

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 7th July 2005

Report Title Higham Lane School (Detached Playing Field), Ambleside Way, Nuneaton - Erection of a 2.4 Metre High Steel Palisade Security Fence to the North and East Site Boundary

Summary

The report recommends the grant of planning permission for a 2.4 metre high steel palisade fence with triple spiked tops to be erected to the northern and eastern site boundary to the detached school playing field, plus the construction of associated single pedestrian access gates and double vehicular access gates to the same specification at Higham Lane School (detached playing field) Ambleside Way, Nuneaton.

The application was deferred at the 24th May 2005 meeting of the Regulatory Committee to enable Members of the Committee to make a site visit.

For further information please contact Jim Davies
 Planning Officer
 Tel. 01926 412907
 jimdavies@warwickshire.gov.uk

Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers

Planning Application received on 18/3/05 with supporting statement.
 Letter from Warwickshire Police.
 Letter from local resident.
 Letter from Higham Lane Leisure Association.
 Letter from 11th Nuneaton (Weddington) Scouts.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s)
(With brief comments, if appropriate)

Councillor J J Burton – no comments received.

Other Elected Members

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Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

.....

Chief Executive

.....

Legal

I Marriott – comments incorporated.

Finance

.....

Other Chief Officers

.....

District Councils

Nuneaton and Bedworth Borough Council – No objection subject to the fence being coloured green.

Health Authority

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Police

Police Architectural Liaison Officer – no objection

Other Bodies/Individuals

See Paragraph 2

FINAL DECISION

YES/NO (If 'No' complete Suggested Next Steps)

SUGGESTED NEXT STEPS :

Details to be specified

Further consideration by this Committee

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To Council

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To Cabinet

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To an O & S Committee

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To an Area Committee

.....

Further Consultation

.....

Regulatory Committee – 7th July 2005

Higham Lane School (Detached Playing Field), Ambleside Way, Nuneaton - Erection of a 2.4 Metre High Steel Palisade Security Fence to the North and East Site Boundary

Report of the Director of Planning, Transport and Economic Strategy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the siting of a 2.4 metre security fence at Higham Lane School, Ambleside Way, Nuneaton, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO: N299/05CC009

SUBMITTED BY : Director of Property Services Department on behalf of Cabinet of Warwickshire County Council.

RECEIVED BY: The Director of Planning, Transport and Economic Strategy on 18/3/05.

THE PROPOSAL: Erection of a 2.4 metre high steel palisade fence with triple spiked tops to be erected to the northern and eastern site boundary to the detached school playing field, plus the installation of associated single pedestrian access gates and double vehicular access gates to the same specification.

SITE AND LOCATION Higham Lane School (Detached Playing Field) Ambleside Way, Nuneaton.

See plan in **Appendix A**

1. Application Details

- 1.1 The planning application proposes the construction of a 2.4 metre high steel palisade security fence with triple spiked tops to the northern and eastern boundary of the detached playing field at Higham Lane School. The scheme also includes the construction of associated single pedestrian access gates and double vehicular access gates to the same specification.
- 1.2 The proposed security fencing is proposed in response to the numerous acts of vandalism that have occurred on the site of the playing fields at Ambleside Way. Currently, trespassers can easily gain entry into the site and are causing a problem for Higham Lane School and the adjacent residential properties.
- 1.3 Pedestrian access to the site would be constructed from Ambleside Way to allow entry to the site for authorised users only. These gates would be of the same materials as the security fence. The gates would not be directly overlooked by neighbouring properties in their proposed location.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** – No objection subject to the fence being coloured green.
- 2.2 **Councillor J J Burton** – No comments received.
- 2.3 **Environmental Health** – No comments received.
- 2.4 **Police Architectural Liaison Officer, Nuneaton and Bedworth** – No objection.

3. Representations

- 3.1 One letter from a local resident asking if the fencing will stop unauthorised use of the field and enquiring as to whether Warwickshire County Council will be taking responsibility for the hedge running along the eastern site boundary.
- 3.2 Higham Lane Leisure Association **objects** to the positioning of the fence on the eastern boundary and the construction of pedestrian access on this same boundary on the issue of safety.
- 3.3 The 11th Nuneaton (Weddington) Scouts **object** to the positioning of the fence on the eastern boundary as it is inset from the actual site boundary leaving the hedge and adjacent land as a 'no mans land'.
- 3.4 Both objectors state they would want the fence sited on the actual site boundary leaving the hedge clearly the responsibility of Higham Lane School.

