

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 13th June 2006

**Report Title** **Newburgh Primary School, Warwick - The Erection of 2.4 Metre High Steel Weld Mesh Fencing to Perimeter of the Site Incorporating Two Single Pedestrian Access Gates to the Same Specification**

**Summary** This application is for the erection of 2.4 metre high steel weld mesh fencing to the perimeter of the site, incorporating two single pedestrian access gates to the same specification at Newburgh Primary School, Kipling Avenue, Warwick.

**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 2nd February 2006. E-mail dated 11th February 2006 from a local resident. E-mail dated 2nd March 2006 from a local resident. Letter dated 1st March 2006 from a local resident. Letter dated 3rd March 2006 from Warwick District Council.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

Other Committees  .....

Local Member(s)  Councillor R Randev – 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  Warwick District Council – No objection provided that the fencing is green or black in colour.
- Health Authority  .....
- Police  Police Architectural Liaison Officer, Warwick – No objection.
- Other Bodies/Individuals  Warwick Town Council – No comments received.

**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**

**Newburgh Primary School, Warwick -  
The Erection of 2.4 Metre High Steel Weld Mesh Fencing to  
Perimeter of the Site Incorporating Two Single Pedestrian  
Access Gates to the Same Specification**

**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 steel weld mesh fencing to the perimeter of the site incorporating two double vehicular and two single pedestrian access gates to the same specification at Newburgh Primary School, Kipling Avenue, Warwick subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No: W1460/06CC005

Received by County: 31st January 2006

Applicant (s): Strategic Director of Resources, Warwickshire County Council, PO Box 46, Shire Hall, Warwick, CV34 4RP

The Proposal: The erection of 2.4 metre high steel weld mesh security fencing to the perimeter of the site, incorporating two double vehicular access gates to the same specification.

Site and location: 1.9222 ha of land at Newburgh Primary School, Kipling Avenue, Warwick, CV34 6LD [Grid ref: 427299, 263860]

See plan at **Appendix A**

## 1. Application Details

- 1.1 This application seeks consent for the erection of 2.4 metre high green poly-coated steel weld mesh fencing to the perimeter of the site incorporating two double vehicular and two single pedestrian access gates to the same specification at Newburgh Primary School, Kipling Avenue, Warwick.
- 1.2 The main aim of the proposal is to improve the security of the site which has been the subject of illegal trespass and vandalism.
- 1.3 The northern edge of the application area is currently bounded by multi-coloured steel fencing approximately 1.5m in height. It is proposed that the steel fencing would be removed and replaced by the weld mesh fencing with two single pedestrian gates and two double vehicular access gates replaced by weld mesh materials of the same specification located at the main entrance to the school.
- 1.4 The site is currently bounded to the west, south and east by a wooden fence no more than 2m in height. It is proposed that this fencing would be retained due to the close proximity between it and the residential dwellings surrounding the site. The proposed weld mesh fencing would be erected adjacent to and as close as possible to the existing wooden fencing.

## 2. Consultations

- 2.1 **Warwick District Council** – No objections, subject to a condition relating to the colour of the railings which are advised to be green or black.
- 2.2 **Warwick Town Council** – No comments received.
- 2.3 **Councillor R Randev** – No comments received as of 30th May 2006.
- 2.4 **Warwick Area Police Architectural Liaison Officer** – No objections.

## 3. Representations

- 3.1 3 written representations have been received from local residents raising objection to the proposal on the following grounds:-
  - (i) Impact on the character and visual appearance of the area.
  - (ii) Concerns that litter and leaves would become trapped between the existing and proposed fence and maintenance of existing vegetation adjacent to the fence would be difficult.
  - (iii) Concerns that the mesh fence would not secure the site from vandalism and that it too would become vandalised.

## **4. Observations**

- 4.1 The site, the subject of this application is approximately 1.9 ha in area and is located to the south west of Warwick town centre in a residential area. The application area is bounded generally to the north by a multi-coloured steel fence no more than 1.5m in height running a length of approximately 150m and adjacent to Kipling Avenue. Wooden fencing no more than 2m in height runs a total length of approximately 270m along the eastern, southern and western boundaries of the site, surrounded by a number of residential dwellings the gardens of which abut the wooden fencing.
- 4.2 It is recognised that although there have been some visual impacts associated with the proposed fencing, it is considered that there is an overriding need for the fencing to increase security at the school.

## **5. Planning Policies**

- 5.1 Policy DP13 contained in the Warwick District Local Plan 1996-2011 Revised Deposit Version - May 2005 seeks to secure crime prevention through the provision of appropriate security measures including fencing. There is a demonstrable need for the fencing and although inevitably it presents an impact on the visual appearance of the area as reflected by Policy DP2, however, it is considered that this impact is so slight that it is outweighed by the need to secure the school from trespass.

