

9. **15/00490/FULLN (PERMISSION/REFUSE) 05.03.2015**
SITE: Farleigh School, Red Rice Road, Upper Clatford,
UPPER CLATFORD

139 – 161

CASE OFFICER: Emma Jones

APPLICATION NO.	15/00490/FULLN
SITE	Farleigh School , Red Rice Road, Upper Clatford, SP11 7PW, UPPER CLATFORD
COMMITTEE DATE	28 July 2015
ITEM NO.	9.
PAGE NO.	139-161.

1.0 **AMENDMENTS**

- 1.1 Amended plans have been received that show that a 3 metre high fence would now be provided around the perimeter of the entire pitch, as opposed to a 1.2 metre high fence around the northern half of the pitch and a 3 metre high fence around the southern half of the pitch, as previously proposed and as considered by the Northern Area Planning Committee. The amendments have been made in order to satisfy Sport England, who previously raised an objection to the proposals on the basis that a fence lower than 3 metres in height would not be fit for purpose.
- 1.2 Additional/amended plans have also been received with regards to lighting, tree protection and materials.

2.0 **CONSULTATIONS**

- 2.1 **Design and Conservation**; Consulted following submission of revised plans. Objection is maintained. It is considered that raising the height of the fencing will worsen the visual effect.
- 2.2 **Sport England**; No objection, subject to conditions regarding the provision of a relocated cricket pitch and the preparation of a community use agreement for the proposed all weather pitch.

3.0 **PLANNING CONSIDERATIONS**

3.1 **Impact on the character and setting of heritage assets**

The proposed all weather pitch would be prominent when viewed from within the site, including when entering the site and when travelling along the access driveway between the listed lodge houses (at the site entrance) and the main school building. It was originally proposed that 1.2 metre high fencing would be installed around the northern half of the pitch, nearest to the access driveway, which, according to the submitted Design and Access Statement, would allow views across the site to the main house. As set out within the Northern Area Planning Committee report however, it was considered that the proposed pitch, including with this 1.2 metre high fencing, would introduce an incongruous, prominent and more formalised feature that would not be expected within an open park land setting such as this, and its open character would be lost, and the intervisibility of the house and the lodges would be interrupted. As a result, the setting of the designated and non-designated heritage assets at the site would be harmed.

- 3.2 The now proposed increase in the height of the fencing at the northern half of the proposed pitch, to 3 metres in height, would further increase the prominence of the proposal in views from within the site, and when viewed in conjunction

with the heritage assets at the site. The proposed pitch, as amended, would further interrupt the intervisibility of the house and the lodges, causing additional harm to the setting of the designated and non-designated heritage assets at the site to that previously identified. The proposed development is contrary to policies ENV16, ENV17, DES06 and DES07 of the Test Valley Borough Local Plan 2006, and the guidance contained within the National Planning Policy Framework.

4.0 **RECOMMENDATION**
No change.

Revisions

Notes
Do not scale from this drawing.
All dimensions are to be as shown.
Refer to other drawings for details.

