

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 11th July 2006

**Report Title** Whitestone Infants School, Nuneaton -  
Erection of 2 Metre High Security Fence

**Summary** This application is for the erection of a 2 metre high powder coated palisade fence to the northern aspect of the site. The fence is proposed to run adjacent to the highway for some 27 metres joining at both ends to existing palisade fencing.

**For further information please contact** Sue Broomhead  
Planning Officer  
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suebroomfield@warwickshire.gov.uk

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

**Background Papers** Planning application registered on 13th March 2006. Letter dated 19th June 2006 from Nuneaton and Bedworth Borough Council. Email dated 23rd March 2006 from a local resident.

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

- Other Committees  .....
- Local Member(s)  Councillor M Heatley – no comments received.  
(With brief comments, if appropriate) Councillor J Ross – no comments received.
- 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  .....
- 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  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

## Regulatory Committee - 11th July 2006

### Whitestone Infants School, Nuneaton - Erection of 2 Metre High Security Fence

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

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the siting of the proposed 2 metre high powder coated fence at Whitestone Infants School, Magyar Crescent, 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 No:	N189/06CC015.
Submitted by:	Strategic Director of Resources.
Received by:	Strategic Director for Environment and Economy on 14th March 2006.
The Proposal:	Erection of a 2 metre high powder coated palisade fence to the northern aspect of the site. The fence is proposed to run adjacent to the highway for some 27metres.
Site and Location:	1.49 ha of land at Whitestone Infants School, Magyar Crescent, Nuneaton, Warwickshire, CV11 4SQ (grid ref: 438108, 289631).  See plan in <b>Appendix A</b> .

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## 1. Application Details

- 1.1 The proposed development is for the erection of a 2 metre high security fence to be located on the northern aspect of the school site. It is proposed that the fence will replace the existing 1 metre high post and rail fence and will secure areas of the site which are currently easily breached.

- 1.2 The fence is proposed to be 2 metres high palisade powder coated green to match the existing security fence located at the site.
- 1.3 The fence is proposed to run for a distance of 27 metres along the highway boundary joining up to the existing security fence at both ends. The location of the fence will secure the school site but will continue to allow free access around the Community Centre.

## **2. Consultations**

- 2.1 **Councillor M Heatley** – No comments received as of 27/6/2006.
- 2.2 **Councillor J Ross** – No comments received as of 27/6/2006.
- 2.3 **Nuneaton and Bedworth Borough Council - Planning** – No objection.
- 2.4 **Libraries, Adult Learning and Culture** – No objections.

## **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 of the surrounding area.
  - (ii) Impact of proposal on property value.

## **4. Observations**

- 4.1 Whitestone Infants School is located on the south eastern fringe of Nuneaton within a predominantly residential area. The site, the subject of this application, is currently occupied by an infants school with associated playing field and located adjacent to a Community Centre. Vehicular and pedestrian access to the site is off Magyar Crescent, with the vehicular access being a shared access with the Community Centre.
- 4.2 The site is currently partially secured by 2 metre high palisade fence with the exception of the area the subject of this report. The proposed fence is to be sited in order to secure the site as a whole and prevent free movement through the site out of school opening times, but will continue to allow the Community Centre to continue operating in its current form.
- 4.3 The proposed fence would require the felling of one tree from the north eastern area of the site.
- 4.4 The proximity and location of the proposed fence to nearby residential dwellings has caused concern to a local resident. It is considered that the implementation of a planting scheme behind the fence along the front elevation of the school adjacent to the proposed fence will soften the visual impact of the fencing, and a condition requiring this scheme should be attached to any planning permission.

- 4.5 Concern was also raised in relation to the effect of property value should the proposal be approved. Unfortunately the effect on property value is not a material consideration which can be taken into consideration during the planning process.

## **5. Planning Policies**

- 5.1 It is considered that the proposed development accords with Policy E35 (Adopted Nuneaton and Bedworth Local Plan 1993) and Policy Env 22 (Nuneaton and Bedworth Local Plan – Proposed Modifications 2005). Both policies consider the reduction and prevention of crime in the community through changes in the environment. The erection of a security fence is therefore considered to be consistent with the policies.
- 5.2 Policy E19 (Adopted Nuneaton and Bedworth Local Plan 1993) addresses opportunities for landscaping to enhance the appearance of development. It is considered that the addition of planting along the fence line will enhance the visual appearance of the development and accords with this policy.

## **6. Conclusions**

- 6.1 The proposed development is considered to be in accordance with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. The need to secure the school from trespass is of sufficient weight to justify the grant of planning permission, it is however proposed that a condition requiring additional landscaping should be attached to any planning permission to mitigate the visual appearance of the proposed fence.

