

PLANNING
ROOM
No. 8167

POOLE BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

DIRECTION UNDER ARTICLE 4

OAKLEY LANE POOLE DORSET

WHEREAS:

(1) The Poole Borough Council ("the Council") is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 as amended by the Local Government Act 1972

(2) The Council is satisfied that it is expedient that development of the description set out in the Schedule hereto should not be undertaken on certain land in Oakley Lane Conservation Area in the Borough of Poole shown edged in BLACK on the plan annexed hereto unless permission is granted on an application made in that behalf AND considers that development of the said description would constitute a threat to the amenities of the area.

NOW THEREFORE:

1. The Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1988 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto

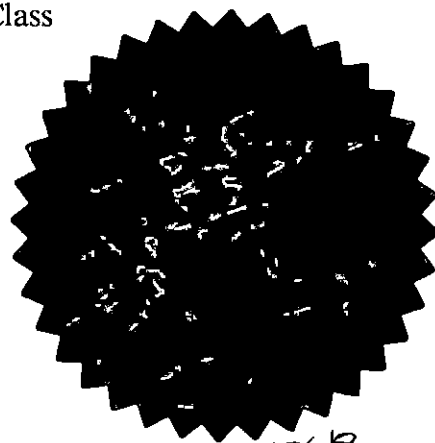
2. Article 5(4) of the Town and Country Planning General Development Order shall apply to this Direction which shall take effect on the date hereof and unless approved by the Secretary of State cease to have effect at the expiration of six months thereafter

SCHEDULE

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure along the highway frontage indicated on the plan annexed hereto

Being development comprised within Part 2, Class A of Schedule 2 of the said Order and not being development comprised in any other Class

THE SEAL of THE COUNCIL OF THE)
BOROUGH OF POOLE was hereunto)
affixed in the presence of:)



[Handwritten signature]
Mayor

[Handwritten signature]

Town Clerk and Chief Executive Officer

Dated this 14th day of May 1991

The Secretary of State for the Environment hereby approves the foregoing direction.

[Handwritten signature]

Signed by authority of the Secretary of State

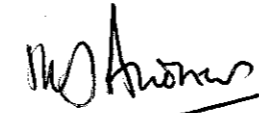
8 November 1991

*An Assistant Secretary in the Department of the Environment

The SEAL of the COUNCIL of the BOROUGH OF POOLE
was hereunto affixed in the presence of:-

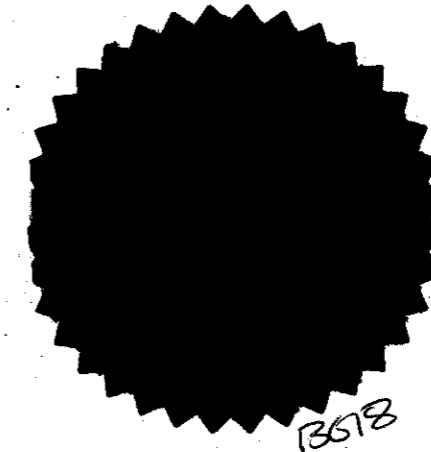


Mayor



Town Clerk and Chief
Executive Officer.