2731 L126

PARLEIGH SCHOOL
ALL WEATHER PITCH

GENERAL ARRANGEMENT
WORKS
PROPOSED

Scale	1:500MM	Checked	DB
Date	JAN 15	Drawn	AB

BH & M

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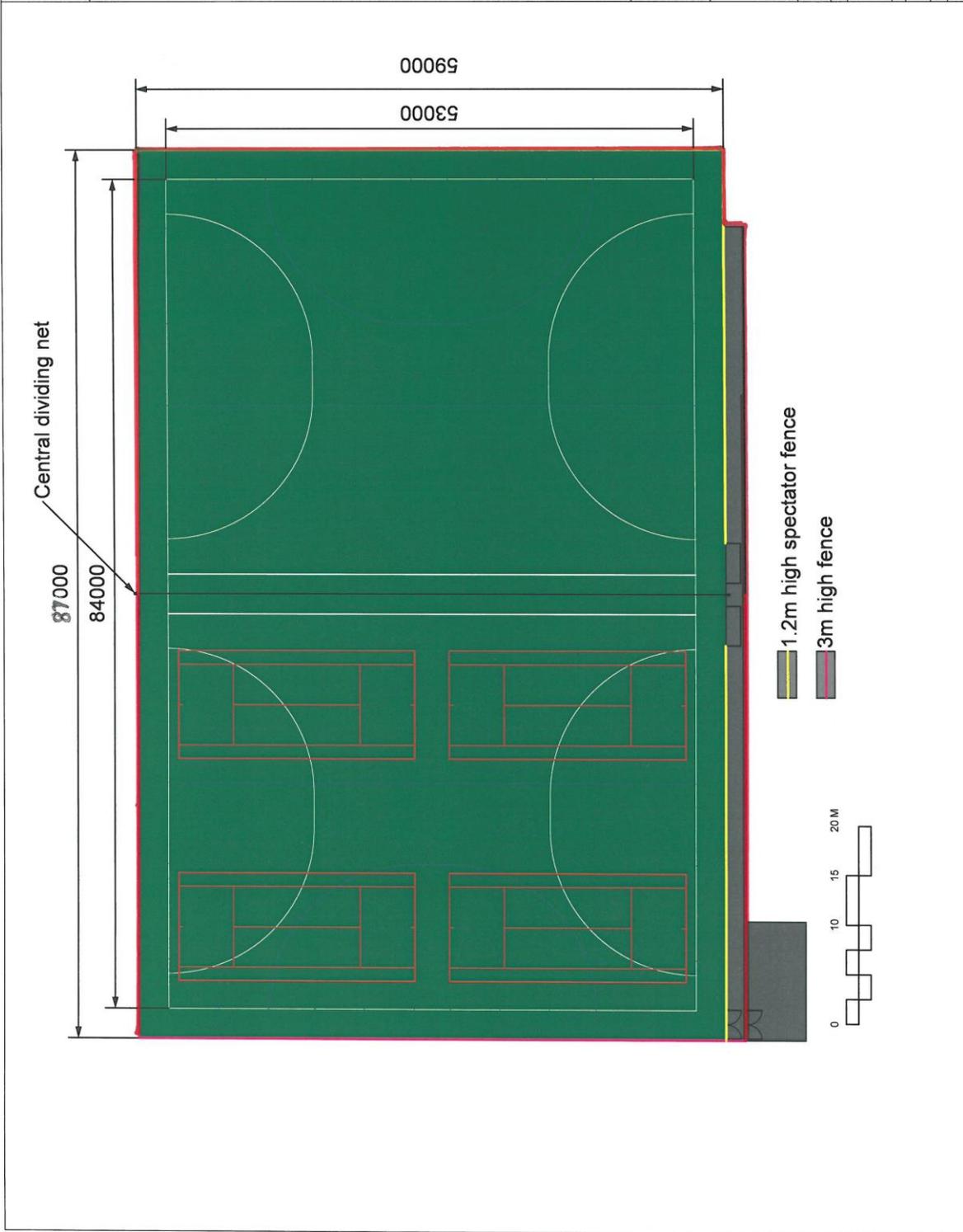


1:1 BY ARCHITECTS TO SCALE 1:1 BY ARCHITECTS TO SCALE 1:1 BY ARCHITECTS TO SCALE

Notes
 All dimensions to be checked on site prior to work commencing.
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Boddingtons Planning

Project Title: Fairleigh School
 Project Number:
 Drawing Title:
 Proposed Scheme 2
 Drawing Number: FSDwg/FS0202
 Drawn By: John Henrick
 Date Drawn: 02/03/2015
 Paper Size: A3
 Scale: 1:350



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Left View



Front View



Back View



Right View



Project Number:	Drawing Title:
Proposed Scheme 2 - Elevation Drawing Number: FS/06/05/0001 Drawn By: Josh Handrick	Date Drawn: 02/03/2015 Paper Size: A3 Scale: 1:350

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Boddingtons Planning

Project Title:	Fairleigh School
Project Number:	
Drawing Title:	
Proposed Scheme 2 - Isometric	
Drawing Number: FS/09/1/0001	
Drawn By:	John Hamrick
Date Drawn:	02/03/2015
Paper Size:	A3
Scale:	1:350