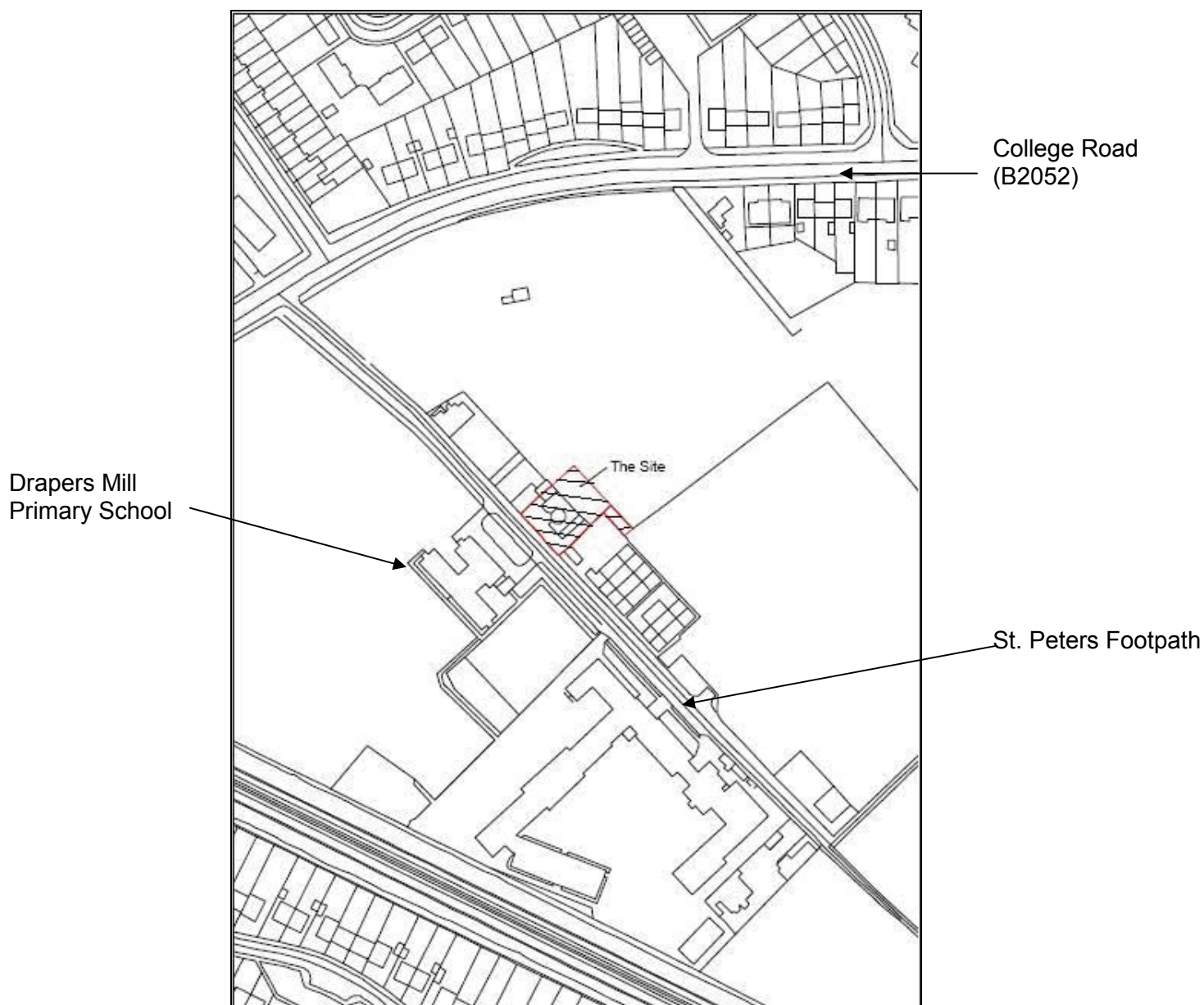
Background and Proposal

3. The white picket fence fronting the site, within the curtilage of the Listed Building, was erected by the Drapers Windmill Trust in the early 1970s. The fence forms the boundary between the site and the highway without a pavement in between; as the low fence is not visible to parking or reversing vehicles, over the years this has resulted in damage to the fence. The applicant considers that the front boundary fence is now beyond serviceable use and in need of replacement. The paling fence between the mill and the car park is a temporary structure that is also in need of replacement. See *photographs (a) and (b) of the existing fencing*.
4. Following some sporadic incidents of unauthorised access to the mill, a more secure boundary arrangement would now be preferable.

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Drapers's Mill Site Location Plan



5. The planning application proposes the replacement of the existing boundary fencing, as described above, with 'bow top' style metal fence and gates to be 1m high at the back edge of the highway and adjoining pavement to the east, and 1.5m high to the boundary with car park. It features access gates at the front boundary and removable side panels/gates between the car park and the site to allow large vehicles access for occasional maintenance of the windmill. *See the Proposed Layout Plan.*
6. The Bow Top fencing panels would be painted black with white support posts to complement the colours of the windmill. *See photograph (c) for an example of a black & white Bow Top fence.* According to the Heritage, Design & Access Statement accompanying the application, metal Bow Top fencing was chosen over other styles of fencing also deemed appropriate for the setting, such as estate or hoop top fencing, in order to reflect the semi-urban character of the surrounding area and to provide more visual security for the site.

