

APPLICATION NO: 24/00612/FUL **CASE OFFICER:** Maxine Wishart

WARD: St Michael's **PARISH:**

LOCATION: St Aidan's Catholic Primary School , Adswood Road, Huyton

PROPOSAL: ERECTION OF 2.4M HIGH SECURITY FENCING AND GATES

Local Plan Policies Map Allocation

Urban Greenspace and Educational Land

Site Description

The application relates to St. Aidan's Catholic Primary School located on Adswood Road, Huyton. The application relates to the south-western end of the school site.

The site is surrounded by residential dwellings which are located opposite, on Adswood Road and others which abut application site, located on Harewood Close and St Mathew's Close. The school buildings are located to the northeast of the application site with a school playing field located between the application site and the school buildings. The application site shares a section of the boundary to the southwest with the River Alt and Huyton Cricket and Bowling Club.

Within the application site lies an existing wastewater flood relief facility comprising of a motor control kiosk, pressure relief column with associated underground tanks and hardstanding.



Proposal

The application seeks consent for the erection of 2.4 m high weld mesh security fencing with access gates to part of the southwestern boundary of the school. The fencing would be off set from the existing shared boundary with residential properties

located on Harewood Close by between 1 and 3m. A gate would be installed to maintain access between the existing boundary fencing and the proposed fencing. Double access gates would be installed fronting the kiosk, this would be off set from the access doors in its frontage by 2 m to maintain adequate access to the equipment.

The application indicates that the reasoning for the proposed installation of new security fencing is to enhance the security of the school premises and ensure the safety of school pupils. At present, unauthorised access into the school can be achieved via the existing boundary fencing to neighbouring properties.

The application has been amended since originally submitted and has involved amendments to the annotation on the layout plan to identify where existing mesh fencing is located and to provide increased offset from the access doors at the front of the existing water flood relief kiosk following discussion between the applicant's agent and United Utilities.

Consultations

United Utilities Water Ltd - Advise that United Utilities has a registered Right of Way within the application site and provide guidance on works which may impact on UU assets / infrastructure together drainage matters

Merseyside Police HQ - Advise on security standards for fencing and fixings.

Merseyside Fire And Rescue Authority - Make comments in relation to Access for fire appliances and water provision for firefighting purposes.

Representations

This application has been publicised by letters sent to 16 neighbours. No representations have been received.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

Planning History

APP. NO: 74/13187/HIST
PROPOSAL: CHANGE OF USE AND EXTENSION TO FORMER JUNIOR SCHOOL TO FORM PARISH CENTRE INCLUDING CHURCH PRESBYTERY MEETING ROOMS ALTERATION OF EXISTING VEHICULAR ACCESS CONSTRUCTION OF NEW PEDESTRIAN ACCESS CONDITIONS

DECISION: Granted
DECISION DATE: 10 June 1991

APP. NO: 93/00087/APP
PROPOSAL: ERECTION OF 2.4 M HIGH STEEL PALISADE SECURITY FENCING

DECISION: Granted
DECISION DATE: 30 September 1993

APP. NO: 03/01219/FUL
PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION AT ENTRANCE TO FORM NEW OFFICES AND LOBBY
DECISION: Granted
DECISION DATE: 7 January 2004

APP. NO: 07/01100/FUL
PROPOSAL: RESURFACING AND ALTERATIONS TO EXISTING STAFF CAR PARK, INCLUDING PROVISION OF 2NO. FLOODLIGHTING COLUMNS.
DECISION: Granted
DECISION DATE: 21 February 2008

APP. NO: 08/00488/FUL
PROPOSAL: ERECTION OF EXTERNAL CANOPY & ADAPTATIONS TO PLAY AREA SURFACES, ALSO RETENTION OF EXISTING STORAGE CONTAINER
DECISION: Granted
DECISION DATE: 9 October 2008

APP. NO: 11/00549/FUL
PROPOSAL: DEMOLITION OF 2NO. CLASSROOMS TOGETHER WITH ASSOCIATED WORKS
DECISION: Granted
DECISION DATE: 1 December 2011

APP. NO: 13/00754/FUL
PROPOSAL: ERECTION OF WASTEWATER FLOOD RELIEF FACILITY COMPRISING OF A MOTOR CONTROL KIOSK, PRESSURE RELIEF COLUMN, TEMPORARY AND PERMANENT ACCESS ARRANGEMENTS, BOUNDARY FENCING AND ACCESS GATE, AREAS OF HARDSTANDING, AND ASSOCIATED TREE REMOVAL AND LANDSCAPING
DECISION: Granted
DECISION DATE: 6 March 2014

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.

