

<u>APPLICATION NO:</u>	25/00657/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	St Andrew the Apostle Catholic Primary School, Higher Road, Halewood		
<u>PROPOSAL:</u>	ERECTION OF 2.4M PALADIN SECURITY MESH FENCE TO SCHOOL PERIMETER.		

Site Description

The application site is located at St Andrew the Apostle Catholic Primary School, Higher Road (A562) and is situated within an area allocated as Urban Greenspace and Education Land in the Development Plan.

The application premises relates to a primary school, which is located to the centre of the site with associated car parking, school playground and playing fields surrounding the site. Residential properties surrounds the application site. The plot is irregular in shape. There are several mature trees located to the site frontage and deeper within the site.

There is a record of a Tree Preservation Order (TPO) in force at the school site (Ref.No: 00/00009/TPO) for a singular oak tree (referred to as T1) located to the north-west of the site, adjacent boundary shared with No.74 Higher Road. This tree has been felled, sometime between August 2015-August 2016, as evidenced by Google Maps Street View data. There is no record of any TWA app for this tree removal.

Proposal

The application seeks permission for the erection of a 2.4m high paladin security mesh fence to school perimeter.

The proposed fencing would be erected to between the front car park and the school building, as well as adjacent to the existing residential boundary fencing. The proposed fenceline would be erected to the north, west and south-west of the school site, would span a cumulative length of 211m and adjoin the existing palisade fencing. The proposal would include 2 no. pedestrian gates and 1 no. vehicular gate and constructed from powder coated steel, with a green colour to match the existing fencing.

The proposed development is required due to security and safeguarding concerns.

Consultations

Arboricultural Officer: – No objections, subject to a condition suggested to ensure that only hand-digging would be used for the posts of the proposed fence.

Halewood Town Council: – No comments received.

Cadent Gas Limited: – No objections, requests an informative be included with any Decision Notice.

Representations

This application has been publicised by letters sent to 36 neighbours. It has also been advertised by way of site notice.

1 neutral representation was received with an enquiry of whether any images of the proposal for visual reference.

No further representations have been received.

Planning History

APP. NO: 08/00033/FUL
PROPOSAL: RE-LOCATION OF EXISTING 2.4 METRE HIGH PALISADE SECURITY FENCING AND PART NEW LINE OF 2.4 METRE HIGH FENCING AND NEW 2 NO. SETS OF PEDESTRIAN ACCESS GATES
DECISION: GRANTED
DECISION DATE: 6 March 2008

APP. NO: 08/00374/FUL
PROPOSAL: ERECTION OF 2.4 METRE HIGH PALADIN FENCING AND GATES TO PERIMETER OF PLAYING FIELD ADJACENT TO KYLEMORE WAY- (REVISED TYPE OF FENCING TO PREVIOUSLY REFUSED APPLICATION 08/0033/FUL)
DECISION: GRANTED
DECISION DATE: 31 July 2008

APP. NO: 09/00161/FUL
PROPOSAL: REPLACEMENT OF EXISTING LOW LEVEL BOUNDARY FENCING WITH 2.4M HIGH PALADIN SECURITY FENCING TO SCHOOL BOUNDARY & ERECTION OF CYCLE SHELTER
DECISION: GRANTED
DECISION DATE: 18 June 2009

APP. NO: 24/00053/FUL
PROPOSAL: ERECTION OF 2.4 M HIGH PALADIN MESH SECURITY FENCING AND GATE ADJACENT TO RESIDENTIAL BOUNDARIES AND INSTALLATION OF 2 NO. 2.4 M HIGH PALADIN MESH GATES WITHIN EXSITING FENCING ON SCHOOL SITE
DECISION: GRANTED
DECISION DATE: 1 July 2024

APP. NO: 09/00199/KMBC1
PROPOSAL: REPLACEMENT OF EXISTING FENCING AND GATES WITH NEW 2.4 METRE HIGH APEX FENCING AND DOUBLE GATES TO PLAYING FIELD BOUNDARY BETWEEN 29 YOUATT AVENUE AND 16 HAZEL AVENUE. WIDENING OF EXISTING FOOTPATH APPROACHING FIELD AND CONSTRUCTION OF NEW FOOTPATH TO EDGE OF

PLAYING FIELD. ERECTION OF 2.4 METRE HIGH APEX
PEDESTRIAN ACCESS GATE TO REAR OF SCHOOL.
ERECTION OF CYCLE SHELTER/STAND.
DECISION: GRANTED
DECISION DATE: 18 June 2009

APP. NO: 01/00780/KMBC1
PROPOSAL: INSTALLATION OF 1 NO. 10M HIGH STEEL COLUMN
MOUNTED CCTV CAMERA AND 2 NO. CCTV CAMERAS
MOUNTED ON 3M HIGH STEEL MASTS ON BUILDING
DECISION: GRANTED
DECISION DATE: 21 January 2002

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.

