

<u>APPLICATION NO:</u>	24/00053/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<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 2.4 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		

Local Plan Policies Map Allocation

Urban Greenspace and Educational Land

Site Description

The application relates to St. Andrew the Apostle Catholic Primary School located on Higher Road, Halewood. The school is accessed from Higher Road with pedestrian access from Kylemore Way to the east. The site is surrounded by residential dwellings some of which abut the application site. Halewood Doorstop Green shares a common boundary to the south-west of the application site.

A playing field to the south which bounded by Halewood Doorstop Green and residential properties on Grange Avenue, Blackburne Drive, Boundary Farm Road and Kylemore Way of the school is currently fenced off from the school site by green weld mesh fencing; access is provided via gates into this area.

Proposal

The application seeks consent for the erection of 2.4 m high weld mesh security fencing with an access gate to part of the school boundary. The fencing would enclose a field to the south of the school buildings. The gate would be installed to maintain access between the existing boundary and the new fencing. In addition, it is proposed to install 2 no. access gates within a line of existing paladin fencing which currently separates the field from the school buildings and runs from the side of No. 3 Grange Avenue to existing fencing within the school grounds.

The new fencing would be erected adjacent to the school boundary and existing residential properties located on Grange Avenue, Boundary Farm Road and Kylemore Way.

The application indicates that the reasoning for the proposed installation of new security mesh boundary fencing is to enhance security of the school premises and safety of pupils. It is stated that at present, unauthorised access into the school

premises can be achieved via the existing residential boundary fencing.



Consultations

Halewood Town Council - No Comments Received.

ESS Parks And Green Spaces - No objections.

Arboricultural Officer - No objections.

Representations

This application has been publicised by letters sent to 24 neighbours. It has also been advertised by Site Notice. There has been two rounds of consultation with neighbours.

As a result of this publicity there have been no letters of objection, 2 letters of support and 3 letters of comment. It is noted that the comments received are from 3 people, two of whom have made comment on two occasions.

The representations are summarised as follows:-

Letters of support are summarised as follows:

- a) Fully support planning application as property is along section next to school at entrance to Kyle Avenue.
- b) Installation will provide additional security for school where their children attend.
- c) People have been gaining access to the field resulting in Police officers climbing over their wall and fence into the school field.
- d) Fence would stop people gaining unauthorised access to the field.
- e) Would reduce anti-social behaviour.

The letters which neither support nor object the proposal include:

- f) Revised plans show a no-man's land between existing fencing and new fencing.
- g) Who will be responsible for ongoing tree maintenance?
- h) Cannot tell if trees would be removed prior to fence being erected.
- i) Will there be a gap between the new fence and the fences that already exist

- (houses and otherwise)?
- j) Are the trees and bushes around the edge of the field going to be removed?
 - k) Tree on the field side of home has toppled and touching house yet no-one has attended to it.
 - l) Not objecting to the fence - security is a good thing but just want to make sure it's not creating problems for others.
 - m) Difficulty finding plans to show where the fence is going.

In relation to point k) above, is a private matter between the writer and the school. Nevertheless, the writer's details and comments have been forwarded to the applicant's agent by Officers with the agreement of the writer.

In terms of point m) above, the writer has been contacted and the matter addressed.

Relevant Planning History

APP. NO: 03/00503/FUL
PROPOSAL: REMOVAL OF EXISTING BOUNDARY FENCE AND THE ERECTION OF NEW 2.4M APEX FENCE TO FRONT ELEVATION WITH 2.4M HIGH PALISADE FENCE TO REAR
DECISION: Granted
DECISION DATE: 29 August 2003

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: Refused
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

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
- DQ4 - Trees and Development

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

SUPPLEMENTARY PLANNING DOCUMENTS

- Design Quality in New Development SPD (2016)
- Trees and 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.

