

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 15th November 2005

Report Title Land Adjoining 16 Alexandra Street,
Nuneaton - Erection of 1.8 metre High
Shuttering Ply Hoarding Painted Green

Summary The erection of the proposed fence is to eliminate illegal parking and fly tipping that has been occurring on the site that is being fenced off. The site has a brick wall around all the boundaries apart from the boundary to Alexandra Street where it is proposed the ply hoarding would be erected.

For further information please contact Lisa Chaney
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Would the recommended decision be contrary to the Budget and Policy Framework? Yes/No

Background Papers Planning Application N721/05CC029, supporting statement and plans received 2/9/2005.
Letter dated 6/9/2005 from Highways.
Letter dated 23/9/2005 from Environmental Design.
Letter dated 1/10/2005 from Mrs G Pourtney (1 Alexandra Street, Nuneaton).

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor R D Hicks – No comments received.
(With brief comments, if appropriate)
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

- Chief Executive
- Legal I Marriott – agreed.
- Finance
- Other Chief Officers
- District Councils Nuneaton and Bedworth Borough Council –
Objection – see paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals

FINAL DECISION

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

SUGGESTED NEXT STEPS:

Details to be specified

- Further consideration by this Committee
- To Council
- To Cabinet
- To an O & S Committee
- To an Area Committee
- Further Consultation

Regulatory Committee – 15th November 2005

**Land Adjoining 16 Alexandra Street, Nuneaton - Erection of
1.8 metre High Shuttering Ply Hoarding Painted Green**

**Report of the Director of Planning, Transport and
Economic Strategy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the Erection of a 1.8 metre high Shuttering Ply Hoarding Painted Green at land adjoining 16 Alexandra Street, Nuneaton subject to conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO: N721/05CC029

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

RECEIVED BY: The Director of Planning, Transport and Economic Strategy on: 05/9/2005.

THE PROPOSAL: The erection of a 1.8 metre high shuttering ply hoarding painted green. [Submitted under Regulation 3 of the Town and Country Planning Regulations 1992.]

SITE & LOCATION: 0.05 ha of land adjoining 16 Alexandra Street, Nuneaton, Warwickshire [Grid ref: 358.917].

See plan in **Appendix A**.

1. Application Details

- 1.1 The planning application proposes the erection of a 1.8 metre high fence, which is constructed of shuttering ply hoarding painted green. This would be 25mm thick on 100 x 100 s/w posts to the rear of the footpath.

- 1.2 The site to be fenced off has a brick wall around the North, East and South boundaries. It is the boundary with Alexandra Street where it is proposed the ply hoarding would be erected.
- 1.3 The site the fence is enclosing has an area of 500 square metres (0.05 ha) and is rough wasteland. The length of the fence is approximately 42 metres.
- 1.4 The erection of the proposed fence is to eliminate illegal parking and fly tipping that has been occurring on this site.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** have an objection due to the height, position and material the ply hoarding is constructed from which would result in an incongruous feature in the street scene to the detriment of visual amenity of the area.
- 2.2 **Councillor R D Hicks** – No Comments received.
- 2.3 **Police Architectural Liaison Officer** – Nuneaton and Bedworth Borough Council – No Comments received.

3. Representations

- 3.1 One letter of objection has been received in respect of the application. Concerns include:-
 - (i) Vehicle Manoeuvring.
 - (ii) Visual Amenity – Graffiti.
 - (iii) Vandalism.
 - (iv) Would be broken into and would not solve problem of fly tipping.

4. Observations

Site and Surrounding

- 4.1 The application site is located on the edge of a residential area close to the town centre. To the North is the junction of Queens Road and Roanne Ringway, to the East is Roanne Ringway, to the South and West is Alexandra Street and to the North West is Queens Road District Centre. The proposed fence would connect from the corner of 16 Alexandra Street to the corner on Queens Road on the west of the site to be enclosed.
- 4.2 This site is at present used for illegal parking and fly tipping. Those parking on the site, appear to be residents in neighbouring properties and those working and shopping in Nuneaton Town Centre and Queens Road.