Dated: 14th May 1991

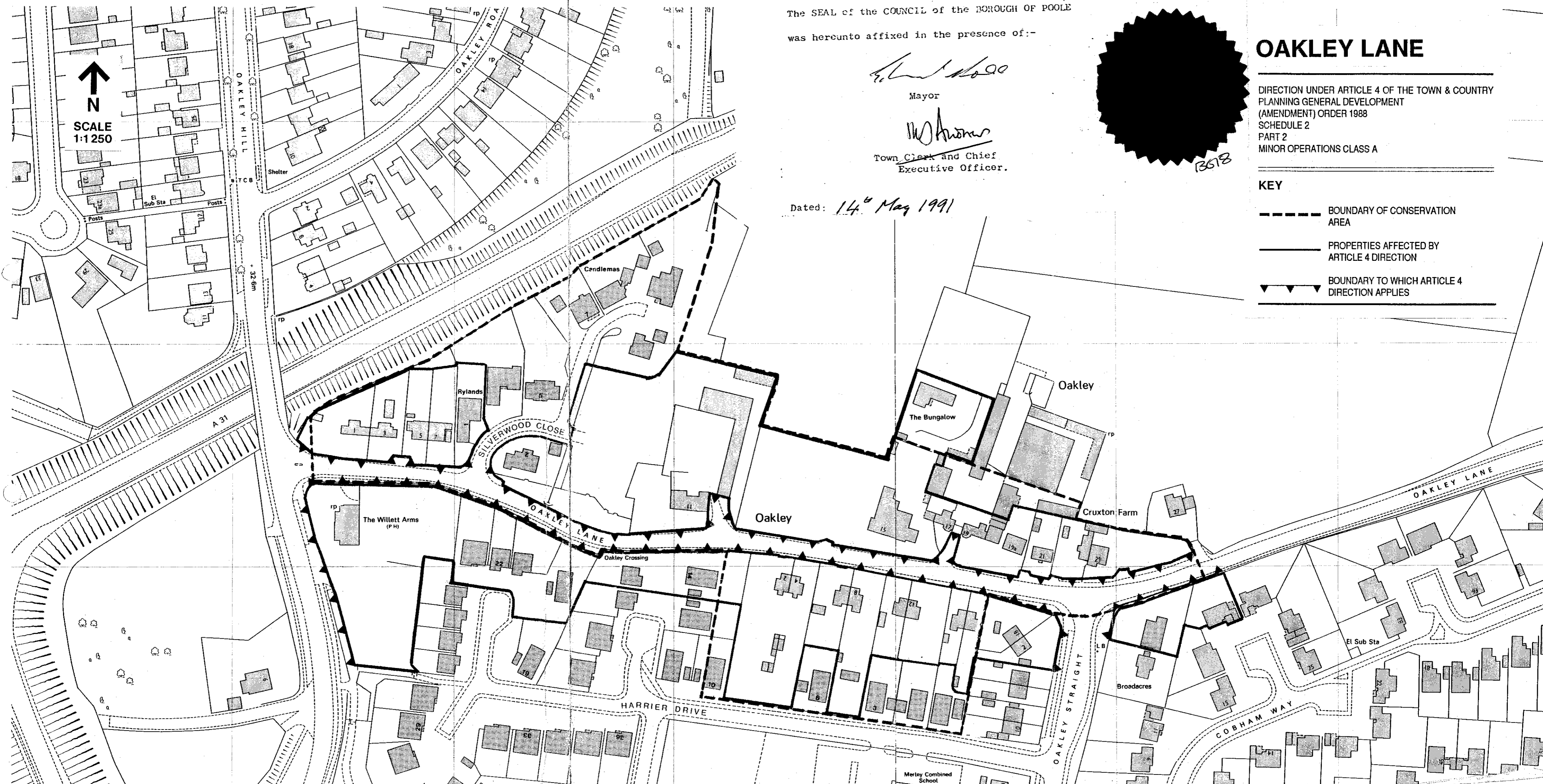


OAKLEY LANE

DIRECTION UNDER ARTICLE 4 OF THE TOWN & COUNTRY
PLANNING GENERAL DEVELOPMENT
(AMENDMENT) ORDER 1988
SCHEDULE 2
PART 2
MINOR OPERATIONS CLASS A

KEY

-  BOUNDARY OF CONSERVATION AREA
-  PROPERTIES AFFECTED BY ARTICLE 4 DIRECTION
-  BOUNDARY TO WHICH ARTICLE 4 DIRECTION APPLIES





Department of the Environment

South West Regional Office

Room 306

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Facsimile 0272 218269

12

HD/7

GTN 1374
Direct Line 0272-218 455
Switchboard 0272-218811

The Town Clerk and
Chief Executive Officer
Poole Borough Council
Town Clerk's Department
Civic Centre
BH15 2RU

Your reference
RBB/B.6.127/NL & TP/JB/120L/AT

Our reference
SW/P/5189/19/1 & 2

Date
22 November 1991

File	
25 NOV 1991	
Passed to RBB	Action by

Sir

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
ARTICLE 4 DIRECTIONS FOR OAKLEY LANE, POOLE AND CANFORD MAGNA

I am directed by the Secretary of State for the Environment to refer to your letters of 24 June and 1 November 1991 and to return herewith one copy of each of the directions endorsed with his approval.