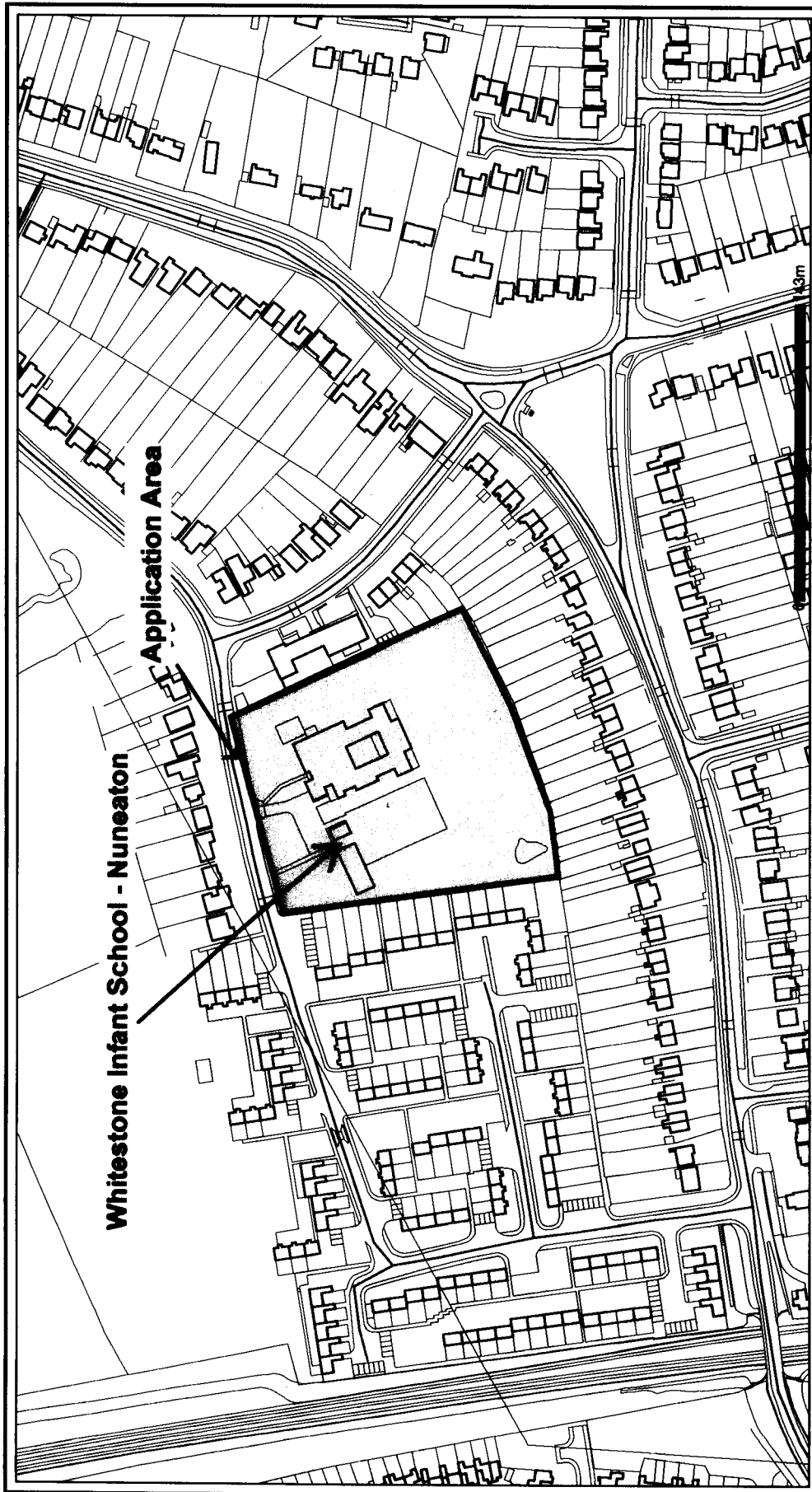
## **7. Environmental Considerations**


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

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

27th June 2006

APPENDIX A OF AGENDA NO.



Scale 1: 3044	Ref No. N189/06CC015	Drawn SB
<p><b>Regulatory Committee 11th July 2006</b></p> <p>Subject  <b>Whitestone Infant School - Nuneaton</b></p>		
<p>Reproduced from the Ordnance Survey map. With the permission of the HMSO Controller Licence No. 100018285. (c) Crown Copyright.</p>		
 <p>Warwickshire County Council</p> <p>John Deegan Strategic Director for Environment and Economy Shire Hall, Warwick, CV46 4EX</p>		

**Regulatory Committee – 11th July 2006**

**Whitestone Infants School, Nuneaton - Erection of  
2 Metre High Security Fence**

**Application No: N189/06CC015**

1. The development hereby permitted 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.

2. Except as otherwise required by condition attached to this planning permission the development hereby permitted shall be carried out in accordance with the details shown on the plan entitled 'Nuneaton Whitestone Infant School' dated 1/2/2006 and in accordance with the details submitted as part of application reference N189/06CC015.

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

3. Prior to the commencement of the development a landscaping scheme shall be submitted to, and agreed in writing by the County Planning Authority. Once approved the scheme shall be implemented in the first planting season available.

**Reason:** In the interest of Residential Amenity.

**Development Plan Policies Relevant to this Decision**

**Adopted Nuneaton and Bedworth Borough Local Plan 1993:-**

- (i) Policy E19
- (ii) Policy E35

**Nuneaton and Bedworth Borough Local Plan – Proposed Modifications  
2005:-**

- (i) 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.