4. Observations

Site and Surroundings

- 4.1 The playing fields are adjacent to residential properties on the southern and western boundaries. To the north are allotments and an access roadway leading to a Scout Hunt adjacent to the north eastern corner of the site. Higham Lane Leisure Association operate the sports club to the east of the site with a hedgerow marking the boundary between the sites.
- 4.2 The application proposes to locate the fence slightly onto the school playing field to avoid any disruption to the existing hedge which would remain in place and soften the appearance of the security fence.
- 4.3 The two **objections** which have been received refer to the siting of the fence slightly onto the school field away from the hedge. Higham Lane Leisure Association states that the proposal will create an area of land that cannot be adequately and easily maintained between the new fence and the hedgerow/ditch. The Association currently maintains their side of the hedge but states that County Council carry out very little maintenance to either the hedgerow or the ditch, by positioning the fence as proposed maintenance will become increasingly difficult for the Council. The 11th Nuneaton Scouts also **object** to the proposed positioning of the fence as they state it will create a 'no-mans land' between the new fence and the adjacent sports ground which will not deter young people to gaining access to the field. The Association also **object** to the siting of a pedestrian access in the fence on safety issues, they consider this to be a potential hazard to children.
- 4.4 The existing hedgerow identifies the boundary between Higham Lane Leisure Association and the school. However, locating the fence on the actual boundary would mean the loss of the hedge and locating the fence on the Leisure Associations side would be on land it does not own and mean the Leisure Association could not fulfil its maintenance obligation. The proposed position of the security fence would mean the school would access the hedge from the Leisure Association site. At present the playing fields are open and available to the sports club. The proposed fence would restrict access to the school. The fencing would reduce the risk of vandalism at the playing fields and the rear of adjacent properties.

5. Policy

- 5.1 Policy ER1 of the Warwickshire Structure Plan sets out policies in relation to natural and cultural environmental resources and the protection of the environmental assets of the county. Policy ER2 of the Structure Plan sets out policies in relation to the environmental impact of development on the landscape and material assets of the county. The proposal would not have a detrimental impact on the local landscape and therefore accords with these policies.
- 5.2 Policy Env13 of the Nuneaton and Bedworth Second Deposit Draft – 2004 states the design and material of all development should be of a high standard in keeping with the scale and character of the locality. Policy Env21 of the plan

requires that the design of development should encourage a high level of personal and community safety. The proposal is considered to be in accordance with these policies.