The Council's attention is drawn to the provisions of Article 5 (11) of the General Development Order 1988 which relates to the service or publication of notice of the approval of the directions by the Secretary of State.

I am Sir
Your obedient Servant

Mrs A Geary

MRS A GEARY



~~B 6 127~~

ENCLOSURE E

8/11/91

BOROUGH OF POOLE

PLANNING AND HIGHWAYS COMMITTEE

REPORT FOR INFORMATION :

ARTICLE 4 DIRECTIONS - CANFORD MAGNA ON OAKLEY LANE CONSERVATION AREA

Report of the Acting Borough Planning Officer

The purpose of this report is to inform Members that the Article 4 Directions have been confirmed.

- 1.0 Members will recall that, at their meeting on 14 February 1991, it was resolved to make an Order under the Town and Country Planning General Development Order 1988 to control the erection of new highway boundaries at Canford Magna and Oakley Lane Conservation Areas.
- 2.0 The Article 4 Directions were issued on 23 May 1991 and both were confirmed on 8 November 1991. A copy of the Order for Canford Magna is attached (that for Oakley Lane is identical). Any properties within the Conservation Area, having a boundary with the public highway at Canford Magna, Queen Anne Drive, Magna Road, Oakley Lane, Oakley Straight, at its junction with Oakley Lane, and Oakley Hill, are affected by the Order.
- 3.0 Any affected owners and occupiers have been informed and have been sent a copy of the explanatory leaflet, also attached to this document.

Neil Garrard BA MRTPI

Acting Borough Town Planning Officer

STRONG ROOM
No B167

POOLE BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
DIRECTION UNDER ARTICLE 4
CANFORD MAGNA POOLE DORSET

WHEREAS:

(1) The Poole Borough Council ("the Council") is the Local Planning Authority for the purposes of the Town and Country Planning Act 1990 as amended by the Local Government Act 1972

(2) The Council is satisfied that it is expedient that development of the description set out in the Schedule hereto should not be undertaken on certain land in Canford Magna Conservation Area in the Borough of Poole shown edged in BLACK on the plan annexed hereto unless permission is granted on an application made in that behalf AND considers that development of the said description would constitute a threat to the amenities of the area.

NOW THEREFORE:

1. The Council in pursuance of the powers conferred upon them by Article 4 of the Town and Country Planning General Development Order 1988 hereby direct that the permission granted by Article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule hereto

2. Article 5(4) of the Town and Country Planning General Development Order shall apply to this Direction which shall take effect on the date hereof and unless approved by the Secretary of State cease to have effect at the expiration of six months thereafter

SCHEDULE

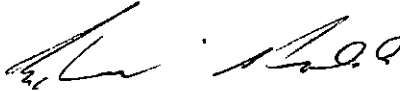
The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure along the highway frontage indicated on the plan annexed hereto

Being development comprised within Part 2, Class A of Schedule 2 of the said Order and not being development comprised in any other Class

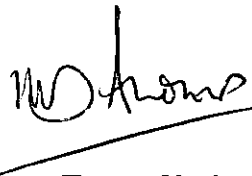
THE SEAL of THE COUNCIL OF THE

BOROUGH OF POOLE was hereunto

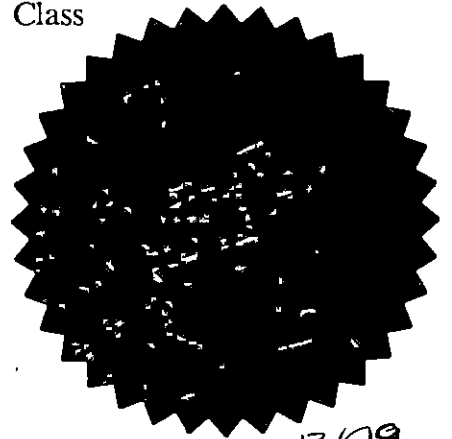
affixed in the presence of:



Mayor



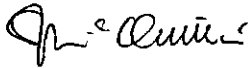
Town Clerk and Chief Executive Officer



13678

Dated this 14th day of May 1991

The Secretary of State for the Environment hereby approves the foregoing direction.