The site is identified as a site allocated for Urban Greenspace and Education Land in the adopted Unitary Development Plan. As such, the erection of boundary fence treatment to the edge of the site to serve a school facility would be considered acceptable in principle, subject to compliance with local planning policy and guidance.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

DQ2 - Security in the Built Environment

DQ4 - Trees and Development

OS7 - Educational Uses and Sites

SUPPLEMENTARY PLANNING DOCUMENTS

Design Quality in New Development (2016)

Trees and Development (2016)

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

Saved Policy OS7 in the Replacement Unitary Development Plan states *that development for Educational Uses and Sites will be permitted provided that:*

- 1. Proposals for the development of new schools, colleges or other training facilities, or for alterations or extensions to existing educational or training facilities will be granted planning permission provided that they are located and designed in a way which is convenient and accessible to pupils, students and other members of the community which they are intended to serve.*
- 2. The extended and community use of educational buildings and land for wider community purposes and activities (either within existing or new educational facilities) will be encouraged where this is practicable and would not conflict with educational needs, the security of the students or residential amenity.*

Saved Policy DQ2 in the Replacement Unitary Development Plan states that *security features such as fencing, walls, CCTV cameras and lighting (both in new developments and where proposed to provided added security to existing developments) should be designed so as to avoid causing harm to:*

- a) Visual amenity;*
- b) The amenities of occupiers of nearby property; or*
- c) Highway safety.*

DESIGN AND RESIDENTIAL AMENITY

The school site already features several security fencelines to the perimeter of the site. The proposed paladin security fencing would not integrate with the other fencing present at the site and not appear discordant or visually incongruous. 2.4m tall mesh paladin fencing is a very conventional choice for boundary treatments for educational facilities both in design and security considerations.

When observed from Higher Road, it would not have any greater visual impact given it would be behind the existing 2.4m fenceline. For the properties to the south west

(located on Blackburne Drive) whose rear gardens abut the school site, the proposed fenceline would be erected just over 1m away (to allow for the school to continue the maintenance of the land and grass cutting etc) from the boundary between these properties; all these properties have rear boundary treatment at conventional heights of 1.8-2m in height. At 2.4m in height the proposal would only project 0.4-0.6m above the existing boundary treatments and would not appear oppressive or unduly dominant. The rear gardens of these properties feature generous depths and either sufficient tree coverage or the outbuildings erected at the bottom of these gardens would adequately screen any visual impact from the proposal. Moreover, where readily visible, the proposed fencing would still allow a level of semi-visibility between the gaps and would not create a fully obscured barrier to outlook. The proposed development would not be considered to result in any adverse harm to visual or residential amenities.

HIGHWAYS

The proposed development would be erected within the school site and therefore would have no impact on the local highway network outside of the site. The proposal would be set-back from the public footpath and highway of Higher Road by over 25m and therefore, no adverse highway safety impacts are considered to occur as a result of the proposed development.

ARBORICULTURE

Saved Policy DQ4 (criterion 2) in the Replacement UDP states that *development proposals affecting existing trees, woodlands and other vegetation, which make a positive contribution to amenity, should make provision for their retention*. Criterion 3 furthers that *applicants for planning permission will be required to provide a detailed survey of all existing trees on the site and the likely effects on them of the proposed development*.

As described, the application site contains numerous mature, established trees on the site, both at the perimeter and boundaries of the plot and within the site. Notwithstanding the tree previously felled, the Local Planning Authority does not hold any record of any further TPO's on the site.

The application has not been supported by a Tree Survey, Arboricultural Method Statement (AMS) or Arboricultural Impact Assessment (AIA). The Council's Arboricultural Officer has been consulted on the application and does not raise any objection to the proposed works. It is considered that the proposed fencing would involve posts dug and erected in the ground and this would have a low potential for this to cause severe harm to any existing trees on site, particularly if the installation of the posts are hand dug.

The agent has confirmed in writing that the excavation works for the posts installed for the fencing would be hand dug and that there would be no heavy machinery used near trees or within root protection areas (RPA). The Arboricultural Officer has confirmed that a condition which secures that any excavation works would be hand dug would be sufficient to include in the absence of a Tree Survey or AIA. Moreover, the condition would include and outline that should any trees be damaged and die within a period of 5 years due to the proposed development then in accordance with Saved Policy DQ4 and CS21 then these shall be replaced on a 2:1 basis for the size and species of the tree lost.

Therefore, although the application has not been supported by a Tree Survey, the

potential impact has been considered by the Council's Arboricultural Officer, who has identified that a low-risk level of harm to existing trees would likely occur as a result of the proposed development and that a suitable planning condition could further protect and mitigate any adverse harmful impacts to trees on site and ensure satisfactory replacement if these are adversely harmed. On this basis, the proposed development would not warrant a refusal of planning permission and would be anticipated to not result in any detrimental harm to arboriculture and trees on site.

CADENT GAS

Cadent Gas have identified that the application is in close proximity to medium and low-pressure assets. Cadent raise no objections to the proposal, however, request that to prevent damage to the assets, an informative is added to any Decision Notice.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways, and arboriculture / trees. The proposal also broadly complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 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 materials to be used on any boundary treatment, fences, access and entrance gates, hereby approved, shall match those of the existing boundary treatment and fences in colour.

Reason: For the avoidance of doubt, in the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) All excavation works and posts being installed into the ground of the proposed 2.4m paladin security mesh fence, hereby approved, shall be carried out by method of hand digging only. There shall be no storage of plant or machinery within the root protection area of the trees.

Any trees or other planting on the site, which is lost, felled or is substantially damaged within a period of 5 years as a result of the completion of the proposed development, will be replaced on a 2:1 basis, these will include trees which are from the same species and girth of any removed trees. Any replacement tree planting shall be wholly implemented within the first available planting season following substantial completion of development.

Reason: In the interests of visual amenity within the site and to ensure the development complies with Policy CS21 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/12/2025	7777-SAA-CUN-XX-00-DR-A-1000	-	LOCATION PLAN
04/12/2025	7777-SAA-CUN-XX-00-DR-A-1200	-	PROPOSED SITE PLAN
04/12/2025	7777-SAA-CUN-XX-00-DR-A-5000	-	PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 23/01/2026

Informatives

1) See attached letter

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