

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00960/FUL

APPLICANT: St. Luke's Catholic Primary

WARD AFFECTED: Prescot South

DEVELOPMENT: REMOVAL OF EXISTING BOUNDARY FENCING AND ERECTION OF NEW 2.4 METRE HIGH STEEL MESH AND POST FENCE AND DOUBLE GATES TO THE BOUNDARY OF THE PLAYING FIELD

LOCATION OF SITE: St Lukes Catholic Primary School, Shaw Lane, Prescot, L35 5AT

KNOWSLEY LOCAL PLAN ALLOCATION –

Urban Greenspace and Educational Land

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

ARTICLE 35

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.

PLANNING HISTORY

Several applications have been approved at the site including for replacement of existing fencing (09/00199/KMBC1 – approved 18/06/2009).

TECHNICAL CONSULTATIONS:

Arboricultural Officer – No objection subject to a condition to secure planting in accordance with the proposed tree planting plan.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 32 neighbours and a site notice.

1 representations was received querying the location of the fence.

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the removal of existing boundary fencing and erection of 2.4 metre high steel mesh and post fence and double gates to the boundary of the playing field.

POLICY CONSIDERATIONS

The application site is situated within an area of Educational Uses and Sites. The application is for replacement fencing to replace existing fencing at the site. The location of the fencing would be the same. Therefore, the application is acceptable in principle and consistent with Core Strategy Policy CS21 and UDP policy OS7.

DESIGN, ACCESS AND CRIME PREVENTION

The design and appearance of the proposed fence and gate would be acceptable. The fence would replace the existing fences which are of varied design (with concrete, wooden and low metal fencing) with a more consistent and uniform fence. Due to the green and semi-transparent nature of the proposed fence, it is considered that this will represent an improvement in design terms. The application causes no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposed fence would not adversely impact residential amenity, as it would be semi transparent with gaps in and would not block out light. Overall, the development will not harm the amenity of neighbouring properties. Therefore, the proposal is consistent with Core Strategy Policy CS19.

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 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) Tree Replacement

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Within the first available planting season following the completion of development replacement, replacement tree planting shall have been provided in accordance with the following plan (Tree Planting Plan - P103 - A). Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to ensure the development complies with Saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
01/02/2022	P103	A	Tree Planting Plan
06/01/2022	P102	-	Proposed Site Plan
06/01/2022	21/00093/AIA	-	Arboricultural Impact Assessment
06/01/2022	21/00093/AMS	-	Arboricultural Method Statement
06/01/2022	-	-	Fence and Gate Detail
06/01/2022	P101	A	Location Plan
06/01/2022	-	-	Design and Access Statement

Andrew Hunt

8 February 2022

Alan Kilroe

14 February 2022

Document Reference PS/DC/OP04/05	Document Issue Number 003	Document Issue Date 23/9/02
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