

Sent: 20 January 2013 19:58
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

Application Number: S6/2012/2608/MA

Name: peter hall

Address: Church Lodge

Northaw

EN6 4NZ

Comment Type: Observation

Comment: The following comments have been made in the light of the documents available at 31/12/2012. It is my understanding that the Planning Officer has requested further details from the applicants and said that these documents will be forwarded (or made available) to neighbours and interested parties when available. I assume that revised documents will then allow a further opportunity for review.

General comments

Whilst accepting the need for increased estate security a 2m fence would adversely visually impact on the predominately rural environment.

At road boundaries setting a fence back from the physical boundary by a short distance would lessen the visual impact. This would also permit the use of a higher security fencing with reduced objections.

At boundaries with properties, where existing maintained hedges are in place, a set-back is necessary to allow proper hedge growth and maintenance, and the height of new fencing should be specified to maintain the visual amenity.

At boundaries with properties where existing well maintained fences are in place, the height of existing fencing should be respected to maintain the visual amenity.

Specific comments relating to the fencing of the Church; Track Entrance to the Estate to the west of the graveyard.

Historically this access track was an attractive tree-lined access directly to Northaw Church from the Manor House. Now heavily overgrown it is a haven for wildlife, but still contributes visually to the conservation area of Northaw.

Since the primary security gates are shown to be situated close to the north-west corner of the graveyard, 2m fencing is not warranted to achieve the estate boundary security at the margins of this track. Submitted plans do not indicate the exact position of proposed fencing or the gated restrictions to access from Vineyards Rd.

Fencing would also have an intrusive visual impact on the rural nature of the graveyard.

Fencing bordering the property of Church Lodge EN6 4NZ should respect the height of the existing hedging to minimise the visual impact on the rural outlook.