

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 13th June 2006

Report Title **Former Leyland School, Nuneaton-
The Erection of 2.4 Metre High Triple
Spiked Palisade Fencing to be Powder
Coated Green, Incorporating Vehicular
Access Gates to the Western Site
Boundary**

Summary This application is for the erection of 2.4 metre high triple spiked palisade security fencing to be powder coated green, incorporating vehicular access gates to the western site boundary of the former Leyland School, Leyland Road, Nuneaton.

For further information please contact Lucy Hill
Planning Officer
Tel. 01926 412643
lucyhill@warwickshire.gov.uk

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

Background Papers Planning Application registered on 31st March 2006
E-mail dated 23rd April 2006 from a resident regarding visual impact.
Letter dated 8th May 2006 from Nuneaton and Bedworth Borough Council.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

Other Committees

Local Member(s) Councillor M Heatley – no comments received as
(With brief comments, if appropriate) at 30th May 2006.

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 – No objections.
- Health Authority
- Police Police Architectural Liaison Officer, Nuneaton Police – No comments received.
- 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 - 13th June 2006

**Former Leyland School, Nuneaton
The Erection of 2.4 Metre High Triple Spiked Palisade
Fencing to be Powder Coated Green, Incorporating Vehicular
Access Gates to the Western Site Boundary**

**Report of the Strategic Director for
Environment and Economy**

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the erection of 2.4 metre high triple spiked palisade fencing to be powder coated green, incorporating vehicular access gates to the western site boundary at the Former Leyland School, Leyland Road, Nuneaton, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application Number: N93/06CC18

Received by County: 31st March 2006.

Applicant: Strategic Director of Resources, Warwickshire County Council, PO Box, Shire Hall, Warwick, CV34 4RP.

Site and location: 0.7 ha of land at the former Leyland School site, Leyland Road, Nuneaton, CV11 4RP [Grid Ref: 437264, 290320].

See plan at **Appendix A**

1. Application Details

- 1.1 This application is for the erection of 2.4 metre high triple spiked palisade security fencing, to be powder coated green, incorporating vehicular access gates to the western site boundary.
- 1.2 It is proposed that approximately 150 metres of 2.4 metre high triple spiked palisade security fencing would run along the northern and western boundaries of the site.
- 1.3 The vehicular access would be approximately 10 metres in width and would also have 2.4 metre high gates constructed of palisade fencing material.
- 1.4 The proposed fencing would secure the site from trespass during and after the demolition of the existing derelict school buildings.

2. Consultations

- 2.1 **Councillor M Heatley** – No comments received as of 30th May 2006.
- 2.2 **Nuneaton and Bedworth Borough Council** – No objections.
- 2.3 **Police Architectural Liaison Officer, Nuneaton Police Station** – No comments received.

3. Representations

- 3.1 One written representation has been received from a local resident raising objections to the proposal on the following grounds:-
 - (i) Visual impact of the fence on the character of the surrounding area.

4. Observations

- 4.1 The former Leyland School is located to the south east of Nuneaton town centre. The site, the subject of this application, currently comprises derelict school buildings and it is proposed to construct the fence around the site frontage for a temporary time period of between 6 and 12 months whilst demolition works are carried out on site. This would ensure site security and reduce the likelihood of crime occurring on the site during this period.
- 4.2 Currently there is no fencing bounding at the frontage of the site. The area upon which the fencing would be placed consists of a grassy embankment with a small number of mature trees that are located at the north western and south western corners of the site. To ensure that no damage to the trees is caused during the construction of the fencing it is recommended that a tree protection scheme is submitted prior to the commencement of any development on site.

- 4.3 The proximity of the fencing to nearby residential dwellings is a cause of concern to a local resident, however, it is considered that given the temporary nature of the fence, the implementation of a planting scheme to soften the visual appearance of the fence would not be beneficial.

5. Planning Policies

- 5.1 Policy E35 (of the Adopted Nuneaton and Bedworth Local Plan 1993) and Policy Env22 (of the Nuneaton and Bedworth Borough Local Plan – Proposed Modifications 2005) consider the reduction and prevention of crime in the community through changes to the environment. It is considered that the erection of a security fence would be consistent with these policies and reduce the likelihood of illegal trespass from occurring
- 5.2 Policy E19 of the Adopted Nuneaton and Bedworth Borough Local Plan 1993 addresses opportunities for landscaping to enhance the appearance of developments, the details of which should be agreed prior to the commencement of the development. It is considered that the proposed development accords with the development plan.