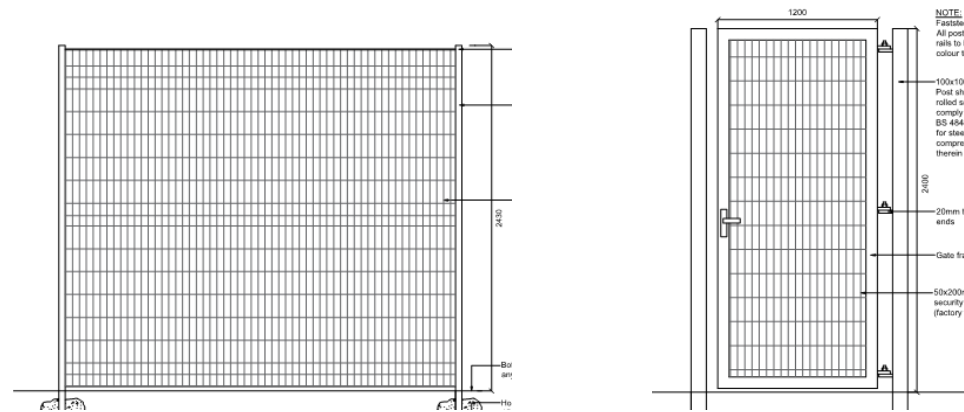
Assessment

Layout and Design

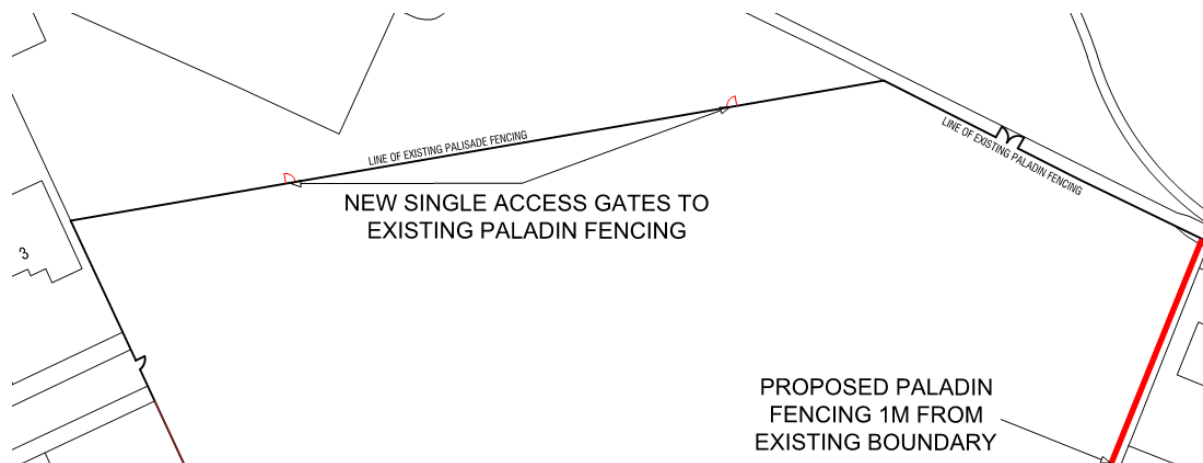
The application proposes 2.4m security mesh fencing which would be installed adjacent to the existing residential boundary fencing to provide security and to deter

unauthorised access to the school premises and for the safety of pupils, staff and property. It is also proposed to install 2 no. gates within the existing fence line within the school grounds.

The proposed fencing and gates are of a type that can typically be seen on school sites across the Borough. The proposed fencing and gates would match the existing paladin fencing previously installed at the school. The proposed fencing would not affect any existing residential boundary fencing.



The proposed access gates within the existing fence line are proposed to provide better access to the playing fields for staff and pupils.