Vehicle Manoeuvring

- 4.3 The resident of 1 Alexandra Street states that the site to be fenced off is necessary for emergency services, street cleaning, refuse and other large vehicles to be able to manoeuvre and turn around at the end of the cul-de-sac. Without it would be virtually impossible to maintain these facilities. However the site to be fenced off does not include the turning area located at the end of the cul-de-sac, therefore it is believed that there is enough space for manoeuvring of vehicles.

Visual Amenity

- 4.4 Nuneaton and Bedworth Borough Council object to the fence because by virtue of its height, position and material it is constructed from, it would result in an incongruous feature in the street scene, to the detriment of visual amenity of the area. The resident of 1 Alexandra street also believes it will be prone to Graffiti and vandalism. It is agreed that the fence is not the most aesthetically pleasing addition to the street scene and acknowledges the other concerns of encouraging graffiti and vandalism. However the main impetus behind the seeking of planning approval for the fence are complaints that have been made to the applicants by a Borough Councillor who is concerned about the condition of the land and the fly-tipping problem. These complaints, coupled with other continued reports of the fly tipping and use of the area as a car braking yard means that the applicants are keen to prevent further antisocial use of this land. Not only is the fly tipping incurring expense to the applicants in clearing it up, the fly-tipping itself is detrimental to the visual amenity of the area. The land looks unsightly, unkempt and is a potential health hazard. The erection of the fence may not completely solve the problem of fly-tipping comprehensively, but it would help to address the problem and in the short term, discourage it by making it harder for it to happen.

Long Term Development

- 4.5 The applicants are in the process of negotiating the sale of the land to Nuneaton and Bedworth Borough Council for future long-term development. This should be concluded within 12 months, though hopefully sooner. It is therefore intended that the erection of the fence would be a short-term measure to prevent the illegal fly tipping and not to impose a lasting detrimental visual impact upon the street scene. As such a temporary planning permission would be appropriate.

5. Planning Policy

- 5.1 Policy Env14 of the Nuneaton and Bedworth Modifications 2005 states the design and material of all development should be of a high standard in keeping with the scale and character of the locality. It is accepted that if the fence was a permanent structure at this location it would be better suited to a different design and material, however as it is a temporary structure and it is felt that the continuation of fly-tipping at the site would have more of a detrimental visual impact upon the locality than would result from the fence.

