

PLANNING APPLICATION NUMBER:P11/1435

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Mrs Norah Painter
Location:	ST JOSEPHS R C PRIMARY SCHOOL, LEA VALE ROAD, NORTON, STOURBRIDGE, WEST MIDLANDS, DY8 2DT
Proposal	REMOVAL OF EXISTING FENCE AND GATES AND REPLACE WITH 2.4M HIGH EXPAMET PRIMARY FENCING AND GATES
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a primary school occupying a plot of 0.74 hectares and is set within a predominantly residential area. The application site has a pre-school as well as the main primary school building. The application site has a vehicle access from Lea Vale Road and pedestrian access from the west via a public car park. The site is fenced at present with 1.8m mesh fencing which is in a state of disrepair.
2. The main school building associated with the application site is bound to the north by residential dwellings. To the south are the school playing fields, to the east is Elmfield School and to the west is a public car park.

PROPOSAL

3. This application seeks approval for replacement fencing that would be sited on the west and southern boundaries. The existing fence to the southern boundary with the playing fields would be replaced in its entirety and the western boundary would be replaced up to the existing pedestrian entrance. The proposed fencing would be 2.4m in height and of an "expamet" design finished in green.

HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
84/52030	Erection of temporary classroom building.	Approved with Conditions	06/12/84
85/51266	Siting of mobile building for use as changing rooms.	Approved with Conditions	22/08/85
88/52492	Continued use of mobile classroom used by football Club as changing room.	Approved with Conditions	30/11/88
88/51659	Temporary Classroom.	Approved with Conditions	05/09/88

95/50004	Retention of mobile classroom used as temporary changing room - renewal of temporary permission.	Approved with Conditions	31/03/95
97/50662	Primary school extension.	Approved with Conditions	19/06/97
99/51118	Extension to provide reception classroom & infants classroom	Approved with Conditions	22/09/99
P02/1543	Coats area extension new entrance to junior school and Disabled access to playground.	Approved with Conditions	06/09/02
P07/0615	Construction of resource/teaching area block for educational purposes	Approved with Conditions	21/05/2007
P09/1358	Single storey extension entrance alterations. Covered canopy area to infants entrance and minor alterations to building.	Approved with Conditions	27/11/2009
P10/1340	Installation of canopy to cover part of children's play area	Approved with Conditions	23/11/2010

PUBLIC CONSULTATION

5. A total of 19 notification letters were sent out to neighbouring occupiers as well as a site notice being displayed. As a result 2 letters of objection have been received
The material planning considerations outlined are as follows:

- Inappropriate design of fencing
- Fence height would be overbearing to residents

OTHER CONSULTATION

6. None required

RELEVANT PLANNING POLICY

7. Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas

ASSESSMENT

8. The main issues are

- Design
- Neighbour Amenity

Design

9. The proposed security fencing would replace the existing mesh fencing which is in a state of disrepair and currently not fit for purpose. The proposed fencing would be of an expamet design which is of an open design and its finished colour could be successfully conditioned to ensure suitability. This design of fencing is used across the borough and is standard for security measures associated with school sites. In this regard the proposed development would be in accordance with saved policies DD1 – Urban Design and DD4 – Development in Residential Areas of the UDP.

Neighbour Amenity

10. The proposed fencing would not be directly adjacent to residential properties. The closest residential property to the area of proposed fencing would be number 15 Albermarle Road. The rear of this property is sited approximately 50m away from the proposed fencing at its closest point. On this basis the proposed fencing would comply with the requirements of saved policy DD4 – Development in Residential Areas of the UDP (October 2005).

CONCLUSION

11. The proposed development would be appropriate in terms of scale and design, being acceptable in the context of the surrounding school grounds and having no detrimental impact on the visual amenity and character of the area. The proposal therefore complies with saved Policies DD1 – Urban Design and DD4 – Development in Residential Areas of the UDP.

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

Reason for approval

The proposed development would be appropriate in terms of scale and design, being acceptable in the context of the surrounding school grounds and having no detrimental impact on the visual amenity and character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The fence hereby approved shall be finished in a colour that shall first be agreed in writing with the Local Planning Authority.
3. The development hereby permitted shall be carried out in accordance with the stamped approved plans received in these offices on the 15th November 2011.