Signed by authority of the Secretary of State

8 November 1991

*An Assistant Secretary in the Department of the Environment



BOROUGH OF POOLE

ARTICLE 4 DIRECTION AT CANFORD MAGNA AND OAKLEY LANE CONSERVATION AREAS

HIGHWAY BOUNDARY TREATMENT

NOTES FOR THE GUIDANCE OF RESIDENTS

What is an Article 4 Direction?

Most development requires application for planning permission, but legislation defines some that can be carried out without the need to obtain consent. This is known as permitted development. The erection of a fence, wall or other means of enclosure, up to 1m in height, fronting a highway, is one form of permitted development. However, even relatively small developments can have a significant and damaging impact upon a sensitive environment such as at Canford Magna and Oakley Lane.

Article 4 Directions enable local authorities to bring permitted development under normal planning control in order to ensure the protection of the visual character of an area. Any Article 4 Direction must be confirmed, as in this case, by the Secretary of State for the Environment.

What is the purpose of this Direction?

An important part of the character of these two conservation areas is derived from mature vegetation along the highway boundaries. There is a consistency of hedgerows on field boundaries and hedges and low, open fences on domestic properties, giving a soft, informal and predominantly rural character. The loss of hedges and the erection of walls or solid fences will introduce harsh, urban features, damaging to the rural character of these areas. The purpose, therefore, of this Article 4 Direction is to ensure that the particular character of the two conservation areas is not eroded by the use of inappropriate styles or material in boundary treatment.

How does this Direction affect me?

The Article 4 Direction means that you are now required to make an application for planning permission from the local planning authority if you wish to erect, construct, maintain, improve or alter a gate, fence, wall or other means of enclosure along your highway frontage. In short, this means that now *all* forms of enclosure, whatever their height, style or materials, require planning permission.

Planning applications required because of an Article 4 Direction are free from planning charges.

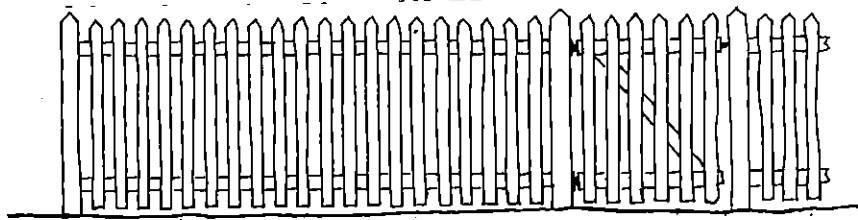
What sort of enclosures are appropriate?

The local authority seeks to encourage the retention of hedges and to prevent the construction of walls and fences in inappropriate materials and styles. As a general rule, low, open, palisade fencing is more appropriate on small domestic properties whilst on field boundaries, post and rail or post and wire is suitable. In most instances, hedging, in scale with the property, will be encouraged in preference to fencing.

In some cases where privacy is required to rear or side garden, a taller, close boarded fence might be erected, but should be set back at least 2m. from the highway boundary, with a suitable hedge in front of it.

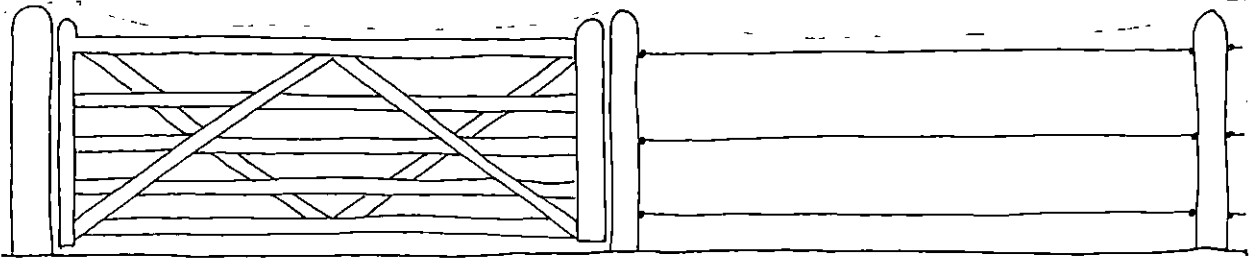
Some suitable examples of fencing and gates are shown overleaf.