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(a) Application site: front boundary white timber picket boundary fence



(b) Application site: eastern boundary chestnut paling fence adjoining the car park area.



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Drapers Mill Proposed Fencing Layout Plan



(c) An example of the proposed black painted bow top fencing with white support posts, in Bridge, near Canterbury.



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7. The Statement explains that the proposed fencing is an increase in height from the existing fencing for two reasons:
 - a. Vehicles parking and carrying out three point turns adjacent will be able to see the fence when reversing.
 - b. The fence bordering the car park needs to be higher to reduce the risk of opportunistic and unauthorised access.
8. The applicant for this planning application is the Conservation Architect from Kent County Council's Heritage Conservation Team, which forms part of the same Planning & Environment Division as the Planning Applications Group. As the applicant and determination process for this planning application would fall within the same service area of the County Council, it is inappropriate to determine this planning application under the Committee's delegated powers to officers. The planning application is therefore put to the Planning Applications Committee for their consideration.

Planning Policy

9. The following National Planning Policy guidance and Development Plan Policies summarised below are relevant to the consideration of the application:
 - (i) **National Planning Policy Framework (NPPF)**, March 2012, sets out the Government's planning policy guidance for England at the heart of which is a presumption in favour of sustainable development. In determining applications the NPPF states that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

In terms of delivering sustainable development in relation to this development proposal, the NPPF guidance and objectives covering the following matters are relevant:

- achieving the requirement for high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise;

- (ii) **Thanet District Council Adopted Local Plan (2006) Saved Policies**

Policy D1 Requires high quality and inclusive design, sustainability, layout and materials. The policy sets out the need for compliance with certain criteria including (amongst other things) that proposals will only be permitted if they respect or enhance the character and appearance of the surrounding area, are compatible with neighbouring buildings and spaces, and do not lead to unacceptable loss of amenity.

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Consultations

10. Thanet District Council submitted 'no comment' on the proposal.

KCC Highways and Transportation raised no objection.

The Environment Agency made 'no comment'.

No comments received from the County Archaeologist.

Local Member

11. The local County Members, Mrs. M. Elenor and Mr. W. Scobie, were notified of the application on the 21 June 2013.

Publicity

12. The application was publicised by the posting of a site notice, the individual notification of seven neighbouring properties, and an advert was placed in the Kent on Sunday on 30 June 2013.

Representations

13. No representations have been received.

Discussion

Introduction

14. This proposal has arisen as the result of a need for improved security and stability of boundary fencing as appropriate for the setting of the Drapers Windmill Grade II Listed Building. As the applicant and determination process for the planning application are within the same service area of the County Council, the application is presented for consideration by the Planning Applications Committee. The proposal needs to be considered in the context of the relevant Development Plan Policies, Government Guidance and other material planning considerations arising from consultation and publicity. In brief, the relevant planning policies promote sustainable development, seek a high standard of design, and have regard to heritage assets, local context and the amenity of nearby properties and the surrounding area.

Design

15. This planning application falls within the setting of a designated heritage asset: Drapers Windmill, a Grade II Listed Building. The choice of replacement fencing was selected and submitted by Kent County Council's Conservation Architect. I am of the opinion that the choice of Bow Top style fencing, painted in colours to complement the mill, would not be visually intrusive to either the setting of Drapers Windmill or the amenity of the surrounding area, including the neighbouring residential properties and Drapers Mill Primary School.

16. The proposed replacement fencing is an increase in height from the existing low level boundary fences by approximately 0.5m. I would consider that the proposed changes in

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height are justified to increase visibility to vehicles, thus reducing the risk of damage and maintenance costs. In my view, given the complementary design choice of bow top style fencing, neither the proposed fence fronting the site at 1 metre high, nor the eastern boundary fence at 1.5 metres high, would cause an adverse impact upon the setting of the Listed Building or the amenity of the area.

17. The applicant has reported some sporadic incidents of unauthorised access to the mill. In addition, the existing front boundary fence has also become dilapidated with age and damage from vehicles and the eastern boundary fence is in a poor condition structurally. In view of these issues at the application site, I am of the opinion that the proposed metal replacement, at an increased height, would present more of a visual deterrent for opportunistic access, as well as a more robust structure for durability and security.

Conclusion

18. The applicant's reasons for replacing the existing fencing and the absence of any planning objections received will be noted. I am of the opinion that the design and the materials of the metal Bow Top fencing and gates are appropriate within the setting of the Listed Building and the amenity of the local area; I do not see any planning grounds why permission should be refused. The proposal accords with the general aims and objectives of the relevant Development Plan policies and the National Planning Policy Framework guidance and is in my view sustainable development. I therefore recommend that planning permission be granted subject to the conditions set out below.

Recommendation

19. I RECOMMEND that PLANNING PERMISSION BE GRANTED SUBJECT to conditions, including conditions covering the following aspects:

- The standard time limit; and
- The development to be carried out in accordance with the submitted details, plans and specifications.

Case Officer – Rachel Cutler	01622 696815
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Background documents - See section heading
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