

<u>APPLICATION NO:</u>	24/00404/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	St Lukes Catholic Primary School, Shaw Lane, Prescot		
<u>PROPOSAL:</u>	INSTALLATION OF A NEW 2.4M HIGH PEDESTRIAN ENTRANCE GATE WITHIN EXISTING BOUNDARY FENCE, ERECTION OF 2.4M HIGH DOUBLE AUTOMATED PALADIN GATES AND SINGLE PEDESTRIAN GATE TOGETHER WITH 1.8M WIDE TARMACADAM RAMP AND FOOTPATH AND ASSOCIATED WORKS		

Site Description

The application site is located at St Lukes Catholic Primary School, Shaw Lane and is situated within an area which is designated as Urban Greenspace and Education Land in the Development Plan.

The application premises relates to a school, which is 'U' shaped in layout and located to the north of the site. Car parking facilities are situated on site and bounded by the school building. The site is largely hardstanding with small pockets of grassed sections to its front. A large playing field is located to the south of the site. There is an existing vehicular access to the school premises from the north, accessed off Shaw Road.

Proposal

The application seeks permission for the erection of a new 2.4m high pedestrian entrance gate within the existing front boundary fence to the north, erection of 2.4m high double automated paladin gates and single pedestrian gate together with 1.8m wide tarmacadam ramp and footpath and associated works.

The proposed entrance gate would be retrofitted into the existing 2.4m high boundary treatment to the northern boundary of the site. The tarmacadam ramp and footpath would lead from the newly created pedestrian entrance across the grass and to the edge of the existing carpark/tarmac. This would be 1.8m in width and feature handrails and a 1.2m landing in the middle of the pathway and ramp.

The associated works include handrails to ramp, the removal of the 1 no. existing panel of low fencing within the site, new pedestrian markings painted within the site to delineate the new walkway which would stay adjacent the building, installation of new 1.2m high paladin fencing to facilitate the walkway/footpath.

The proposed development is required due to safeguarding concerns due to members of the public gaining unauthorised access to the premises and current arrangements mean that the pupils have to walk through the school carpark to gain access to the main school entrance. The proposal is intended to enhance the safety of the pupils and improve the security of the school.

Consultations

Highway Authority: – No objections raised.

Arboricultural Officer: – No objections, subject to the AIA and AMS being made approved documents within Schedule 1.

ESS – BNG: – No objections.

Prescot Town Council: – No comments received.

Representations

This application has been publicised by letters sent to 19 neighbours. No representations have been received.

Planning History

Relevant Planning history of the site includes:

APP. NO: 21/00960/FUL

PROPOSAL: 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

DECISION: GRANTED

DECISION DATE: 14 February 2022

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: PER

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: PER

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 and internal fences, gates and the associated works included within the application is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies DQ4 and OS7 of the Unitary Development Plan (2006).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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)

DQ1 - Design Quality in New Development

OS7 - Educational Uses and Sites

NATIONAL POLICIES

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

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.

Design (access and security)

The existing boundary treatment comprises 2.4m tall, dark green metal railings. The proposed entrance gate would be metallic and dark green to match and integrate with the existing. This would have a minimal material change to the existing.

Double automated paladin gates, with a single pedestrian gate, all at 2.4m high would be installed within the site to access the carpark. This adds an additional level of security within the site, as the school have cited issues with unauthorised visitors and members of the public wondering into the site. The design would be considered acceptable in principle. The DAS outlines that these would all be of a matching RAL colour to the existing fencing to the north. It is asserted that the new vehicular gates will provide improved security measures and prevent unauthorised access.

The Application Form states that 2.4 paladin fencing / gates (colour to match existing – RAL TBC). The Application Form will be made an approved document within Schedule 1, but materials can be further secured by condition.

Overall, the proposals design and appearance would be acceptable as it would positively integrate with existing boundary treatments; no part of the proposal would appear incongruous in the street scene or the context of the site, whilst enhancing security and safeguarding. Therefore, the proposed development would accord with CS2 and CS19 and Saved Policy OS7.

Residential Amenity

The proposed development would not be considered to cause any adverse harm to the residential amenities of nearby properties, particularly those adjacent who front the application site, as it would have minimal changes in appearance for the retrofitted or amended sections of boundary treatment and any newly introduced access gates, fences etc would be designed to positively integrate and not appear incongruous within the site context or harmful to views. Consequently, the proposal would be acceptable.

Overall, the proposed development would not raise any significant harm to the amenities of the occupiers of the opposite residential properties and would be in accord with CS2, CS19 and Saved Policy OS7.

Highways

The proposed development would not be considered to result in any highway safety issues to the highway network. This view is supported by the Local Highway Authority, who were consulted on the scheme and have raised no objections.

