

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 17th October 2006

**Report Title** Oakfield Junior School, Southlands, Atherstone - Erection of Security Fence and Access Gates

**Summary** This application is for the erection of a 2 metre high triple splayed top palisade fence and access gates on a section of the eastern site boundary.

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

**Background Papers** Planning application registered on 9th August 2006.  
Letter from North Warwickshire Borough Council.  
Letter dated 5th September 2006 from Libraries, Adult Learning and Culture.  
Letter dated 23rd August 2006 from local resident.  
Letter dated 16th August 2006 from local resident.  
Letter dated 20th September 2006 from local resident.

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

- Other Committees  .....
- Local Member(s)  Councillor R Grant – 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 – comments incorporated.

- Finance  .....
- Other Chief Officers  .....
- District Councils  North Warwickshire Borough Council – No objection.
- 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 - 17th October 2006

### Oakfield Junior School, Southlands, Atherstone - Erection of Security Fence 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 erection of the proposed 2 metre high security fence and access gates at Oakfield Junior School, Southlands, Atherstone, 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:	NW70/06CC030
Submitted by:	Strategic Director of Resources
Received by:	Strategic Director for Environment and Economy on 9th August 2006.
The Proposal:	The erection of a 2 metre high triple splayed top palisade fence and access gates on a section of the eastern site boundary.
Site and Location:	2.9 hectares of land at Oakfield Junior School, Southlands, Atherstone, CV9 1EH (grid ref: 431047, 297304).
	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 triple spiked palisade security fence and gates to be located on a section of the eastern boundary of the school. It is proposed that the fence will replace the existing 1 metre high wooden post and rail fence and will secure areas of the site which are currently easily breached.

- 1.2 It is proposed that the fence will be coloured green and run for a distance of 32 metres. The fence is to be located on the boundary segregating the school site and residential close of Bath Road.

## **2. Consultations**

- 2.1 **Councillor R Grant** – No comments received as at 20/9/2006.
- 2.2 **North Warwickshire Borough Council** – No objection.
- 2.3 **Libraries, Adult Learning and Culture** – No objection.
- 2.4 **Police Liaison Officer** – No comments received.
- 2.5 **Atherstone Town Council** – No comments received.

## **3. Representations**

- 3.1 Three letters of representation have been received from local residents. The letters of representation raise concerns relating to the extent of the fence, and that the location of the fence will leave the neighbouring properties vulnerable to trespassers looking for alternative routes out of the school.

## **4. Observations**

- 4.1 Oakfield Junior School is located within a residential area to the south of Atherstone. The site, the subject of this application is currently occupied by a Junior School and associated playing fields. The main vehicular and pedestrian access to the school is located off Southlands, however a secondary pedestrian and vehicular access (emergency access) is located off Bath Road.
- 4.2 The site is currently partially secured by a 2 metre high palisade fence. The proposed fence is to be sited in order to further secure the site and to prevent free movement through the site out of school opening times. The school currently suffers from unauthorised trespass and damage to the school buildings.
- 4.3 The location and extent of the proposed fence has caused concern to local residents living adjacent to the site. The fence is proposed to be sited on an area currently secured with a 1 metre high post and rail fence which runs along the end of the Cul-de-sac, between properties 11 and 8 Bath Road. The residents, although not objecting to the principle of having the fence, are concerned that the fence will encourage unauthorised access through their properties from people trying to get out of the school. Discussions have been held with the school, however the school do not propose to extend the fence.

- 4.4 It is considered that the implementation of the fencing will provide additional security to the school and should deter unauthorised access along this boundary. Local residents have raised concern relating to the location and extent of the proposed fence, which they feel leaves them potentially vulnerable to trespass.
- 4.5 The impact of the development and potential issues relating to crime in the locality is a material consideration to be taken into account, and negotiations with the school have taken place to try and address the objections. Following the discussions, the school has agreed to extend the fence by approximately three metres along the boundary with number 11 Bath Road, joining to an existing high fence, however the school do not propose to install any additional fencing to that proposed in the application along the boundary with number 8 Bath Road.
- 4.6 The garden at Number 8 Bath Road is fully enclosed with 4ft high wooden fencing along the boundary with the school, the bungalow, garage and locked gate forming a boundary fronting Bath Road and residential fencing to the remaining boundaries. It is therefore considered that it would be a fairly difficult path to take out of the school grounds, however it is possible that should someone wish to trespass this route could be used.
- 4.7 The overall security at the school site will be improved, and on balance it is considered that the route through the adjacent property would not be seen as an easy route into or out of the school. It is therefore not considered appropriate to refuse the application based on the objections received from local residents.
- 4.8 It is not considered that the proposed development will have an unacceptable adverse impact on the amenity of the locality as a whole.

## **5. Planning Policies**

- 5.1 The proposed development accords with Policy ENV14 of the North Warwickshire Local Plan First Deposit Draft – February 2003. This policy considers that development should be designed and laid out to reduce opportunities for crime.

