

Development Control Committee
Meeting to be held on 23rd May 2018

Electoral Division affected:
Burscough and Rufford

West Lancashire Borough: Application Number. LCC/2018/0001
Replacement 2.4m high fencing and gates to the front of the school and 2.4m high fencing adjacent to the bins store.
Burscough Village Primary School, Colburne Close, Burscough.

Contact for further information:
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Executive Summary

Application - Replacement of 2.4m high fencing and gates to the front of the school and 2.4m high fencing adjacent to the bins store. Burscough Village Primary School, Colburne Close, Burscough.

Recommendation - Summary

That planning permission be **granted** subject to conditions controlling time limits, working programme, colour of fencing and gates and protection of landscaping.

Applicant's Proposal

Planning permission is sought for the erection of 2.4m high Baroform hollow bar security fencing and gates which would be located to the western boundary of Burscough Village Primary School, Colburne Close, Burscough. The proposed fencing and gates would cover a linear distance of approximately 25m to the front of the school site and would be galvanised polyester powder coated Green (RAL 6005). Further fencing in the same colour and design is proposed to be erected around an existing bin store within the school premises.

Description and Location of Site

Burscough Village Primary School is located off Colburne Close, approximately 4.6km from Ormskirk town centre. The development would be located on the Colburne Close boundary of the school, replacing existing 1.2m high fencing and would cover a linear distance of approximately 25m to the front of the school site. The nearest residential properties are located approximately 15m away on Colburne Close.

Planning permission was granted in November 2015 for a modular building with decking area and access ramp. (LCC/2015/0078)

Planning Policy

National Planning Policy Framework

Paragraphs 11 -14 and 56 - 64 are relevant and set out the presumption in favour of sustainable development and the need for high standards of design.

West Lancashire Local Plan 2012- 2026

Policy GN3 - Design of Development

Policy SP1 - Key Service Centre

Consultations

West Lancashire Borough Council - West Lancashire Borough Council object on the grounds that the development is contrary to Policy GN3 of the West Lancashire Local Plan in that the proposal is out of character and incongruous within the street scene due to its size, design and position adjacent to the pavement.

Burscough Parish Council - No observations received.

LCC Highways Development Control - No objection.

Representations - The application has been advertised by site notice and neighbouring residents have been informed by individual letter. No representations have been received.

Advice

The proposal is to erect a 25m length of 2.4m high fencing and gates which would be sited to the western boundary of Burscough Village Primary School on Colburne Close. The school have stated the development is required as there has been an increase in anti-social behaviour on the school grounds, with groups of young people gathering on the site when the school is closed. Neighbouring residents have raised concerns with the school on many occasions and the proposal is intended to eliminate these issues.

Paragraphs 56 - 64 of the National Planning Policy Framework seek to achieve a high quality of design for all new development proposals that are in keeping with the character of the surrounding area. Policy GN3 of the West Lancashire Local Plan, states that proposals for development should have regard to visual amenity and complement or enhance any attractive attributes and / or local distinctiveness within its surroundings through sensitive design, including appropriate siting, orientation, scale, materials, landscaping, boundary treatment, details and use of art features where appropriate.

West Lancashire Borough Council have raised an objection to the proposal stating the fencing is out of character and incongruous within the street scene due to its size, design and position adjacent to the pavement. The existing 1.2m high fencing is not sufficient to secure the school premises and the increase in height of the fencing is required to deter individuals to climb over the fence.

The initial planning application proposed to erect 2.4 metre high mesh fencing, which would not have matched the existing fencing around the school. The applicant has now submitted a revised fence design with a hollow bar railing design which would match the design and colour of the existing fencing at the school and is preferable to the mesh fencing that was originally proposed. With the changes to the design of the proposed fencing it is considered that the proposal is acceptable in terms of the impact on the visual amenities of the area and complies with Policy GN3 of the Local Plan. The objection of the Borough Council is therefore not supported. The fencing would be directly opposite houses on the east side of Colburne Close but no representations have been received in response to the consultation exercise.

To protect the amenities of the area, conditions should be imposed requiring the retention of trees along the boundary where the fencing is located and specifying the colour of the fencing to match the existing fencing at the school site.

In view of the scale, location and purpose of the development it is considered that no Convention Rights set out in the Human Rights Act 1998 would be affected.

Recommendation

That planning permission be **Granted** subject to the following conditions:

Time Limits

1. The development shall commence not later than 3 years from the date of this permission.

Reason: Imposed pursuant to Section 91 (1)(a) of the Town and Country Planning Act 1990.

Working Programme

2. The development shall be carried out in accordance with the following documents:
 - a) The Planning Application received by the County Planning Authority on 3rd January 2018.
 - b) Submitted Plans and documents:

Drawing No - B02 / Rev D3 - Existing and Proposed Plan

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy SP1 of the West Lancashire Local Plan.

Colour of Fencing and Gates

3. The fencing shall be coloured Green (RAL 6005) and shall be retained in that colour thereafter.

Reason: In the interests of the visual amenities of the area and to conform with Policy GN3 of the West Lancashire Local Plan.

Landscaping

4. No trees within the site shall be removed or damaged to accommodate the development.

Reason: In the interests of visual and local amenity and to conform with Policy GN3 of the West Lancashire Local Plan.

Local Government (Access to Information) Act 1985
List of Background Papers

Paper	Date	Contact/Ext
LCC/2018/0001	April 2018	Faiyaz Laly / Planning and Environment / 01772 538810

Reason for Inclusion in Part II, if appropriate
N/A