GATES & FENCES SUITABLE FOR BUILDING BOUNDARIES.

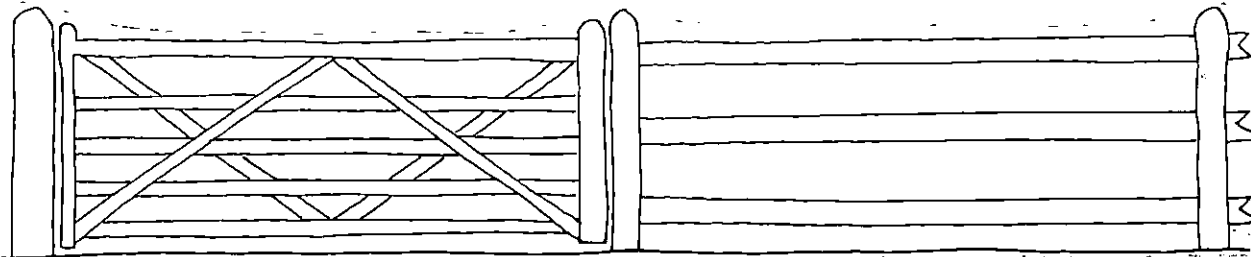


Palisade gate & fence - Maximum height 1 metre.

GATES & FENCES SUITABLE FOR FIELD BOUNDARIES.



Field gate with post & wire fence - Maximum height 1.3 metres.



Field gate with post & rail fence - Maximum height 1.3 metres.

Bushy forms of hedging, particularly native species that attract wildlife, are preferred to coniferous species that are not suited to the retention of rural character.

Some suitable species for hedges and hedgerows are as follows:-

Key: (E) Evergreen (W) Good for wildlife (D) For smaller hedges requiring regular trimming

Species for Single Species Hedges

Hawthorn (W),(D) Crataegus Monogyna
 Beech (W), (D) Fagus Sylvatica
 Privet Ligustrum Ovalifolium (D), (E) L.Vulgare (W)
 Hornbeam Carpinus Betulus
 Holly (D), (E) Ilex Aquifolium
 Laurel (E) Prunus Laurocerasus

Species for mixed hedge, suitable for gardens

Hawthorn (W), (D) Holly (E), (D) Blackthorn (W), (D) Prunus Spinosa

Species for traditional mixed hedge, suitable for field boundaries

Hawthorn (W), (D)
 Field Maple (W) Acer Campestre
 Spindle (W) Euonymus Europaeus
 Hazel (W) Corylus Avellana
 Dog Rose (W) Rosa Canina

If you wish to make changes to your hedge or fencing, you are advised to contact the Planning Department and speak to the Conservation Officer on 675151 extension 3331.



N R Garrard BA MRTPI
 Acting Borough Planning Officer
 Department of Architecture & Town Planning
 Poole Borough Council
 Civic Centre
 Poole
 Dorset