## **6. Conclusions**

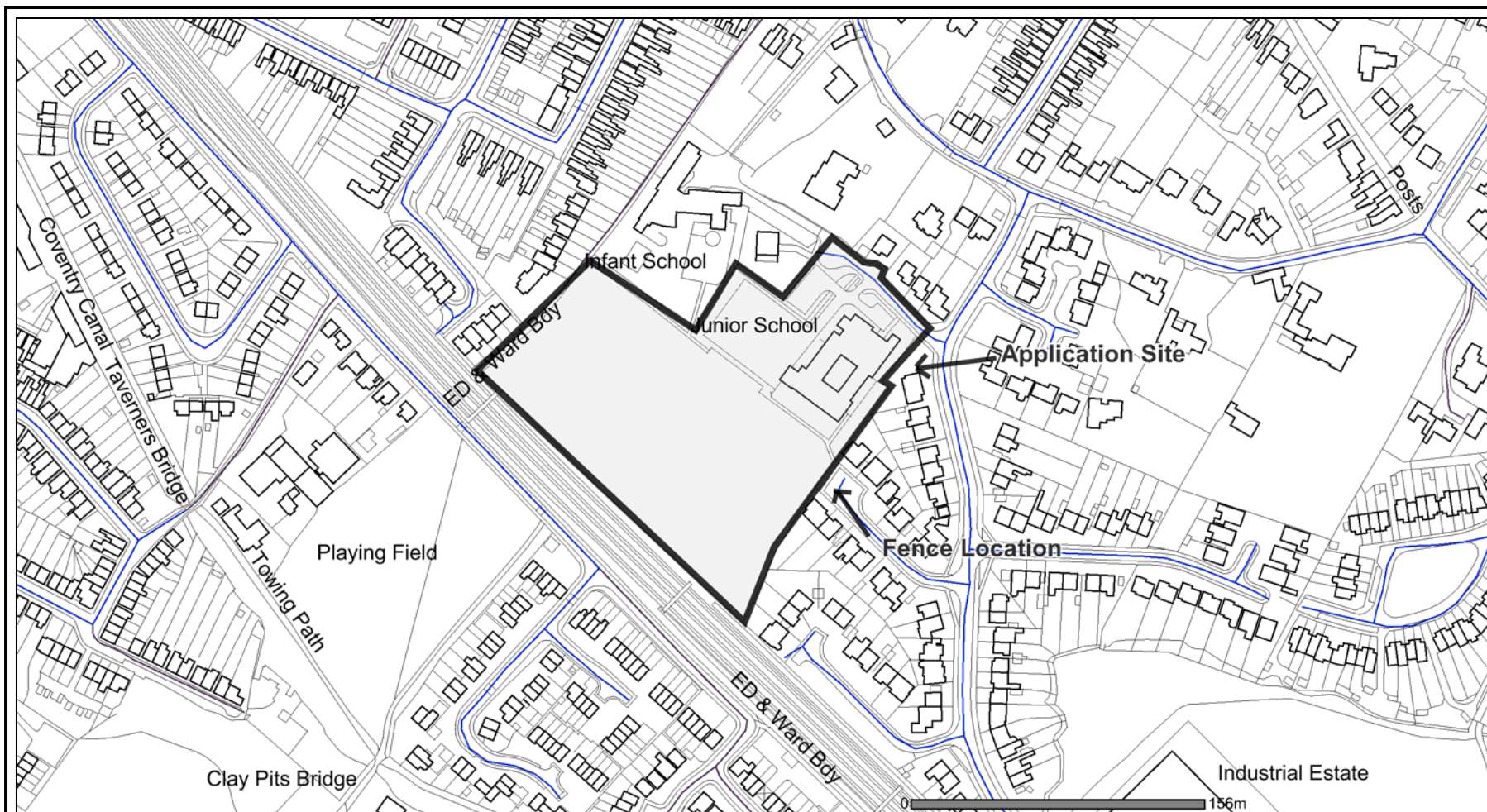
- 6.1 The proposed development is considered to be acceptable with development plan policies and would not have an unacceptable adverse impact on the amenity of the locality as a whole. There is an acknowledged need to secure the school from trespass and the objections to the proposal are not of sufficient weight to justify the refusal of planning permission.

## **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

29th September 2006



Scale 1: 3315

Ref No. NW70/06CC030

Drawn Sue Broomhead

Regulatory Committee 17 October 2006  
 Subject  
 Security fence and access gates at Oakfield Junior School

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Warwickshire  
County Council

John Deegan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV34 4SX

APPENDIX A OF AGENDA NO.

**Regulatory Committee - 17th October 2006**

**Oakfield Junior School, Southlands, Atherstone - Erection of Security Fence and Access Gates**

**Application No: NW70/06CC030**

**Commencement Date**

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.

**Pre-commencement**

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 plans entitled 'Oakfield Junior School' dated 14/09/2006 at scales 1:500 and 1:1250 and in accordance with the details submitted as part of application reference NW70/06CC030.

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

**Development Plan Policies Relevant to this Decision**

**North Warwickshire Local Plan – First Deposit Draft February 2003**

- (i) Policy ENV14.

**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.