6. Conclusions

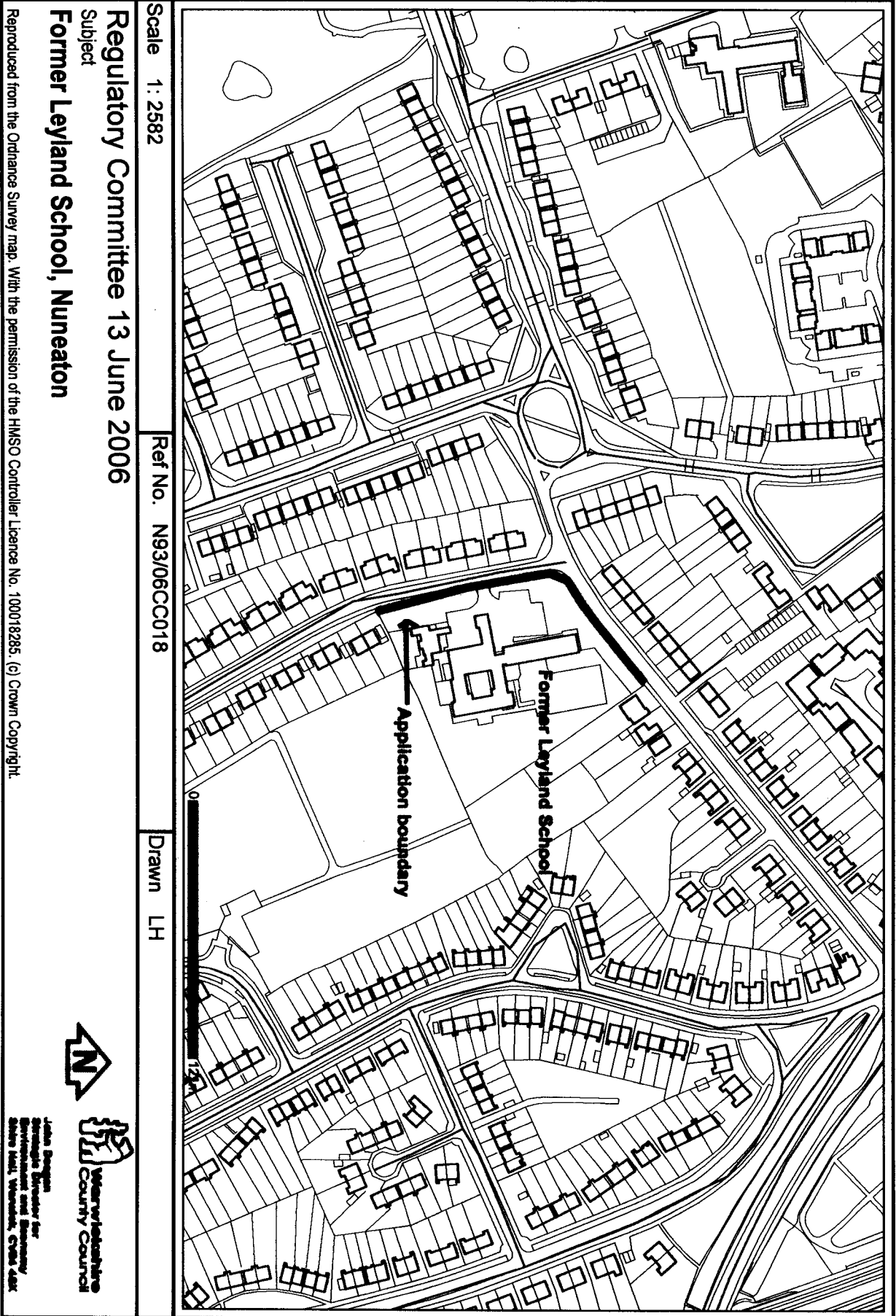
- 6.1 The proposed fence is necessary to improve security at the site and is in accordance with policies contained in the adopted Nuneaton and in accordance with policies contained in the adopted Nuneaton and Bedworth Local Plan 1993 and the Nuneaton and Bedworth Borough Local Plan – Proposed Modifications 2005. The need to secure the site from trespass is of sufficient weight to justify the grant of planning permission notwithstanding the slight impact on the visual amenity of the area due to the appearance of the fence.

7. Environmental Considerations

- 7.1 It is considered that there are no significant adverse environmental considerations associated with the proposed development the subject of this application.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

31st May 2006



Scale 1 : 2582

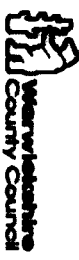
Ref No. N93/06CC018

Drawn LH

Regulatory Committee 13 June 2006

Subject
Former Leyland School, Nuneaton

Reproduced from the Ordnance Survey map. With the permission of the HMSO Controller Licence No. 100018285. (c) Crown Copyright.



John Duggan
Strategic Director for
Development and Economy
Sandy Hill, Warwick, CV34 4AR

Regulatory Committee – 13th June 2006

**Former Leyland School, Nuneaton-
The Erection of 2.4 Metre High Triple Spiked Palisade
Fencing to be Powder Coated Green, Incorporating Vehicular
Access Gates to the Western Site Boundary**

Application No. N93/06CC18

1. The development hereby permitted shall not be carried out other than in accordance with the details shown on the plan entitled 'Nuneaton Former Leyland School' dated 30/3/2006 and in accordance with the details submitted as part of application reference N93/06CC18.

Reason: To ensure a satisfactory standard of development in the interest of protecting the appearance and security of the area.

2. Within 3 years of the date of this permission the fence and gate shall be removed from the site.

Reason: To ensure a satisfactory standard of development in the interest of protecting the visual appearance of the area.

Development Plan Policies relevant to this decision:

Warwickshire Structure Plan 1996 – 2011:

- Policy GD3

Adopted Nuneaton and Bedworth Borough Local Plan 1993:

- Policy E19
- Policy E35

Nuneaton and Bedworth Borough Local Plan – Proposed Modifications 2005:

- Policy Env22

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.