December 1991

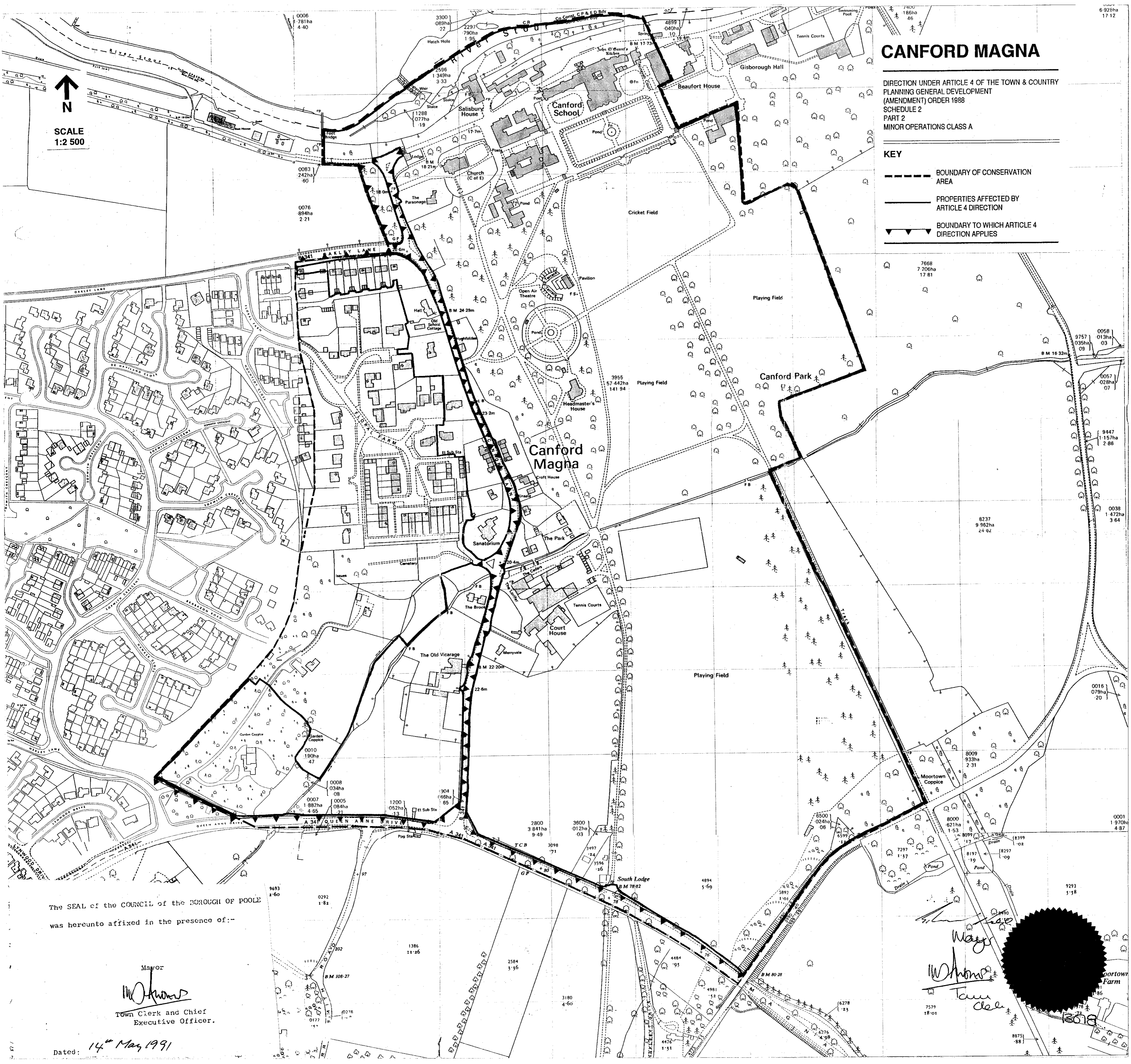
CANFORD MAGNA

DIRECTION UNDER ARTICLE 4 OF THE TOWN & COUNTRY
PLANNING GENERAL DEVELOPMENT
(AMENDMENT) ORDER 1988
SCHEDULE 2
PART 2
MINOR OPERATIONS CLASS A

- KEY**
- BOUNDARY OF CONSERVATION AREA
 - PROPERTIES AFFECTED BY ARTICLE 4 DIRECTION
 - ▶ BOUNDARY TO WHICH ARTICLE 4 DIRECTION APPLIES



SCALE
1:2 500



The SEAL of the COUNCIL of the BOROUGH OF POOLE
was hereunto affixed in the presence of:-

Mayor
[Signature]
Town Clerk and Chief
Executive Officer.

Dated: 14th May 1991

[Signature]
Way
[Signature]
Tom
1991

