

# Glebe Farm Equestrian Centre

CONDITION 4 – FENCING TO THE SOUTH OF THE BIODIVERSITY BUND

In December 2022 planning application P/2022/0496 was approved at committee for the creation of car parking area in retrospect.

The application was subject to 4 conditions; of which no.4 needed to be discharged with detailing of a fence. The wording is:

4. The development hereby permitted shall be removed within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:

i) Within 12 weeks of the date of this decision details of the siting and appearance of a 2m high fence (as measured from the ground level upon which it is to be erected) to be erected along the southern boundary of the area edged green on the Star Ecology New Biodiversity Benefit Plan Version 1 dated 12 December 2022 shall be submitted for the written approval of the local planning authority;

ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers

iv) The approved fence has been fully erected in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Upon erection of the fence, it shall thereafter be permanently retained in strict accordance with the details as approved.

As part of condition 1 the ecological and biodiversity strategy and report the applicant is to plant a bund, which is 5m deep as a natural and acceptable soft boundary within the countryside rural business which is outside the settlement.

Condition 1 states 'The Star Ecology scheme of Net Biodiversity Benefit reference SP/2836/22/2 dated 22 October 2022 and as shown on the Star Ecology New Biodiversity Benefit Plan Version 1 dated 12 December 2022 shall be implemented in full in first planting or seeding season following the date of the planning permission hereby granted. The scheme shall thereafter be permanently retained. Any tree or hedgerow which becomes severely damaged or seriously diseased or is in poor physiological condition or is removed shall be replaced within the next available planting season by trees or hedgerow of the same size and species to those originally required planted.'

As the scheme is to be permanently retained, the fencing erected to the south of the planting scheme should be designed for the enhancement and protection of the planting which will require intense maintenance to thrive in perpetuity.

Therefore, the only way to ensure that the applicant can adhere to both condition 1 and 4 is to erect tree protection fencing at 2m high. Below are examples of tree protection fencing:

### Type 1 – Metal Cylinder Protection Fencing



This type of fencing is really efficient and durable for individual trees but will not work for a mix of native tree and hedging bunding which is to provide screening in the long term.

### Type 2 – Metal Heras Fencing



This type of fencing is generally used for short term protection and not as a permanent fencing proposal. It is not aesthetically pleasing and is likely to be more harmful like a hard fence line would be in the location.

### Type 3 – Plastic Heras Fencing



Useful for short periods of protection but not durable and practical for a permanent basis and also not likely to come in 2m heights.

### Type 4 – Metal Tree Guards



The metal tree guards are of really good quality and durability; however, they are very expensive considering the aim was to create a natural biodiverse habitat. The metal fencing would be very unusually in the location proposed.

## Type 5 – Timber Tree/Hedging guards



The timber tree/hedging guard can be built to the 2m desired height, it is durable and in keeping with the location. The price is still very expensive, but the applicant has decided that this is the best permanent fencing for the longevity of the countryside and the biodiversity screening bund growth.

## Conclusion

The applicant has reviewed the fencing types which would be appropriate within the countryside/ outside the settlement boundary and it comes down to a tree protection style fencing so that the applicant can promote the life of the biodiversity bund conditioned in condition 1, which is a 5m natural hedging biodiversity bunding for screening and as a soft boundary.

The best type of fencing for both the biodiversity bund, countryside location and the applicants are the timber tree protection guard running along the bund to the southern boundary.

This type of fencing was also considered as it would allow access for photosynthesis for the proposed planting habitat, maintenance of the bund in perpetuity and soft boundary features within the countryside.

It is concluded that the applicant will fit a fence in keeping with fence type 5 above for the 60m length along the northern boundary but to the southern boundary of the proposed bunding.