## **6. Conclusions**

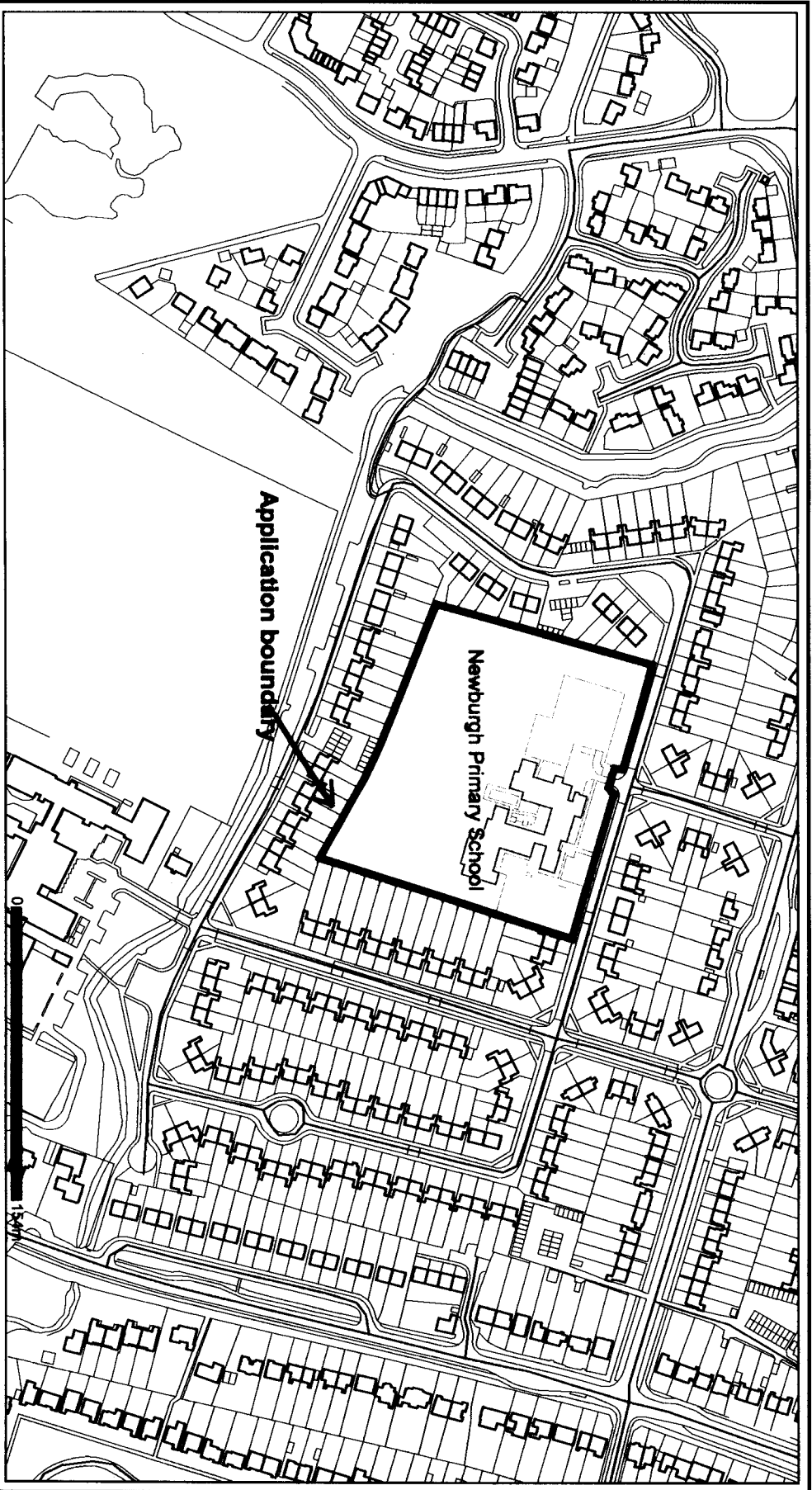
- 6.1 The proposed fence and access gates are necessary to improve security at the school and are in accordance with policies contained in the Warwick District Local Plan 1996 to 2011 (Revised Deposit Version) May 2005. The need to secure the school from trespass is of sufficient weight to justify the grant of planning permission notwithstanding the slight impact on amenities of the area due to the appearance of the fence.

## **7. Environmental Considerations**

- 7.1 It is considered that although there may be slight potential for the entrapment of litter and leaves between the two fences, there are no significant environmental considerations associated with the proposed development the subject of this application.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

30th May 2006



Scale 1: 3291

Ref No. W1460/06CC005

Drawn LH

**Regulatory Committee 13 June 2006**

**Subject**  
**Newburgh Primary School, Warwick**



John Doogan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV34 4AX

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## Appendix B of Agenda No

### Regulatory Committee – 13th June 2006

#### **Newburgh Primary School, Warwick - The Erection of a 2.4 Metre High Steel Weld Mesh Fencing to Perimeter of the Site Incorporating Two Single Pedestrian Access Gates to the Same Specification**

#### **Application No. W1460/06CC005**

1. The development hereby permitted shall commence no later than 3 years from the date of this permission.

**Reason:**

To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless otherwise approved in writing with the County Planning Authority the development shall not be carried out other than in accordance with the details contained in the submitted application number W1460/06CC005 and the conditions hereunder.

**Reason:**

To ensure a satisfactory standard of development.

#### **Development Plan policies relevant to this application:**

##### **Warwickshire Structure Plan 1996-2011:**

- Policy GD3
- Policy ER1

##### **Warwick District Local Plan 1996 to 2011 (Revised Deposit Version) May 2005**

- Policy DP1
- Policy DP2
- Policy DP13

#### **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.