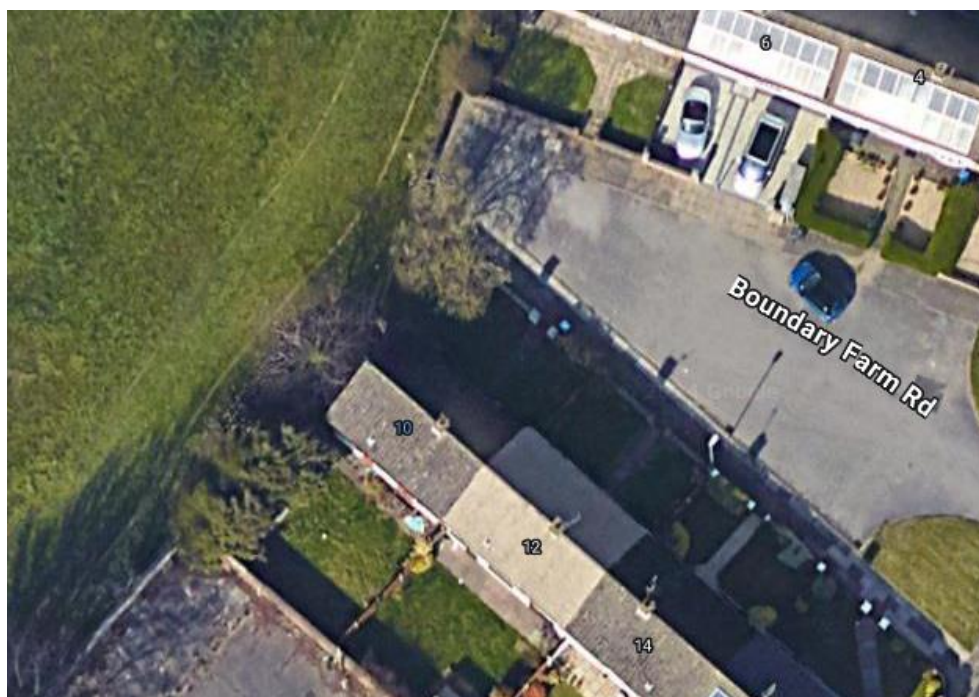


The siting of the fencing has been amended as there are trees at some points along the boundary. It would be 'dog legged' adjacent to the side boundary with No. 1 and a group of trees located within the school site and Halewood Doorstop Green which comprise a dense broadleaf woodland compartment (identified as W1 in the tree survey) and a linear group on the playing field (G1 on the tree survey). The fence line would be set in approx. 3.7m off the boundary at this point to avoid the trees.

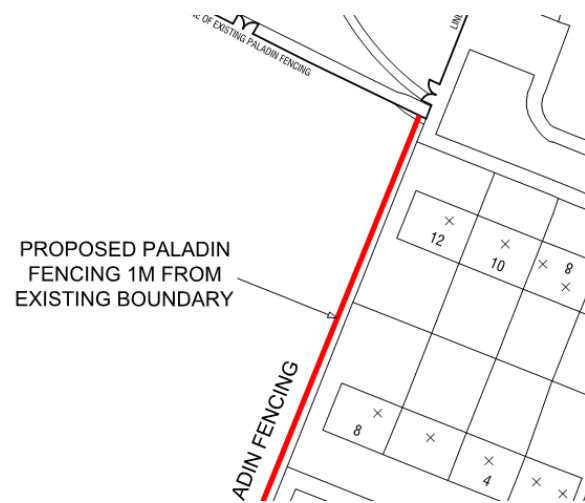
In the south west corner of the site there is a Poplar tree (T1) and three groups of trees (G2, G3 and G4) which comprise linear belts within the adjacent sites and self-seeded scrub situated on the field boundary. The proposal has been amended such that the fencing in the vicinity of these trees has been set in between approx. 4m and 13.6m off the boundary.



A group of trees (G5) comprising a mixed species linear belt is located along the boundary of the school and 10 Boundary Farm Road. The new fencing would be off-set from the boundary by approximately 3.6 m at this point.



The fence would be sited 1m off the boundary along the side boundary with No. 8 Boundary Farm Road and No. 12 Kylemore Way.



The fence would replace existing 1.5 m high railings. There are sections that are therefore particularly vulnerable to unauthorised access into the school site.



The proposed fencing would not impact on existing access arrangement into the school site. 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

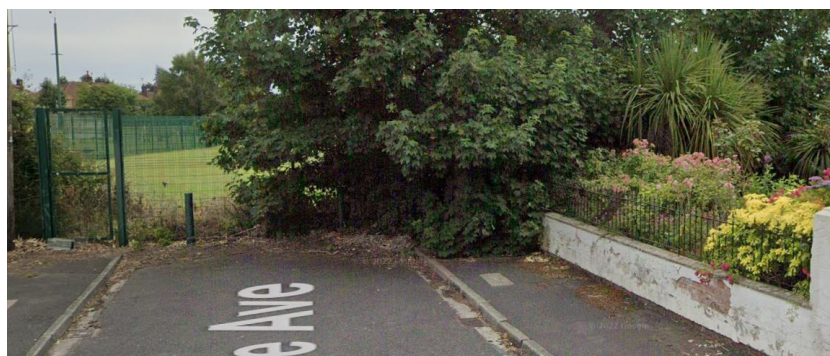
Saved Policy DQ2 of the UDP seeks to ensure that new development is designed to provide good levels of personal and property security. The proposal would improve security of the site and tackle unauthorised access to the school site which would in turn reduce impacts of anti-social behaviour impacts on local residents.

Residential Amenity

The proposed fencing would be erected adjacent to the common boundary of dwellings located on Grange Avenue, Boundary Farm Road and Kylemore Way. The new access gates to be installed into the existing fencing would be set some distance into the site.

