

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 3rd April 2007

Report Title Security Fencing at Abbey CE Infants School, Aston Road, Nuneaton

Summary The application proposes the provision of security fencing to the boundaries of Abbey CE Infants School, Aston Road, Nuneaton.

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

Background Papers Application details received 8th December 2006. Letter from Nuneaton and Bedworth Borough Council dated 22/1/2007.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor B Hicks – No comments received as at
(With brief comments, if appropriate) 20th March 2007.
- Other Elected Members
- Cabinet Member
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive
- Legal L Arben – agreed.
- Finance
- Other Chief Officers

- District Councils Nuneaton and Bedworth Borough Council –
Objection see paragraph 2.1.
- 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

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Security Fencing at Abbey CE Infants School, Aston Road, Nuneaton

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for works to the boundary of the site including the demolition of boundary wall and the erection of 2 metre and 2.4 metre high palisade fencing with triple spiked tops, coloured green (RAL6005) at Abbey C E Infants School, Aston 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 No : N154/06CC040.

Submitted by: The Strategic Director of Resources on behalf of Cabinet.

Received by: The Strategic Director for Environment and Economy on 8/12/2006.

Advertised Date : 14th December 2006.

The Proposal : Works to the boundary of the site including the demolition of boundary wall and the erection of 2 metre and 2.4 metre high palisade fencing with triple spiked tops, coloured green (RAL6005), [submitted under regulation 3 of the Town and Country Planning Regulations 1992.]

Site & Location : 0.6 ha of land at Abbey C E Infants School, Aston Road, Nuneaton, [Grid ref: 356.923].

See plan in **Appendix A**.

1. Application Details and Background

- 1.1 The application seeks consent for security fencing to the boundary of Abbey C E Infants School. The intention is to increase security at the school by increasing the height of the fencing and walls along the school boundary. This would be

done by the provision of 2 metre and 2.4 metre high triple spiked top palisade fencing.

- 1.2 The fencing would be sited along the entire site boundary with the exception of the side and rear boundaries of the residential properties along Toler Road. Three types of fencing arrangement are proposed:-
- (i) The erection of 2 metre high fencing along the Toler Road frontage. The existing brick boundary wall would be demolished.
 - (ii) Between the corner of Toler Road and the main school entrance, along Abbey Green the security fencing would be mounted on top of the existing brick boundary wall. This would increase the height of the boundary treatment to 2 metres total.
 - (iii) The gate across the school access and the fencing to the rear of the car park on Abbey Green would be 2 metres high.
 - (iv) The remainder of the fencing, largely fronting onto the Midland Road would be 2.4 metres high. This particular section is considered to be the most exposed section of the school boundary and as such higher fencing is proposed.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** – Objects to the proposal on the grounds that the removal of the walls and replacement fencing would have a detrimental impact on the visual appearance of the area and streetscape, in a prominent location along a primary route into Nuneaton and within an area where the proposed design and siting of the fencing would create an alien and incongruous feature.
- 2.2 **Councillor B Hicks** – No comments received as at 20th March 2007.
- 2.3 **Police Architectural Liaison Officer** – No comments received.

3. Representations

- 3.1 None received.

4. Observations

Site and Surroundings

- 4.1 The site is located within the built up urban area of Nuneaton. It is surrounded by a number of uses including terraced residential properties, car parks, units of Aston Park Industrial Estate and retail units including converted factory units.
- 4.2 The main school buildings viewed from the public domain include attractive brick built Victorian style single storey and two-storey brick built of a pitched roof design. A more recent addition to the school on the Abbey Green frontage has

been constructed with sympathetic materials and detailing. Both the Toler Road frontage and some of the Abbey Green frontage is made up of brick walls that reflect those of the school buildings.

Impacts on visual amenity

- 4.3 The key consideration would be the visual impacts of the fencing on both the streetscene and on the amenities enjoyed by the residents of adjacent properties. The school site and buildings do not have any special architectural designation and are not located within a Conservation Area. However, the Borough Council has objected on the grounds of visual amenity.
- 4.4 Whilst it is acknowledged that the security fencing would change the character of the school boundary, the general character of the area is urban in nature, including buildings associated with current and past industrial activity. The treating of the fencing with a green colour would help to enhance the visual appearance of the fencing and soften it's visual impacts.
- 4.5 The gaps in the fencing and the set back of the buildings from the boundary means that views onto these buildings and architectural features will also be preserved to some extent. The retention of the brick wall along the Abbey Green frontage helps to maintain a greater degree of the original character of the site adjacent to the main school entrance.
- 4.6 The retention of the existing brick wall and mounting of fencing on the wall along Toler Road has been investigated. However, the wall is not structurally sound and is leaning in places. Although this brick wall is an important feature within the area, the proposed fencing with its gaps would enable greater views, albeit obscured, onto school buildings and their architectural detailing. This may enable greater appreciation of the school's design, whilst also allowing a greater degree of natural surveillance onto the school for both the Toler Road and Abbey Green frontages.
- 4.7 The fencing along the frontage of Midland Road would be set back 3 metres from the edge of the pavement. The current fencing is made up of wooden close board fencing around 2 metres in height. Due to the set back and the existing fencing along this boundary this would be acceptable, especially when the setting adjacent to a commercial garage, with associated paraphernalia and car park is considered.
- 4.8 Overall, it is acknowledged that the fencing proposed would be acceptable when the character of the surrounding area is considered.

Planning Policy

- 4.9 The adopted local plan for the area is the Nuneaton and Bedworth Borough Local Plan 2006. Policy Env22 concerns Security and states that "the design of development should encourage a high level of personal and community safety". This particular policy supports the provision of additional security measures, such as the proposed development.

- 4.10 As the school site lies in an area with no specific designation within the local plan Policy Env31 relating to Other Development is also relevant. This states that “in areas where there are no specific proposals or policies to guide development, the Council will have regard to the merits of the proposals, their impact on nearby land uses, the provisions of the Structure Plan and other material considerations to ensure a properly planned area”. As the impacts on amenity are considered acceptable the development would not be contrary to this policy.

5. Environmental Implications

- 5.1 The application would result in the provision of fencing that would affect the views into the site from the public domain. However, when the urban nature of the locality is considered the design of the fencing is not so unacceptable as to justify the withholding of planning permission.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

19th March 2007



Scale 1: 1250

Ref No. N154/06CC040

Drawn Richard Forbes

Regulatory Committee - 3rd April 2007

Subject

Abbey CE School - Security Fencing



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Strategic Director for
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**Security Fencing at Abbey C E Infants School, Aston Road,
Nuneaton**

Application No: N154/06CC040

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 'Nuneaton Abbey C E Infant School' dated 6/12/2006 at scales 1:500 and 1:1250 and in accordance with the details submitted as part of application reference N154/06CC040.

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

Development Plan Policies Relevant to this Decision

Nuneaton and Bedworth Borough Local Plan 2006 – Env22 and Env31.

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.