NATIONAL PLANNING POLICY FRAMEWORK

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

OS7 - Educational Uses and Sites

DQ2 - Security in the Built Environment

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development SPD (2016)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

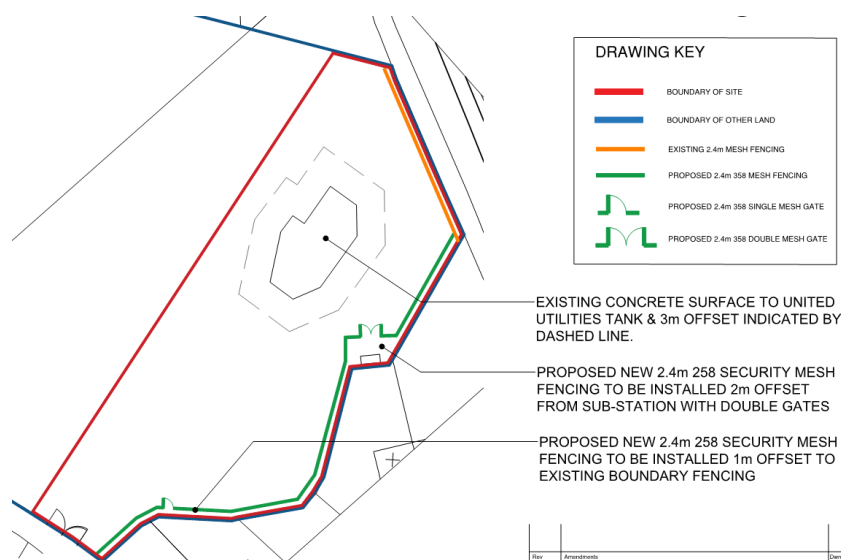
Layout and Design

The supporting Design and Access Statement indicates that the purpose of the proposal is to enhance the security of the school premises and ensure safety of school pupils. At present unauthorised access into the school can be achieved via existing boundary fencing to neighbouring properties.

The proposed fencing would abut existing mesh fencing located within the southern corner of the application site. It would also enclose the existing United Utilities waste water flood relief facility control kiosk. The kiosk has doors opening out over an existing concrete hardstanding to its frontage.



The application proposes 2.4m security mesh fencing which would be installed adjacent to the existing residential boundary fencing. It would be off set from the neighbouring boundaries by between 1 – 3 m and 2 m from the front of the existing kiosk. A single access gate would be provided within the fencing to maintenance access. Double access gates would be provided within the section of fencing fronting the kiosk in order to retain access to the equipment.



The proposed fencing would not impact on existing access arrangement into the school site and the applicant's agent has been in discussion with United Utilities to ensure that adequate maintenance and access / rights of way arrangements are retained.

The fencing and gates would be in keeping with the adjacent fencing on the school site. The proposal is therefore in accordance with Core Strategy Policies CS2 and CS19.

Crime and Security

Saved Policy DQ2 of the UDP seeks to ensure that new development is designed to provide good levels of personal and property security.

Merseyside Police have commented on the application and have provided advice on the best means of security for this type of premises. This advice would be shared with the applicant by way of an informative if planning permission is granted.

The proposal would improve security of the site and tackle unauthorised access to the school site and as such complies with Saved Policy DQ2 and Core Strategy Policy CS19.

Residential Amenity

The proposed fencing and access gates would be erected adjacent to the common boundary of existing dwellings located on Harewood Close and St. Mathew's Close.

Nos. 1 – 5 Harewood Close

There is existing timber fencing (approx. 1.8 m high) along the common boundary with these properties and the application site which is of varying states of maintenance.



Whilst the proposed fencing would be higher than the existing fencing along this boundary, the off-set, which would in the main be 1 m off the common boundary, would reduce the impact on outlook from these properties. On balance the benefits of a secure fence between the school site and these neighbouring properties would outweigh any limited impacts on outlook and visual impact resulting from the proposed fencing.

3 St Mathew's Close

Although the application site boundary shares a common boundary with the rear of No. 3, the proposed fencing and gates would not be erected along the boundary with this property. Existing palisade fencing is located within the school site in front of timber fencing.



Adswood Road

Residential dwellings are located opposite the school site, on Adswood Road. The new fencing would be located within the application site and would be mostly screened by the existing mesh fencing and gates to the school frontage and partly by the boundary treatment securing the rear garden of No. 2 Harewood Close.



On balance, it is considered that the development would not have any significant detrimental impacts on neighbouring properties and would benefit the security of the site and in turn the adjoining residents. The development would therefore comply with UDP Policy DQ2 and Core Strategy Policies CS2 and CS19.

Highways

Due to the location of the proposed development, there are no highway issues.

Other Issues

River Alt

The application site shares a small section of common boundary with the River Alt, separated from the site by an adopted footpath running from Huyton Lane to Adswood Road and existing fencing. The River Alt is not designated as a main river on the Environment Agency's Statutory Main River Map.



