

Agenda Item No. 3.1

DERBYSHIRE COUNTY COUNCIL
REGULATORY – PLANNING COMMITTEE

11 July 2016

Report of Strategic Director – Economy, Transport and Communities

- 1 PROPOSED ERECTION OF SECURITY FENCING AND GATES AT ST ANDREW'S SCHOOL AND CHILDREN'S CENTRE, HADFIELD ROAD, GLOSSOP**
APPLICANT: DERBYSHIRE COUNTY COUNCIL
CODE NO: CD1/0416/1

1.493.20

(1) **Purpose of Report** To enable the Committee to determine the application.

(2) **Information and Analysis** This application proposes the erection of security fencing and gates at St Andrew's Junior School and Children's Centre, Hadfield Road, Glossop. The works are being undertaken as part of improvement of the school's site security measures.

The school and Children's Centre site is located within a residential area and lies just outside the Hadfield Conservation Area. The development is at the vehicular and pedestrian access off Queen Street. To the north and east are residential properties with the nearest northern property at Hordern Close adjoining a section of the proposed fence.

The proposed gates and fencing would be 2.4m high 'Betafence Securifor 3D' weldmesh steel fencing and 2.4m high 'Betafence Robusta Gates' finished in a black (RAL 9005) powder coated finish.

Consultations

Local Member

Councillor Wilcox (Etherow) has been notified.

High Peak Borough Council

Was consulted on 14 April 2016.

Publicity

The application has been advertised by site notice on 22 April 2016. An objection has been received which raises the following concerns:

- Inappropriate design, scale and colour more akin to an industrial estate than at a village school within an residential area and adjoining a Conservation Area.
- The justification referring to loitering or disturbance is not evident to residents.
- The existing area is used by school children playing safely away from the road.
- Low level fence and gates are adequate and should be locked when not in use and repaired as opposed to being replaced.
- The proposal is an eyesore.

Planning Considerations

Section 38(6) of the Planning and Compulsory Planning Act 2004 requires that planning applications must be determined in accordance with the provisions of the development plan unless other material considerations indicate otherwise. In relation to this application, the relevant policies of the development plan are contained in the adopted High Peak Local Plan (HPLP) and the National Planning Policy Framework (NPPF).

The principal planning policies relevant to this grant of planning permission are:

High Peak Local Plan Policies

The HPLP was adopted in April 2016 and contains the following relevant policies in which to assess the proposed development against.

Policy EQ6: Design and Place Making - This policy seeks to ensure that all development should be well designed and of a high quality, responding positively to both its environment and the challenge of climate change whilst also contributing to local distinctiveness and sense of place.

Policy EQ7: Built and Historic Environment – This policy seeks to conserve heritage assets in a manner appropriate to their significance, ensuring that development proposals contribute positively to the character of the built and historic environment, paying particular attention to designated and non-designated heritage assets and their settings, including Conservation Areas.

The key planning considerations for this application are:

- Need for development.
- Design and visual impact.
- Heritage impact.

Need for Development

The applicant states that site security is an on-going issue, with access being gained with ease to the car park. Trespassers loiter and cause disturbance, especially during the evening when the site is closed. Site staff are then required to clean up the waste left behind, some of which could be potentially hazardous, including broken glass. This is clearly a health and safety issue and concern for the staff, as well as a risk management issue for all school users.

It is considered that there is a justifiable need for the proposed development which would provide the school with appropriate security measures to address site security.

Design and Visual Impact

The proposed fencing would be set back from the main frontage of the school and other buildings, and set against the back drop of the residential dwellings. The fencing would be in a prominent position and adjoining a residential property.

The design and colour of the proposed fence and gates is considered appropriate for the setting and purpose. The fencing is considered to respect the character of the locality in terms of its scale, layout, height and materials.

I am therefore satisfied that the proposed fencing is of an appropriate design and located to minimise the development's impact on the character of the school site or have any adverse impact on visual amenity to nearby and adjoining residential properties.

The proposed development is considered to comply with HPLP Policy EQ6: Design and Place Making.

Heritage Impact

The proposed fencing would be located to the rear of the historic but unlisted school and it would be located within an area of land abutting and just outside the Conservation Area.