The proposed vehicular access gates to the site would be set-back from the public highway by circa 1.8m.

The application would involve reconfiguration of pedestrian and vehicular movement within the site. At present vehicular car parking is provided adjacent the property and reflects the 'U' shape of the building. Pedestrian access and egress are taken throughout the car park with no dedicated pathway or route for pedestrians. As part of the scheme, the associated works would include the dedicated pathway across the grassed section and then straddle adjacent the building to the school premises and the existing parking spaces along the east facing section of the school building would be relocated away from this area with the pathway within the carpark bounded by the new 1.2m high paladin fencing to secure the footpath to the main school entrance.

These changes would not be considered to raise any adverse highway safety concerns within the application site. The proposal would be deemed to enhance the safety of pedestrians walking through the site and improve safeguarding for the school, whilst not causing negative impacts to the existing vehicular parking at the site.

Overall, the proposed development would not raise any adverse highway safety issues and would be in accord with CS2, CS19 and Saved Policy OS7.

Other issues

Trees

There are 3 no. single trees on site (T1, T2 & T3) which straddle the northern boundary with 2 no. groups of trees (G1 & G2) are present to the eastern boundary.

The submitted AIA stipulates (3.1) that the proposed development and its associated infrastructure at a number of locations would be in close proximity to the trees surveyed. It recommends the installation of tree protective fencing, specifically to be located within the RPA of T3 (5.1.1.) with further recommendations also outlined. 6.4 concludes that should the advice be adhered to, any negative factors affecting trees on the site will be minimised.

The scheme has been reviewed by the Council's Arboriculture Officer who has raised no concerns to the proposal on the basis that the submitted AIA and AMS are made approved documents within Schedule 1. No tree works are required because of the proposal; no trees are to be felled or removed to facilitate the proposal.

In accordance with CS21, the proposals would retain the existing trees, and no tree loss would occur. Therefore, the proposal would comply with CS21 and following the recommendations of the Tree Officer, no harm to trees would occur because of the proposal.

Biodiversity Net Gain (BNG)

The application contains associated infrastructure works which would see the loss of grassland on site for the dedicated pathway pedestrian entrance, this would measure over 25sqm and consequently would not accord with any listed exemptions to BNG and consequently, must provide a 10% uplift.

The submitted BNG Small Sites Statutory Metric has been reviewed by Environmental Sustainability (ESS) and has advised that the applicant has demonstrated that the proposals would meet the required 10% net gain target.

The onsite BNG within the submitted landscape plan is not considered to be significant enhancement and the plan, and its implementation can be secured by a suitably worded Planning condition or as an approved document.

BNG is applied as a pre-commencement Planning condition and therefore a Biodiversity Gain Plan (BGP) must be submitted to and approved in writing by the LPA prior to development commencing. This will be applied should the application be granted.

The LPA, following the consultation response from ESS, is satisfied that the required BNG uplift would be accomplished (on-site).

Conclusion

The proposal would be acceptable in terms of design, residential amenity, and highways, ecology (trees) and on Biodiversity Net Gain. The proposal also 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):-

- 4) 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 type, size and (RAL) 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) Prior to the commencement of development, a biodiversity gain plan must be submitted to the Local Planning Authority. The plan must include the following:
- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,
 - (b) the pre-development biodiversity value of the onsite habitat,
 - (c) the post-development biodiversity value of the onsite habitat,
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity value of that gain in relation to the development,
 - (e) any biodiversity credits purchased for the development, and
 - (f) such other matters as the Secretary of State may by regulations specify.

Development cannot commence until the biodiversity net gain plan has been approved by the Local Planning Authority.

Reason: To comply with the Environment Act 2021.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/03/2025	7417_P02	REV A	PROPOSED SITE PLAN
29/07/2024	-	-	LOCATION PLAN
29/07/2024	-	-	DESIGN AND ACCESS STATEMENT
20/11/2024	7417_P04	-	PROPOSED ELEVATIONS AND SECTIONS
27/03/2025	7417_P06	REV A	PROPOSED FLOOR PLANS
20/11/2025	-	-	ARBORICULTURAL METHOD STATEMENT
20/11/2025	-	-	ARBORICULTURAL ASSESSMENT
29/11/2024	7417_P05	-	PROPOSED FENCING
08/01/2025	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 31/03/2025

Informatives

- 1) 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.

- 2) For information, the recommended gradient for a walkway/footway is 1:20 (5%) but should not exceed 1:12 (8%) and the crossfall should not exceed 1:40 (2.5%).
- 3) Biodiversity net gain is a pre-commencement planning condition therefore a Biodiversity Gain Plan must be submitted to the LPA prior to development commencing. A biodiversity gain plan template can be found on the government website (Biodiversity gain plan - GOV.UK)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

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

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