

<u>APPLICATION NO:</u>	22/00707/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Meadow Park School , Haswell Drive, Stockbridge Village		
<u>PROPOSAL:</u>	ERECTION OF 2.4M HIGH BOUNDARY FENCING AND ACCESS GATES		

Site Description

The application site is located at Haswell Drive, Stockbridge Village and is located in an area that is allocated as Urban Greenspace and Education Land in the Development Plan.

The school is sited to the North of the site with two areas of green space, one to the east of the school, which is enclosed by green, mesh fencing and the other to the south of the application site.

The site features a woodlands to the North and to the East of the site is Haswell Drive There are several clusters of trees and shrubbery on the site. One cluster is to the north-west of the green space that would be enclosed by the proposed development, and one marginally clips into the south-west of the green space. Any other clusters of trees remain outside of the boundary of the proposed development.

Proposal

The application seeks permission for the erection of a 2.4m high weld mesh boundary security fencing with access gates.

The proposed development would enclose the green space sited to the south of the application site and would have a perimeter of 211.66m. This would connect to the existing grey railings to the West of the proposed enclosed area, which are to be retained, and would measure at a total perimeter of 262.35m (the proposed and existing fencing.)

It would feature two access gates which would have a width of 2.1m and 4m to allow grass cutter vehicular access and allow pedestrian access to the grassed area.

The proposed development would see the removal of the two existing fragmented boundary fencing; the low level trip rail adjacent the access road into the school premises and the low level fencing adjacent Haswell Drive.

Consultations

Highway Authority - No objections

Arboricultural Officer - No objections subject to conditions to submit a further detailed Arboricultural Impact Assessment and to secure planting in accordance with the proposed tree planting plan.

Representations

This application has been publicised by letters sent to 213 neighbours. No representations have been received.

Planning History

APP. NO: 13/00168/FUL

PROPOSAL: CONSTRUCTION OF A NEW VEHICULAR ACCESS ROAD LEADING FROM HASWELL DRIVE TO THE ELMS SCHOOL TOGETHER WITH INSTALLATION OF AUTOMATED SLIDING GATE & AUTOMATED PEDESTRIAN GATE, STREET LIGHTING, TRIP RAIL, BOUNDARY PALADIN FENCING & ASSOCIATED WORKS.

DECISION: GRANTED

DECISION DATE: 24 May 2013

APP. NO: 17/00102/FUL

PROPOSAL: RELOCATION OF CAR PARK WITH SPACES FOR AN ADDITIONAL 38NO. CARS TOGETHER WITH ERECTION OF BOUNDARY FENCING AND EXTERNAL LIGHTING.

DECISION: GRANTED

DECISION DATE: 3 May 2017

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

OS7 - Educational Uses and Sites

DQ1 – Trees and Development

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The design and appearance of the proposed fence and gate would be acceptable. The fence would replace two of the existing fences on site, which are of varied design, materials and heights and hold the most prominent positions in terms of being readily visible from the highway.

One fence has a rusted appearance, with missing bars that create large gaps in the fence. The other fence has a low-bearing height and is not uniform to the other fence that encloses the site. Due to the uniformity, semi-transparent nature and colour scheme of the proposed fence, it is considered that this will represent a significant improvement in design terms in contrast to the existing.

The proposed fence would also be in-keeping with the adjacent fencing to the North-East of the site on Haswell Drive, which encloses the other grassed area within the curtilage of the school premises. Therefore, the proposal is in accord with Core Strategies of CS2 and CS19.

Amenity

The proposed fence would not adversely impact residential amenity, as it would be semi-transparent with gaps and would not block out light.

Overall, the development will not harm the amenity of neighbouring properties. Therefore, the proposal is in accord with Core Strategy Policies CS2 and CS19.

Highways

The proposed fence would not cause any issues in regard to highway safety and would be in accord with Core Strategy Policy CS19.

No objections received from highways.

Other Issues (Trees)

The application was supported by a Tree Survey. This concluded that the majority of the trees on site, were found to be in good condition requiring no remedial works. Two trees are recommended for removal regardless of any proposals due to their condition.

The accompanying Tree Survey also recommended that G11 is removed to accommodate the proposal, stating that this group of trees provide a low amenity value to the area and would not be considered to have a detrimental impact. It is recommended however, that this feature is replaced as part of a tree replacement scheme and tree planting plan, to be in accord with Policy DQ4 of the UDP, Trees and Development, through the replacement of trees on a two-for-one basis. This has been addressed through a planning condition, as advised by the consultation response. The extent of mitigation planting required will need to be confirmed through a detailed tree planting scheme submitted and approved by the Local Planning Authority before any commencement of development.

Furthermore, the Tree Survey has stipulated that because of the location of the remaining features, it has been considered that tree protective fencing is not required for the site. The proposals have included a precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement. The consultation response stated that the proposal is to be partially constructed within the root protection area (RPA) of G7 and G10, and in the absence of tree protection fencing, appropriate measures will need to be in place to ensure trees are protected.

As this has not been sufficiently detailed, a new Arboricultural Method Statement should be submitted that outlines the measures to protect trees such as site induction, supervision, ground protection etc. In addition, it states that the provided details for the fence do not set out how the posts will be installed and details of this which is done close to trees should be included in the new Arboricultural Method Statement. This has also been addressed through a planning condition.

These conditions would ensure that sufficient measures would be implemented to ensure protection for retained trees and to secure appropriate mitigation planting. The consultation response from Arboricultural was a recommendation for approval with these conditions applied.

Conclusion

The proposal is acceptable in principle and would not cause harm in relation to the amenity of neighbouring properties. The application complies with local planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 3) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 4) No development shall commence until proposals for the protection of all existing trees and hedgerows to be retained on the site as approved, including the details of work within the root protection area, for the duration of construction works, have been submitted to and approved by the Local Planning Authority.

Reason: To ensure the sustainable retention of established trees and to ensure the proposed development would be in accord with DQ4: Trees and Development contained in the Replacement Unitary Development Plan, June 2006.

- 5) No development shall commence until a landscape design detailing tree planting has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure the proposed development would be in accord with DQ4: Trees and Development contained in the Replacement Unitary Development Plan, June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/12/2022	001	-	LOCATION PLAN
13/03/2023	003	-	PROPOSED SITE PLAN
13/03/2023	002	-	EXISTING SITE PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **2 June 2023**

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Appendix 1 – Site Photographs