The fencing would also be positioned adjacent to the boundary at the vehicular site entrance but adjoining the boundary with a residential property.

In considering the urban context and the nearness of the Conservation Area; the dark colour (black) and design of the fencing that has been specified would ensure that it is as visually recessive as possible. As the fencing is specified in a suitably recessive colour (black) and located within a relatively discreet area, it should only have a negligible impact on the setting of Conservation Area.

The proposed development is considered to comply with development plan Policy EQ7: Built and Historic Environment.

Conclusion

The proposed security fencing and gates are of an appropriate design and scale, and would be positioned so as not to adversely affect the setting of the unlisted school buildings or the adjacent Conservation Area.

The development would improve security and health and safety concerns at the school. The design of the fencing is appropriate for the location and setting and I do not consider that this development would have an adverse impact on residential amenity, the character of the locality or on the wider landscape in visual terms.

I am satisfied that the development accords with the policies of the adopted HPLP. I consider this development to be acceptable and would recommend approval.

No objections have been raised by the Highway Authority and no public rights of way are affected.

(3) **Financial Considerations** The correct fee of £195 has been received.

(4) **Legal Considerations** This is an application under the terms of the Town and Country Planning General Regulations 1992 for development which the Authority itself proposes to carry out.

I do not consider that there would be any disproportionate impacts on anyone's human rights under the European Convention on Human Rights as a result of this permission being granted subject to the conditions referred to in the Officer's Recommendation below.

(5) **Environmental and Health Considerations** As indicated in the report.

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, property, social value and transport considerations.

(6) **Background Papers** File 1.493.20
Application documents from the Director of Property dated 1 April 2016.
Correspondence from the Highways Area Management Division dated 15 April 2016 and Conservation and Design dated 28 April 2016. One objection received 30 April 2016.

(7) **OFFICER'S RECOMMENDATION** That the Committee resolves that planning permission is **granted** subject to the following conditions:

Commencement

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990.

- 2) Notice of the commencement of the development shall be provided to the County Planning Authority at least seven days prior to the start of works on site.

Reason: To enable the County Planning Authority to monitor the development in the interests of the amenity of the area.

- 3) The development shall take place in accordance with the details in the 1APP form dated 1 April 2016, Design and Access Statement and the accompanying drawings (1244-01-001, 1244-01-002, 1244-01-003, 1244-01-004).

Reason: To enable the County Planning Authority to monitor the development in the interests of local amenity.

