

## Development Control Committee

Meeting to be held on 25th February 2015

Electoral Division affected: Penwortham North
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### **South Ribble Borough: application number LCC/2015/0007**

**Replacement of two existing gates/barriers with 2.4m high security gates, installation of additional gates adjacent to the garage and additional 2.4m high weld mesh security fencing at the rear of the tennis courts and to part of the boundary at Penwortham Girls High School, Cop Lane, Penwortham, Preston**

Contact for further information:

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#### **Executive Summary**

Application - Replacement of two existing gates/barriers with 2.4m high security gates, installation of additional gates adjacent to the garage and additional 2.4m high weld mesh security fencing at the rear of the tennis courts and to part of the boundary at Penwortham Girls High School, Cop Lane, Penwortham, Preston.

#### **Recommendation – Summary**

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

#### **Applicant's Proposal**

Planning permission is sought for a number of sections of fencing and gates. This includes the replacement of a barrier to the front of the school on Cop Lane and to replace low level 15 year old double gates to the rear of the premises at Alcester Avenue with 2.4m high weld mesh double gates, an additional 2.4m high weld mesh single gate is proposed adjacent to the garage. The application also proposes approximately 260 metres of 2.4m high weld mesh fencing to the boundary of the school playing field and Hurst Grange Park and two 3m lengths to the rear of the tennis courts. All fencing and gates would be coloured green.

#### **Description and Location of Site**

Penwortham Girls High School is located on the east side of Cop Lane approximately 150m to the south of Penwortham town centre within a predominantly residential area.

The school is bound by Government Offices to the north, Hurst Grange Park to the south and residential properties to east and west. The school buildings are located in the northern third of the site adjacent to the vehicle accesses from Cop Lane. The school consists of a mixture of single and two-storey buildings with a white render and

a shallow pitched roof with dark red concrete roof tiles. The gates would be located to the front and rear of the school and the fencing to the south adjacent to Hurst Grange Park and the rear of the school behind the tennis courts

The nearest residential properties are located on Alcester Avenue to the rear of the school.

The school boundary forms the edge of an area of Green Belt encompassing Hurst Grange Park.

## **Background**

The proposal is at an existing secondary school.

Planning permission for a single storey extension to provide three replacement classrooms, 2.2 metre high gates and extension to the existing car park was granted in August 2013 (ref. LCC/2014/0172).

Planning permission for a single storey extension to the front of the building with new paved access and creation of 2 no. disabled parking spaces was granted in March 2008 (ref. 07/08/0050).

Planning permission for the provision of 2.4m high security fencing to central court yard of school and 2.4m high replacement ball stop netting to two tennis courts was granted in April 2003 (ref. 07/03/0044).

## **Planning Policy**

National Planning Policy Framework

Paragraphs 11 – 14, 17, 56 – 66, and 69, are relevant with regard to the requirement for sustainable development, core planning principles, the requirement for good design, and promoting healthy communities.

Central Lancashire Core Strategy

Policy 17 Design of New Buildings

South Ribble Site Allocations and Development Management Policies DPD (Partial Version) 2013 SRSDMP DPD)

A Partial Version of the Plan has been produced which includes all the Main and Additional Modifications discussed during the Examination (March 2013) and consulted on during summer 2013. This Partial Version has now been endorsed by South Ribble Cabinet and Full Council on 6 and 20 November 2014, respectively, for use in development management purposes to guide decisions on planning applications.

Policy B1 Existing Built up Areas  
Policy G7 Green Infrastructure  
Policy G17 Design Criteria

## Consultations

South Ribble Borough Council: - No objection

Penwortham Town Council: - No comments received.

LCC Developer Support (Highways) – No comments received.

Representations – The application has been advertised by site notice, and neighbouring residents informed by individual letter. One representation has been received objecting for the following reasons:

- The proposed new fence and gates would block a right of way from Alcester Avenue to Cop Lane.
- Concerned that not enough residents have been notified.

## Advice

The fencing and gates are required to increase security at the site both during the day and out of school hours. Access is being gained by local residents that use the school as a cut through from Alcester Avenue and Cop Lane and use the school playing fields to exercise their dogs rather than using Hurst Grange Park. The additional fencing and gates would ensure the security of the school grounds and the safeguarding of pupils.

The proposed fencing would be appropriate by way of scale and design and would have limited visual impact on residential amenity, the setting of Hurst Grange Park or the adjoining Green Belt land subject to a condition requiring the fencing to be coloured green as proposed. The proposal complies with Policy G7 and G17 of the South Ribble Site Allocations and Development Management Policies DPD (Partial Version), Policy 17 of the Central Lancashire Core Strategy and the National Planning Policy Framework.

One representation has been received stating that part of the fencing proposal would block a right of way from Alcester Avenue to Cop Lane. However, there is no formal public right of way through the school grounds and therefore there is no requirement to consider impacts in this respect or the need for any form of footpath diversion.

The local resident has also raised concerns in respect of how the application has been advertised. The application has been advertised in accordance with legislative requirements as site notices were posted at the site (front of the school on Cop Lane and the double gates at Alcester Avenue) and local residents most likely to be directly affected were consulted by letter. The resident who made representations on this matter was consulted on the application.

In view of the small scale and location 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, except where modified by the conditions to this permission, in accordance with the following documents:
  - a) The Planning Application received by the County Planning Authority on 14 January 2015
  - b) Submitted Plans and documents:

Location plan

*Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy 17 of the Central Lancashire Core Strategy.*

3. The external finish of the fencing/gates shall be coloured green and thereafter maintained in the same colour throughout their presence on the site.

*Reason: To protect the visual amenities of the area and to conform with Policy 17 of the Central Lancashire Core Strategy.*

## Local Government (Access to Information) Act 1985

### List of Background Papers

Paper	Date	Contact/Directorate/Ext
LCC/2015/0007	30/01/2015	P Kelly ENV 31929

Reason for Inclusion in Part II, if appropriate

N/A