No. 1 Grange Avenue

There is existing section of green paladin fencing and a gate at the head of Grange Avenue where it is adjacent to the school site and Nos. 1 and 3. The proposed fencing would be adjacent to No. 1 Grange Avenue. The fence line would be dog legged into the school site towards the rear of No. 1. This property currently has built structures and boundary treatment along the side boundary. The proposed development would not have detrimental impacts on this property.



Boundary Farm Road

The fencing would be located to the rear of properties Nos. 32 – 36 and the side boundary of No. 30 Boundary Farm Road. The fence line would be set-off the common boundary with Nos. 30 -36 by between approx. 6.3 and 8 m and would be screened by the existing trees.

At the end of a cul-de-sac formed by Nos. 2 – 16 Boundary Farm Road there is clearly a vulnerable spot for unauthorised access at this point as it is only secured by 1.5 m high railings. The proposed fence would be erected adjacent to the common boundary with Nos. 8 and 10 and across the end of the cul-de-sac.



No. 12 Kylemore Way

The new fencing would be located adjacent to the side boundary of No. 12 Kylemore Way, and adjacent to existing paladin fence and access gates at the end of Kylemore Way. No 12 has an existing wall to the side along the common boundary with the school. The new fence would be set 1 metre off the boundary at this point.

Given the siting of the existing fence and gates in this location, although the new fencing would sit above the existing wall forward of the front elevation of this property, it is not considered that the proposed development would result in a significant impact on visual amenity or loss of outlook for the occupiers of this property.





In terms of comments made in relation to the potential for the development to result in a 'no-man's land', it is proposed to insert a gate in the fencing to allow access into the area that would be contained between existing fencing and the new fence line to allow for maintenance.

On balance, it is considered that the development would not have detrimental impacts on neighbouring properties. Given the comments received from local residents it would seem that there is general support for the proposal which would improve security and reduce instances of anti-social behaviour. It is considered that there would be benefit for residents of adjoining and nearby 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.

Arboricultural Considerations

The proposed development would be sited adjacent to trees both within the application site and on adjoining sites. Core Strategy Policy CS8 seeks to preserve landscape character. Policy CS21 seeks to enhance and protect existing trees, woodland, vegetation and other habitat features that offer a positive contribution to the local environment whilst seeking tree planting and other soft landscaping.

Saved policy DQ4 of the UDP seeks to retain and protect those trees that contribute positively to amenity, incorporate integral planting within new developments and make adequate provision for replacement planting either on or off site. The Trees and Development SPD is also a material consideration.

The location of fencing has been altered to consider the siting of the trees, the fence line has been moved into the site from the boundary and the applicant's agent has provided an Arboricultural Implications Assessment and Arboricultural Method Statement to support the application. The survey considers all trees within the proposal area and trees near to the application site. The report indicates that due to the proposed development and associated infrastructure there are a number of trees that would be in close proximity to the trees surveyed. The report concludes that a precautionary method of working near trees is required and detailed in the method statement measures would also include crown lifting at G1.

In regard to neighbour comments in relation to whether trees would be removed, the supporting tree reports indicated that no trees would be removed to allow for the

development.

In relation to comments received from a local resident in relation to who would be responsible for ongoing tree maintenance, the proposed development would not alter the responsibilities for maintaining trees on the site. The scheme has been amended to set the fencing off from areas of trees and an access gate included to allow access for future maintenance.

The Council's Arboricultural Officer has reviewed the supporting information and has no objection to the proposal.

In conclusion, carried out in line with the recommendations of the tree reports any negative factors affecting trees would be minimised. It is considered therefore that the proposal would comply with Saved policy DQ4 of the Knowsley UDP, and policies CS8 and CS21. In coming to this view regard has been given to the Trees and Development SPD.

Conclusion

The proposal is acceptable in terms of visual amenity and it is considered that the fencing would lead to an improvements to security and the amenity of nearby residents. The proposal therefore complies with relevant planning policies and is therefore recommended for approval.

Recommendation

That planning permission be granted submitted 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
08/05/2024	7286_P03	P01	PROPOSED SITE PLAN
01/05/2024	TRE/SATACPSH	REV. A	ARBORICULTURAL IMPLICATIONS ASSESSMENT
01/05/2024	TRE/SATACPSH	REV. A	ARBORICULTURAL METHOD STATEMENT
05/02/2024	7286_P01	-	LOCATION PLAN

Signed Case Officer¹:

M Wishart

**Signed Authorising
Officer²:**

K Foster

Date:

1 July 2024

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

