The Planning Inspectorate

Appeal Decision

Site visit made on 21 November 2011

by Leslie Coop BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30 November 2011

Appeal Ref: APP/H1033/A/11/2159243
Fairfield Builders Supplies, Bench Road, Buxton SK17 7PJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Fairfield Builders Supplies against the decision of High Peak Borough Council.
- The application Ref HPK/2011/0215, dated 15 April 2011, was refused by notice dated 29 June 2011.
- The development proposed is retention of boundary wall 14.2m security wire and roof 10.45m security wire at 2 bench Road, Fairfield, Buxton.

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the security wire on the character and appearance of the area and on the well-being of neighbouring residents.

Reasons

3. Saved Policy GD4 of the High Peak Local Plan (LP) in relation to development generally and LP saved Policy EMP6 with regard to commercial development aim, amongst other things, to protect the character and appearance of the area and the amenities of local residents. As do LP saved policies BC3 and GD7 in relation to crime prevention and security measures.

4. The appeal site is a builder's supply premises which fronts onto Bench Road. The security wire consists of coiled razor wire mounted on metal supports. It has been installed on a wall and single storey building forming part of the rear of the property which is situated at the end of Rockfield Road, a long straight cul-de-sac otherwise consisting of mainly semi-detached dwellings. In addition there are a number of warning signs on the walls relating to the razor wire, although they do not form part of this appeal.

5. The wire and supports are particularly prominent when seen from Rockfield Road and the nearest dwellings given that they project above the top of the wall and the eaves of the building. The installation is visually unattractive and gives this residential area a fortified and forbidding appearance. Apart from the harm

that this causes to the character and appearance of the area, I agree with the Council that the installation is likely to give rise to an increased perception and fear of crime amongst nearby residents.

6. I conclude that the appeal should be dismissed as in my opinion it is contrary to the LP saved policies referred to above. In reaching this conclusion, I have taken into account the importance of the Appellant's business to the local economy and the need for appropriate security measures following incidents of burglary. I have also taken into account the Ministerial statement: *Planning for Growth* and Planning Policy Statement 4: *Planning for Sustainable Economic Growth*. However, I consider that the use of this particular security measure is outweighed by the harm that it causes to the area and its residents.

Leslie Coop

INSPECTOR