Given the type of development proposed and having regard to the existing boundary fencing in this location it is not considered that the development would be likely to result in a flood risk or have the potential to cause pollution or impact on the nearby ordinary watercourse in this instance.

Playing Field

Planning permission was granted in March 2014 for works in association with the erection of the wastewater flood relief facility (Ref: 13/00754/FUL) which includes a control kiosk, pressure relief column and hardstanding together with access provision and areas of hardstanding. The tank is located underground in the southwest corner of the playing field. An access route (grasscrete or similar material) runs from Adswood Road to the tank. That development is located on land within the application boundary of this current planning application.



When considering the 2013 planning application Sport England were consulted as that site formed part of, or constituted, a playing field. They commented that *...“the access route across the playing field has been positioned close to the western boundary of the playing field, and indeed the boundary along this part of the site is somewhat irregular in shape. As a result, this end of the site does not lend itself well*

to pitch use...The existing area marked with a pitch lies to the east of the proposed access route / storage tank and would not be affected in the long term... According to the information supplied, there is no community use of the playing field. In terms of the wider strategic context, Knowsley's playing pitch strategy has not identified a quantitative deficiency in the area... Taking all the above into account, the proposal would not have an adverse impact on the existing football pitch on the site, and indeed should actually result in an improvement in the quality of the pitch...

Given the existing use of the site, the proposed enclosure of the school site would not prejudice or restrict its current use.

United Utilities Right of Access

United Utilities have advised that UU have a registered Right of Way with the proposed development site and that nothing should occur that impacts and / or is detrimental to this legal Right of Way. There is an easement in the site for inspection, maintenance and repair which has restrictive covenants. This is a matter which must be adhered to by the applicant and not a material planning consideration, however, it is known that the applicant's agent has liaised with UU and the plans have been amended to allow for continued easement and access to the equipment on the site. Ultimately it is the applicant's responsibility to ensure that the proposed development would not impact on UU assets and the applicant would be advised of these requirements by way of an informative if planning permission is granted.

Drainage

United Utilities consultation comments advise that they strongly encourage all developments to include sustainable drainage systems should be implemented and that the applicant should consider their drainage plans in accordance with the drainage hierarchy set out in the NPPF and NNPG. However, given the nature of the proposal this is not considered to be applicable as the proposed fencing would not impact on the drainage of the site.

Conclusion

The proposal is acceptable in terms of visual amenity, and it is considered that the fencing would lead to an improvement to security with no unacceptable detrimental impact on existing residents or the continued use of the school site and its associated playing field. The proposal therefore complies with relevant planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 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.

- 3) The fencing and gates hereby permitted shall be powder coated green to match existing fencing on the site prior to first being installed and shall be retained as such thereafter.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023) and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/01/2025	7527_P01	REV P01	EXISTING SITE LOCATION PLAN
14/01/2025	7527_P03	REV P01	PROPOSED SITE PLAN

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 21 January 2025

Informatives

- 1 NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:
- 2 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

3 The comments of Merseyside Fire and Rescue Service in their letter dated 3 December 2024.

4 The comments of Merseyside Police - Designing Out Crime Officer in their email dated 19 December 2024 as follows:

I note the Design and Access Statement for the scheme states 'The higher fencing will create a robust and effective security barrier thereby ensuring the safety and security of the school's pupils, staff, and property.'

Having worked alongside countless schools in the Merseyside and Lancashire areas who have suffered from trespass issues and associated crimes such as criminal damage and burglary, access is commonly gained via climbing aides in the form of exposed hinges and locking apertures on gates, fencing not being security rated so is easily breached via cutting mesh or bending bars, and other adjoining structures such as railings, walls, electricity boxes etc being used as informal climbing aides.

We would always advocate that commercial and educational premises install 2.4m high weld mesh fencing and matching post and gating systems; and be to LPS 1175: Issue 8 security standards, using a weld mesh that is of anti-climb and vandal resistant construction. Installation of these systems should consider the varying levels of terrain and be as close to the ground as possible to prevent access underneath.

Designing Out Crime Officer
PREV Designing Out Crime

5 The comments of United Utilities as below and in their letter dated 8 January 2025.

Contact details for any queries which may result from this response:

For applicants / developers

Should the applicant have any queries regarding the attached response, they can contact our Developer Services team by email as follows:

Drainage / wastewater infrastructure: WastewaterDeveloperServices@uuplc.co.uk

Water supply / water infrastructure: DeveloperServicesWater@uuplc.co.uk

Alternative ways to contact the team are also included within the letter (see section 'Contacts').

To enable us to answer enquiries as quickly as possible, we request enquiries are not sent to multiple mailboxes - this will delay our response.

Appendix 1 – Site Photographs