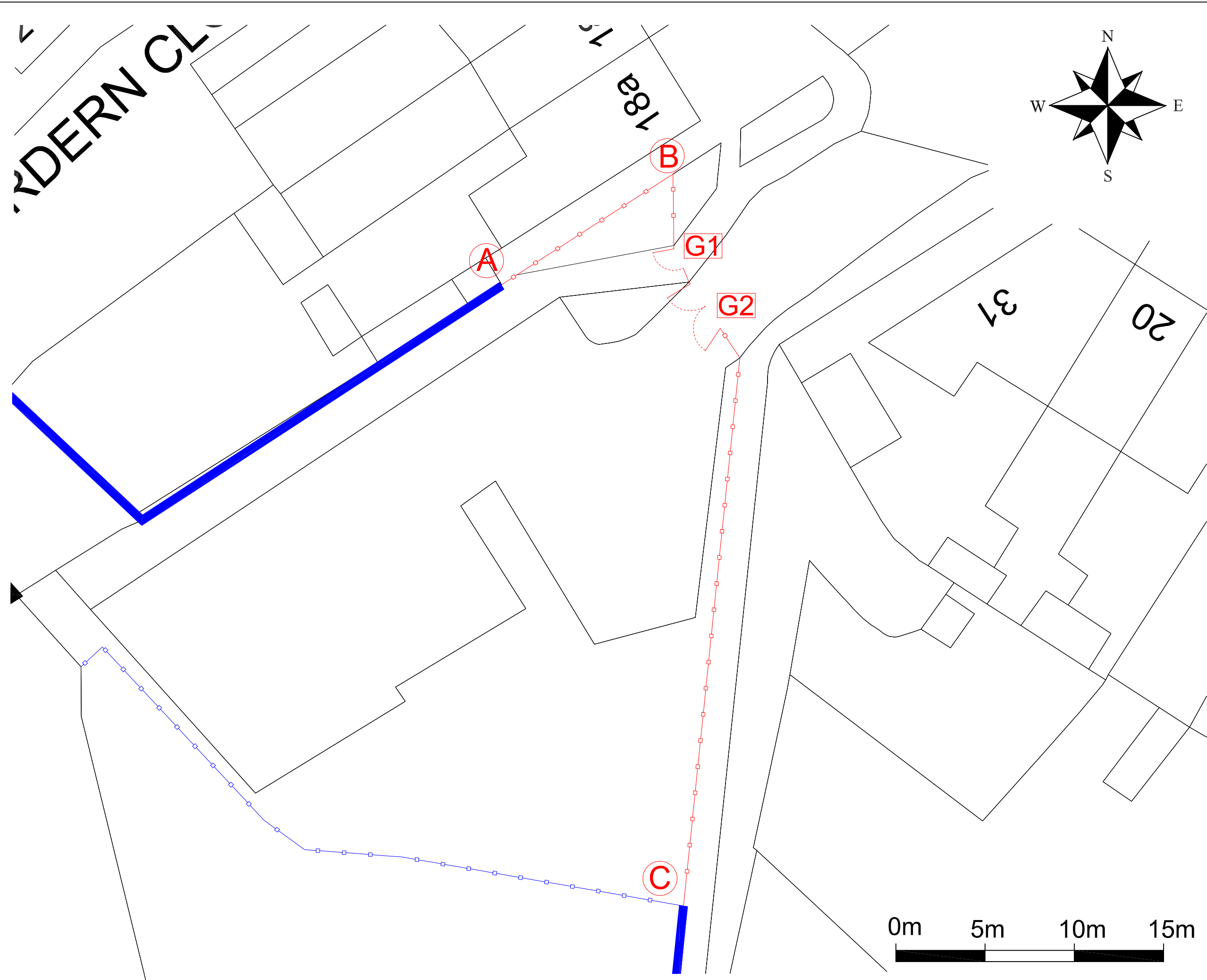
Statement of Compliance with Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015

The Authority worked with the applicant in a positive and pro-active manner based on seeking solutions to problems arising in the processing of planning applications in full accordance with this Article. The applicant had engaged in pre-application discussions with the Authority prior to the submission of the application. The applicant was given clear advice as to what information would be required.

Footnote

- 1) This permission, granted under the terms of Regulation 3 of the Town and Country Planning General Regulations 1992, is for the sole benefit of Derbyshire County Council and can only be implemented by that Authority.

Mike Ashworth
Strategic Director - Economy, Transport and Communities



Do not scale

Use only written dimensions. All dimensions must be verified prior to the works being put into hand and any discrepancies reported to the originator

Boundary

Proposed Fence-line

Fence Line (A - B) length 12m approx

Install new Betafence 'Securifor 3D' fence, 2400mm high, free-standing. Colour RAL 9005 (Black).

Fence Line (B - C) length 40m approx

Install new Betafence 'Securifor 3D' fence, 2400mm high, free-standing. Colour RAL9005 (Black).

Gates

Gate 'G1' Betafence 'Robusta' single gate 2400mm high x 1200mm wide . 'Securifor 3D' mesh infill panel. Colour RAL 9005 (Black). Sash lock with handle to inside face only.

Gate 'G2' Betafence 'Robusta' double gate 2400mm high x 3000mm wide . 'Securifor 3D' mesh infill panel. Colour RAL 9005 (Black). Sash lock with handle to inside face only.

Rev.	Details of Revision	Date	Initial

Derbyshire County Council

Corporate Resources

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Project

St Andrew's Junior Sch

Security Fencing

& Gates

UPRN Number

1244-01

Drawing Number

1244-01-002

Revision

Title

Fence and Gate

Location Plan

Scale

1:200

Drawn

PD

Checked

Original Size

A3

Date

11-01-16

Date

Status

INVESTOR IN PEOPLE

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