

Development Control Committee
Meeting to be held on 20th January 2021

Electoral Division affected: Rossendale South
--

Rossendale Borough: application number LCC/2020/0064
Installation of new and replacement 2.4m and 3m high fences and gates to enclose school site. Construction of pedestrian walkway, with new entrance path. Haslingden High School, Broadway, Haslingden.

Contact for further information:
Pauline Kelly, 01772 531929
DevCon@lancashire.gov.uk

Executive Summary

Application - Installation of new and replacement 2.4m and 3m high fences and gates to enclose school site. Construction of pedestrian walkway, with new entrance path. Haslingden High School, Broadway, Haslingden.

Recommendation – Summary

That planning permission be **granted** subject to conditions controlling working programme, fencing colour and landscaping.

Applicant's Proposal

The application is for the installation of approximately 520m of 2.4m high weld mesh fencing and approximately 125m of 3m high ball stop fencing. It is also proposed to replace the existing pedestrian and vehicular gates to match the proposed fencing at a height of 1.4m and create a new pedestrian walkway with gate at the entrance to the school leading to the reception area on Greens Lane.

Description and Location of Site

Haslingden High School is located off Greens Lane in Helmshore approximately 2km south of the centre of Haslingden. The northern boundary of the site is formed by Broadway and playing fields which continue to the east of the main building beyond the car parks and access road. The site falls within the Green Belt.

The nearest residential properties to the application site are located on Horncliffe View approximately 10m from the western boundary of the school site. To the south of Greens Lane is Rossendale Golf Course.

The proposed 2.4 metre fencing would be along part of the school perimeter on Greens Lane, around the eastern and part of the northern side of the main school building and the main car park linking to the fencing around the existing multi use games area and also along part of the frontage with Broadway. The replacement 3m high ball stop fencing would be to the north western side of the tennis courts with a further short length of 2.4m high fencing linking the multi-use games area with the western school boundary. A new pedestrian access with gates would be created on Greens Lane leading to the school reception.

Background

History

The site is an established education facility. The following permissions are relevant:-

LCC/2020/0048 – Retention of a modular building

LCC/2015/0072 - Installation of a modular building

14/13/0508 - Installation of temporary buildings to create four additional classrooms

Planning Policy

National Planning Policy Framework (NPPF)

Section 8: Promoting Healthy Communities

Section 9: Protecting Green Belt Land

Section 12: Achieving well designed places

Rossendale Core Strategy

Policy 1 General Development Locations and Principles

Policy 17 Rossendale's Green Infrastructure

Policy 24 Planning Application Requirements

Consultations

Rossendale Borough Council- No comments received.

Coal Authority: The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority.

LCC Highways Development Control – No objection.

Lead Local Flood Authority - No comments to make.

Representations – The application has been advertised by press and site notice, and neighbouring residents informed by individual letter. One representation has been

received objecting to the application on the basis that the 8-10ft fence alongside Broadway will drastically change the look and feel of the road and will make the school look like a prison. There are high fences at Camfil (a nearby industrial site) but these are covered by planted conifers. The aesthetics must be in keeping with the road.

Advice

Haslingden High School is a large educational establishment for approximately 1600 pupils and 200 staff and is the largest school in the area. The school consider that there is a need to improve the security of the grounds as the existing perimeter fencing and gates are only approximately 1.5m high. It is proposed to replace some fencing and add additional fencing to create an internal secure area around the school buildings using 2.4m high weld mesh fencing and gates together with 3m high ball stop fencing around part of the existing tennis courts. Paths would be created to join up with existing walkways so pupils have full access to the buildings, multi use games area (MUGA) and tennis courts creating a safe haven for pupils at the school. This increase in fence height and gates would deter pupils from leaving the site during school hours and stop people entering the site other than through the proposed new pedestrian access to the main reception area on Greens Lane. The proposal would improve security at the school. The majority of the school playing field would fall outside of the proposed fenced area.

Proposed replacement fencing around the tennis courts would be 3m highball stop fencing to match that around the existing multi use games area. The existing fencing around the playing fields and the bow top railings along Broadway are to remain.

The new 2.4m high perimeter fencing to the north west, north and east of the school buildings would be coloured green. The fencing to the south of the school building facing Greens Lane would be coloured blue which is a close match to the existing fencing to the school.

One representation has been received concerned that the fencing would give the school a prison like appearance and the look and feel of Broadway would be drastically changed. It is acknowledged that the fencing on this boundary would have a visual impact particularly from the houses on the northern side of Broadway that face the school. However, there is an existing hedgerow and occasional small trees on this boundary of the school which would help to mitigate the visual impacts of the new fencing. The applicant is agreeable to a condition requiring a scheme of landscaping along the Broadway frontage to infill gaps in the existing hedge and extend it to the north west. On this basis the development would not have any unacceptable visual impacts and is considered acceptable in relation to policy 24 of the Rossendale Core Strategy.

The impact of the fencing on the Green Belt is insignificant as the fencing is located close to the existing buildings and does not extend into the wider playing field area. Given the location of the fencing it is considered that it would not be inappropriate development in the Green Belt and therefore it is not necessary for the applicant to demonstrate very special circumstances.

Overall it is considered that the proposal complies with the policies of the National Planning Policy Framework and the Rossendale Core Strategy.

In view of the scale, design and nature 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 and supporting statement received by the County Planning Authority on 16th November 2020.

- b) Submitted Plans and documents:

Plan PL01 Location plan
Plan PL02 Site Plan
Plan PL03 Plan of Works
Plan TD06 Gate details

- c) All schemes and programmes approved in accordance with this permission.

Reason: To minimise the impact of the development on the amenities of the area and to conform with Section 9 of the NPPF and Policy 17 of the Rossendale Core Strategy.

Building Materials

3. The fencing and gates shall be coloured in accordance with the details shown on drawing PL03 and shall thereafter be retained in those colours

Reason: In the interests of the visual amenities of the area and to conform with Policy 17 of the Rossendale Core Strategy.

4. Within three months of the date of this planning permission, a scheme and programme of landscaping for the Broadway frontage of the school site shall be submitted for the approval in writing of the County Planning Authority. The scheme and programme shall contain details of the following:
- a) Details of the areas to be planted to include the infilling of the gaps in the existing hedgerow and an extension of the existing hedgerow in a north westerly direction.
 - b) Details of the planting including numbers, types and sizes of species, spacings, planting techniques and protection measures.

The approved planting scheme shall be implemented in the first available planting season following the construction of the fencing and shall thereafter be maintained for a period of five years including weed control, replacement of failed plants and maintenance of protection measures.

Reason: In the interests of the visual amenities of the area and to conform with Policy 17 of the Rossendale Core Strategy.

Notes

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature are encountered during development, they should be reported immediately to the Coal Authority on 0345 762 6848.

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

None

Reason for part II

N/A