

Development Control Committee

Meeting to be held on 11th September 2019

Electoral Division affected: Wyre Rural East

Wyre Borough: application number. LCC/2019/0034

Erection of 1.8m high fencing.

John Cross C of E School, Garstang Road, Bilsborrow.

Contact for further information:

Faiyaz Laly, 01772 538810

DevCon@lancashire.gov.uk

Executive Summary

Application - Erection of 1.8m high fencing. John Cross C of E School, Garstang Road, Bilsborrow

Recommendation - Summary

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

Applicant's Proposal

Planning permission is sought for the erection of 1.8m high fencing at John Cross C of E School, Garstang Road, Bilsborrow. Bow top fencing coloured black is proposed to the western boundary of the school over a linear distance of 70m and weld mesh fencing coloured green over a linear distance of 190 metres would be added to the southern and western boundary of the school.

Description and Location of Site

John Cross C of E School, Bilsborrow is located on the south eastern side of the junction of Church Lane and Garstang Road (A6) in the centre of Bilsborrow. The school site is occupied by single storey red brick buildings which front both of these roads and has its main playground area facing Church Lane and its playing fields extending to the south. The proposed fencing would be located on the eastern, southern and western boundaries of the school. Currently only the frontage of the school grounds near the junction of the A6 and Church Lane is fenced by a bow top fence with the other boundaries to the playing fields consisting of vegetation and very low level timber fencing.

Lancaster Canal is located approximately 60m west of the school, therefore the northern and western boundary of the school site is located in a flood zone 2 area.

Background

The site is an established educational establishment.

There is no relevant planning history.

Planning Policy

National Planning Policy Framework

Paragraphs 11 – and 12 and 124 - 132 are relevant with regard to the definition of sustainable development and the need for good design.

Wyre Local Plan

Policy CDMP2 - Flood Risk and Surface Water Management

Policy CDMP3 - Design

Policy CDM4 - Environmental Asset

Consultations

Canal and River Trust - No comment

Lead Local Flood Authority - No comment

Bilsborrow Parish Council - No comment

Wyre Borough Council - No objection

LCC Highways Development Control - No observations received.

Representations - The application has been advertised by site notice and neighbouring residents informed by individual letter. One objection was received from a local resident raising concerns on the principle of the development and whether it is needed at the school. Also their comments state that more information is required within the application to assess impacts the development would have on the vegetation around the school and if the fencing line could be moved back 5m so the vegetation would not have to be trimmed.

Advice

The proposal is for the erection of 1.8m high fencing at John Cross C of E School, Bilsborrow. The school propose to erect this fencing to improve security as part of the existing boundary fencing has collapsed and to the rear of the school around the playing field the boundary consists only of vegetation and low level timber fencing which is not adequate to stop trespassers gaining access to the school site.

Policy CDMP3 of the Wyre Local Plan states that development must not have an unacceptable adverse impact on the amenity of occupants and users of surrounding or nearby properties and must provide a good standard of amenity for the occupants

and users of the development itself. The policy also requires that development must create safe and secure environments that minimise the opportunities for crime and promote community safety.

This proposal aims to improve security at an existing school and would also help keep children safe when playing in the school field. The applicant has proposed two different styles of fencing at the school, this includes black bow top fencing to the western boundary which would match the design of the existing fencing to the northern boundary. These are the sides which are most prominent from the street scene from Garstang Road and Church Lane. To the eastern and southern boundaries would be green weld mesh fencing which is proposed to stop trespassers gaining access to the school from the adjacent fields. The applicant has chosen green weld mesh fencing on these boundaries so it would integrate better with the existing boundary vegetation and to complement the character of the playing field.

The nearest residential properties to the development are located to the west on the opposite side of Garstang Road. Given the separation distance, the retention of the existing hedge and scale of the development there would not be any unacceptable impact in respect of the visual amenity of these properties or the general street scene along the A6. There are no immediate neighbours to the south and to the east and therefore the fencing in these areas would not have any impacts on residential amenity.

One objection was received from a local resident raising concerns about the need for the fencing. Also their comments stated that more information is required to assess the impacts that the development would have on the vegetation on the boundaries of the school and whether the fence line could be moved back 5m so the vegetation would not have to be trimmed. The school have stated the fencing is needed to improve security measures as parts of the existing boundary have no security measures to protect the school from trespassers. This has caused issues previously whilst children have been participating in sports activities on the school playing field.

The applicant has confirmed that the existing hedge line along Garstang Road is to be trimmed but will remain with the proposed 1.8m bow top fence located on the road side of the existing hedge. The retention of the hedge will maintain a landscaped edge to the grounds and lessen the visual impact of proposed fence which is not a solid feature, therefore the proposed fence would not be visually harmful to the character of the area. A condition should be added to any planning permission to ensure the installation of the fencing does not take place during the bird breeding season to protect nesting birds.

The applicant has submitted a construction method statement as part of the application which states that the fence panels would be erected by placing panel posts in concrete bases to help ensure the protection of roots of the vegetation around the school. The applicant has surveyed the area and noted where these posts would be located to keep them away from the trees as much as possible whilst the fencing is installed. They have also provided further information where the vegetation would have to be trimmed to accommodate the fence. The school have confirmed this vegetation is regularly trimmed for maintenance and to ensure the full

extent of the playing field can be utilised by the children. The applicant has also confirmed that no trees or hedges require removal and for these reasons the resident's objection is not supported. Wyre Borough Council were consulted on the application and raised no objection to the application.

Overall the proposal is considered to be in conformity with current planning policy and would not result in any unacceptable impact to residential and visual amenity.

In view of the scale, nature 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 in accordance with the following documents:

a) The Planning Application received by the County Planning Authority on 19th June 2019.

b) Submitted Plans and documents:

Drawing No - A-90-01 / Site Location Plan

Drawing No - A-90-02 / Fence Type and Location Plan

Drawing No - A-90-03 / Fence Type and Location Plan

Drawing No - A-90-04 / Proposed Pedestrian & Vehicle Access

Drawing No - A-90-14 / Topographical Survey Indicating Proposed Fence Line

Reason: To minimise the impact of the development on the amenities of the area and to conform with Policy CDMP3 of the Wyre Local Plan.

Colour of Fencing

3. The fencing to the northern and western boundary shall be painted black (RAL 9005) within two months of the erection of the new fencing and retained in that colour thereafter.

Reason: In the interests of the visual amenities of the area and to conform with Policy CDMP3 of the Wyre Local Plan.

Landscaping

4. The development shall be carried out in accordance with the tree protection measures detailed in the construction method statement submitted on 16th August 2019.

Reason: In the interests of visual and local amenity and to conform with Policy CDMP4 of the Wyre Local Plan.

5. During the installation of the fencing, no trees or hedgerows shall be pruned or trimmed during the bird-breeding season between 1 March and 31 July inclusive unless they have been previously checked and found clear of nesting birds in accordance with Natural England's guidance and if appropriate, an exclusion zone set up around any vegetation to be protected. No work shall be undertaken within the exclusion zone until birds and any dependant young have vacated the area.

Reason: To protect nesting birds and to conform with Policy CDM4 of the Wyre Local Plan.

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

None

Reason for Inclusion in Part II, if appropriate

N/A