

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 13th June 2006

**Report Title** All Saints C of E Junior School, Warwick -  
Erection of Security Fencing and Access  
Gates

**Summary** This application is for the Replacement of timber fencing with 2m high metal bar fencing on the eastern site boundary and replacement of existing fencing and access gates at access points on southern and northern boundaries to the same specification. Also the erection of 2m high triple pointed topped palisade fencing to a section of the southern boundary and 1.2m high triple pointed palisade fencing on the top of sections of the northern boundary wall and garages at All Saints C of E Junior School Warwick.

**For further information please contact** Rebecca Bailey  
Planning Officer  
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rebeccabailey@warwickshire.gov.uk

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

**Background Papers** Planning Application registered on 12th May 2006  
Letter dated 2nd May 2006 – County Museums  
Letter dated 3rd May 2006  
Letter dated 5th May 2006  
Letter dated 9th May 2006  
Letter dated 10th May 2006  
Email dated 10th May 2006

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

Other Committees  .....

Local Member(s)  Councillor K Browne – see paragraph 2.3  
(With brief comments, if appropriate)  Councillor Mrs M Haywood – see paragraph 2.4

- Other Elected Members  .....
- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  .....
- Finance  .....
- Other Chief Officers  .....
- District Councils  Warwick District Council – No objections
- 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 – 13th June 2006**

**All Saints C of E Junior School, Warwick - Erection of  
Security Fencing and Access Gates**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the siting of three sections of 2 metre high metal bar fence, one section of 1.2 metre high palisade fencing and one section of 2 metre high palisade fencing at All Saints C of E Junior School, Nelson 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: W31/06CC019

SUBMITTED BY: Strategic Director of Resources.

RECEIVED BY: Strategic Director for Environment and Economy on  
12th April 2006.

THE PROPOSAL: Replacement of timber fencing with 2 metre high metal bar fencing on the eastern site boundary and replacement of existing fencing and access gates at access points on southern and northern boundaries to the same specification. Also the erection of 2 metre high triple pointed topped palisade fencing to a section of the southern boundary and 1.2 metre high triple pointed palisade fencing on the top of sections of the northern boundary wall and garages.

SITE AND LOCATION: All Saints C of E Junior School, Nelson Avenue, Warwick.

See plan in **Appendix A**.

## 1. Application Details

- 1.1 The application proposes the erection of six sections of security fencing around the school boundary. Three of the sections within the scheme would replace existing timber fencing and access gates with 2 metre high metal bar fencing at the main entrance to the school and at two other access points. One section of 2 metre high metal bar fencing replacing existing timber fencing which marks the boundary between the School and Avon Court Old People's Home. The application also proposes the erection of a section of 2 metre high triple pointed palisade fencing, coloured green, alongside the garages to the south of the site and the erection of 1.2 metre high triple pointed topped palisade fencing to top boundary brick wall and garages to the north of the site.

## 2. Consultations

- 2.1 **Warwick District Council** – No objection.
- 2.2 **Warwick Town Council** – No comments received.
- 2.3 **Councillor K Browne** - I support this application as a measure to reduce damage to the school and littering and other abuse to the school grounds. However, I hope the school will continue to allow local groups and local children to use the playing fields for legitimate leisure purposes.
- 2.4 **Councillor Mrs M Haywood** – I support this application as a measure for reducing vandalism on the site.
- 2.5 **County Museum** – Recommendation that the applicant is made aware that “Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible. N.B. birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts.”
- 2.6 **Police Architectural Liaison Officer** – No comments received.

## 3. Representations

- 3.1 4 letters from local residents regarding:-
- (i) Visual impact on the locality, with the fence not being in keeping with the surroundings.
  - (ii) The “fortress like environment” that would be created.
  - (iii) Concern that the fence would not address the security problem as the existing lower fence will remain at other points around the school boundary; in particular through the allotment area in Dale Close and the

lane running parallel to Dale Close and Montague Road behind properties. In addition to this there is concern that entry may also be gained over garage roofs, through residents gardens and via the grounds of Old-People's Home.

- (iv) The fence would be ineffective in deterring entry to the site and other methods should be considered.

## **4. Observations**

### **Site and Surroundings**

- 4.1 The site is predominantly surrounded by residential properties, abutting rear gardens along the majority of its boundary. Sections of the site boundary back on to garages and to the south a section of the boundary adjoins an area of allotments, which are accessible via a pedestrian lane running parallel to Dale Close and Montague Road behind properties. To the south the site boundary adjoins Avon Court Old People's Home. The site boundary is currently bounded by a wooden fence which is, in places, in poor condition.

### **Visual Amenity**

- 4.2 Concern has been raised by local residents that the proposed fencing would have a detrimental effect on the outlook from their property, however, the fence will be replacing an existing fence.

### **Crime**

- 4.3 Increased security of the site has been cited as a reason for the application, and crime on the site has been highlighted as a problem by residents in the responses received. It is considered that the proposed security fencing would reduce the ease of access to the site at a number of points, with the open design of the fencing still allowing for natural surveillance of the site.

## **5. Policy**

- 5.1 Policy DP13 of the Warwick District Local Plan promotes the layout and design of development that "minimise the potential for crime and anti-social behaviour and improve community safety" and to secure crime prevention through the provision of an appropriate security measure. The proposed fencing therefore accords with this policy.
- 5.2 Policy DP2 of the Warwick District Local Plan (1996-2011 Revised Deposit version may 2005) states that development which has "an unacceptable adverse impact on the amenity of nearby uses and residents" will not be permitted. Examples include "loss of outlook" and "visual intrusion". Although the proposed fencing will have a slight impact on the usual appearance of the area this is outweighed by the need to secure the school from trespass.

## **6. Conclusions**

- 6.1 The proposals would improve security at the school and would not have an unacceptable adverse impact on the amenity of the locality. The need to secure the school from trespass is of sufficient weight to justify the grant of planning permission despite the slight impact on the amenity of the area due to the appearance of the fence.

## **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. There are no significant environmental considerations associated with the proposed development.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

30th May 2006

## Appendix B of Agenda No

### Regulatory Committee – 13th June 2006

#### All Saints C of E Junior School, Warwick – Erection of Security Fencing and Access Gates

#### Application No: W31/06CC019

##### Commencement Date

1. The development hereby approved shall be commenced 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

##### Pre- Commencement

2. Subject only to the requirements of Condition No 3, the development hereby permitted shall not be carried out other than in accordance with the submitted application ref:- W31/06CC019 and supporting statement.

**Reason:** To ensure development is carried out in accordance with the planning permission hereby granted.

3. No development shall take place until full details of the exact colour of the fence has been supplied and approved in writing by the County Planning Authority. No part of the proposed fencing shall be erected unless it has first been powder coated in the approved colour.

**Reason:** To protect the visual amenity of the locality.

##### Development Plan Policies and Proposals relevant to the decision to grant permission

###### Warwickshire Structure Plan 1996-2011

- (i) Policy ER.1
- (ii) Policy ER.2

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

- (i) Policy DP2
- (ii) 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 justify withholding consent for the development.

**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.

Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings trees, shrubs, dense ivy and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible. N. B. birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts.