6. Conclusion

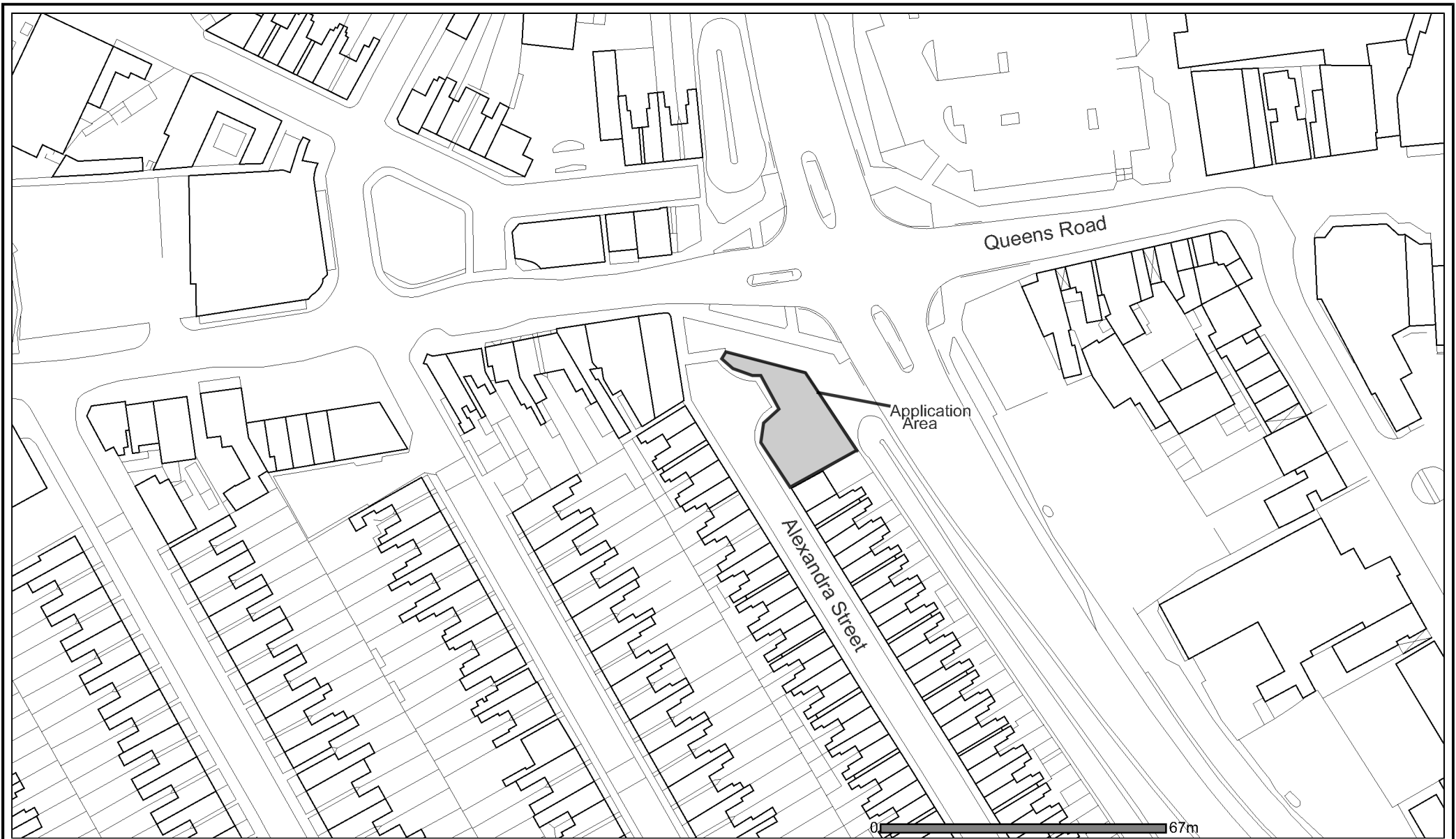
- 6.1 The proposed construction of a 1.8m high shuttering ply hoarding fence that is painted green at land adjoining 16 Alexandra Street, Nuneaton, is considered to be an acceptable temporary solution to address fly tipping when taking into account all material considerations relating to the site.

7. Environmental implications

- 7.1 The size and scale of the proposed development would have only a limited and short-term impact on the visual amenities of the locality compared to that of the existing fly tipping happening on site.

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

1st November 2005



Scale 1: 1237

Ref No. N721/05CC029

Drawn Lisa Chaney

Regulatory Committee 15th November 2005

Subject

Erection of Shuttering - Alexandra St, Nuneaton

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John Deegan
 Director of Planning, Transport
 and Economic Strategy
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Regulatory Committee – 15th November 2005

**Land Adjoining 16 Alexandra Street, Nuneaton - Erection of
1.8 metre High Shuttering Ply Hoarding Painted Green**

Application No: N721/05CC029

General Operations

1. The development hereby permitted shall be removed on or before 15th November 2008.
2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: N721/05CC029, Supporting Statement and plans.
3. That within two months of it's construction the fence shall be painted a colour which shall first have been agreed by the County Planning Authority and once so painted the fence shall be retained in the agreed colour unless permission is given for any variation to that colour.

Reasons

1. The visual appearance of the structure is such that it is not suitable for permanent retention.
2. To ensure development is carried out in accordance with the planning permission hereby granted.
3. In the interests of the visual amenity of the locality.

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

Nuneaton and Bedworth Borough Local Plan 1993

1. Policy E32.

Nuneaton and Bedworth Modifications 2005

1. Policy ENV14.
2. Policy ENV 31.

Reasons for the Decision to Grant Permission

Although the development is not a high quality design solution as required by policy Env 14, it is required on a temporary basis to solve significant environmental problems resulting from the current condition and use of the site. As such approval will result in enhancement to the overall amenities of the locality by helping to solve the problems. Furthermore because only a temporary permission has been granted, the adverse impact of the development upon the visual amenity of the locality can be rectified by a review of this permission at a future date.

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.