6. Conclusions

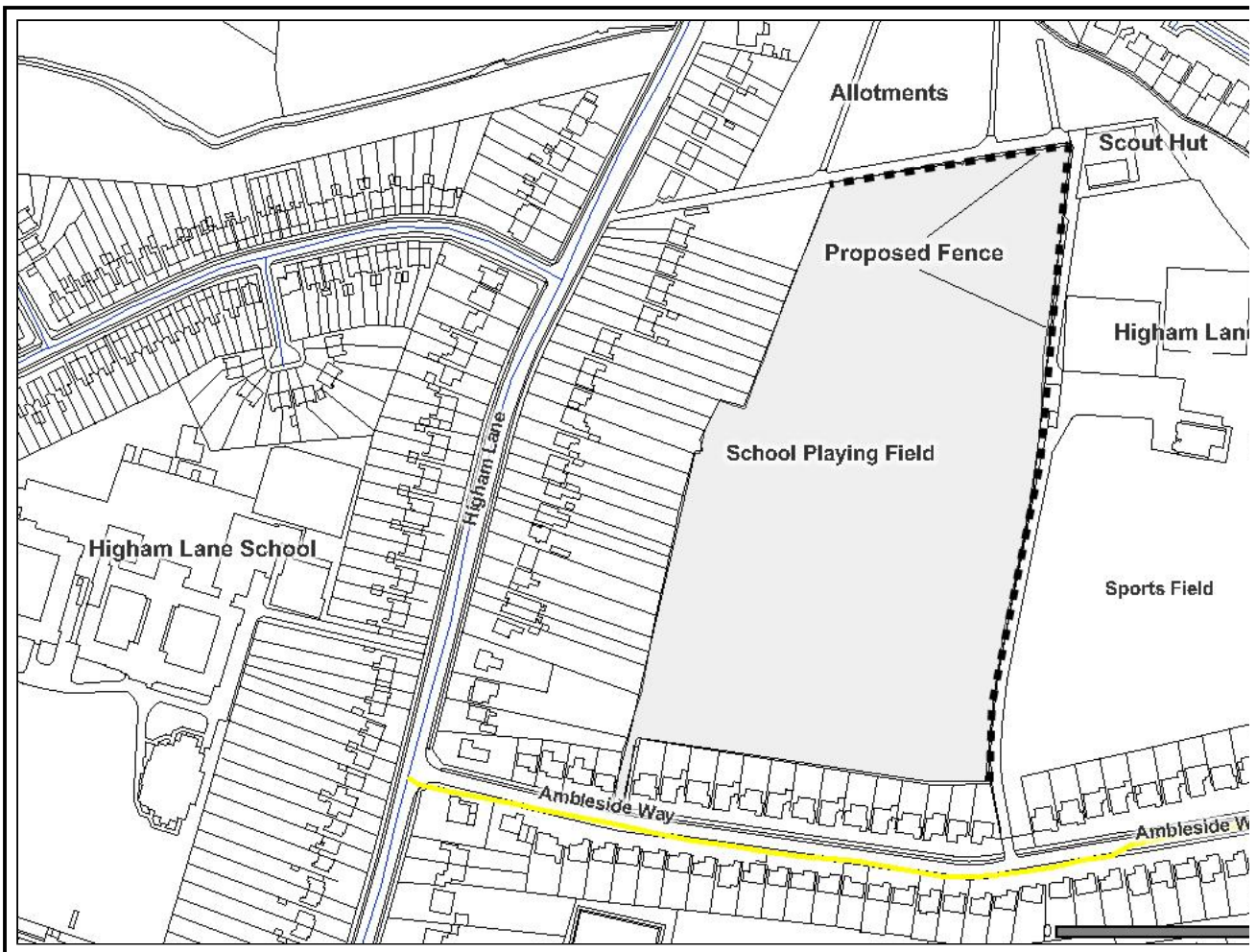
- 6.1 The proposed erection of 2.4 metre high security fencing to the northern and eastern boundary of the detached playing field of Higham Lane School (Ambleside Way) is considered to be acceptable when taking into account all material considerations relating to the development.

7. Environmental Implications

- 7.1 The size and scale of the proposed development would have only a limited impact on the visual amenities of the locality.

JOHN DEEGAN
Director of Planning, Transport and Economic Strategy
Shire Hall
Warwick

22nd June 2005



Scale 1: 3500

Ref No. N299/05CC009

Drawn Jim

Regulatory Committee - 7th July 2005

Subject

Higham Lane School - Security Fence

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Regulatory Committee – 7th July 2005

Higham Lane School (Detached Playing Field), Ambleside Way, Nuneaton - Erection of a 2.4 Metre High Steel Palisade Security Fence to the North and East Site Boundary

Application No: N299/05CC009

Commencement Date

1. The development hereby approved shall be commenced no later than 5 years from the date of this permission.

Pre – Commencement

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref:- N299/05CC009 and Supporting Statement.
3. No development shall take place until full details of the colour of the fence has been supplied and approved in writing by the County Planning Authority and the fence shall be coated and re-coated only in that colour or another colour so approved.

Reasons

- (i) To comply with the Town and Country Planning Act 1990.
- (ii) To ensure development is carried out in accordance with the planning permission hereby granted.
- (iii) To protect the visual amenity of the local residents.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Warwickshire Structure Plan 1996 – 2011

- (i) Policy ER.1

Nuneaton and Bedworth Borough Local Plan 1993

- (i) Policy E32
- (ii) Policy L26

Nuneaton and Bedworth Second Deposit Draft – 2004

- (i) Policy ENV13
- (ii) Env21

Reasons For The Decision To Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to require refusal.

Note:-The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.