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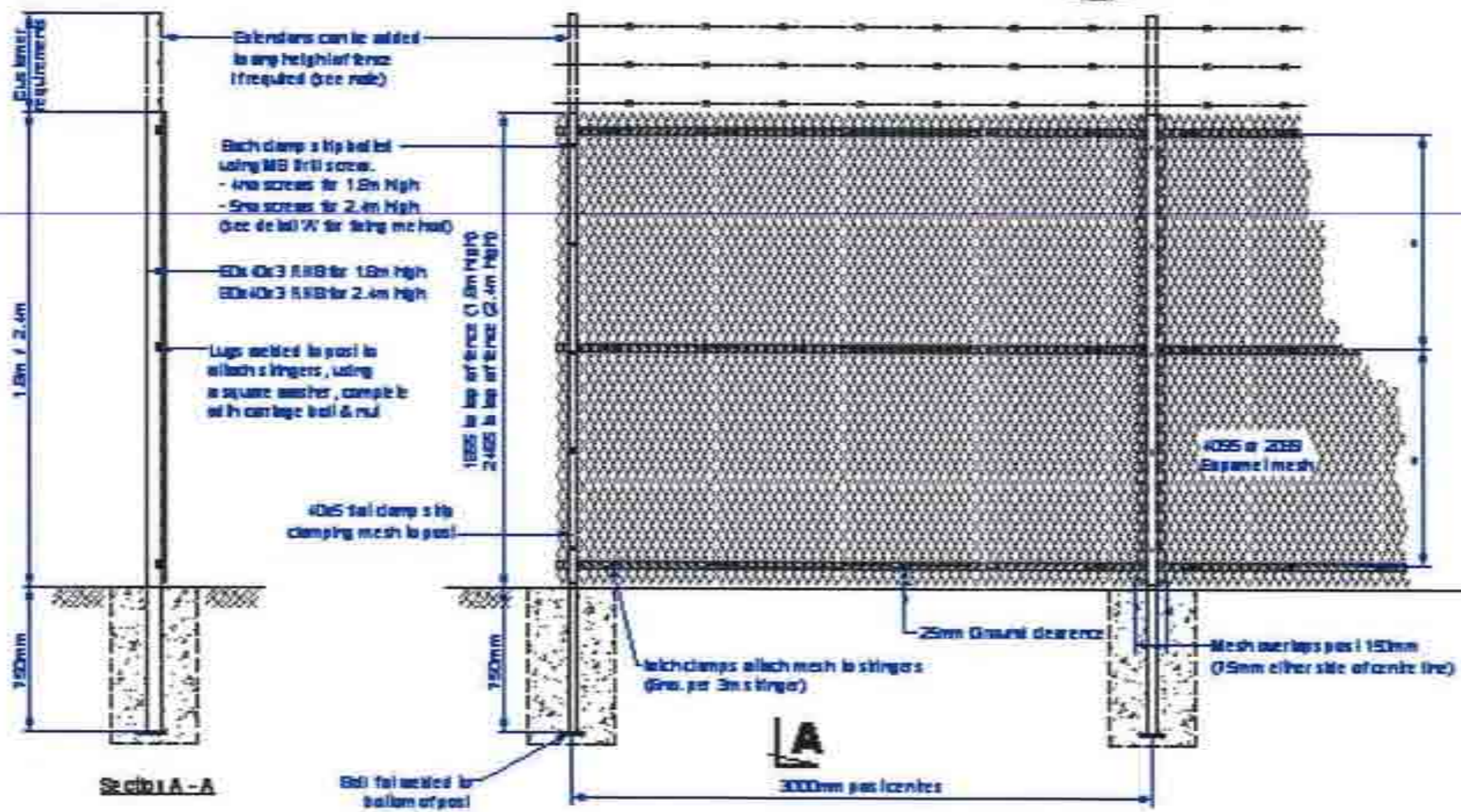
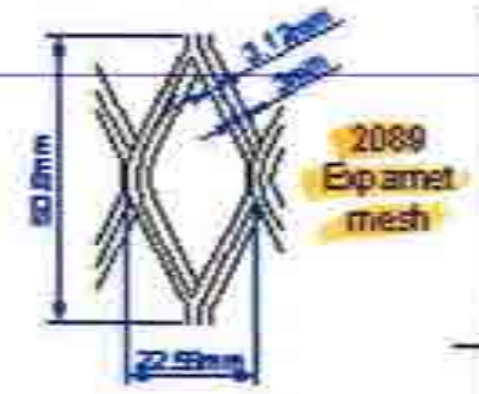
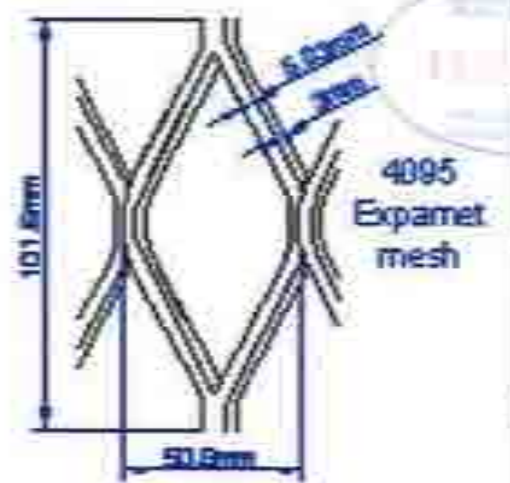
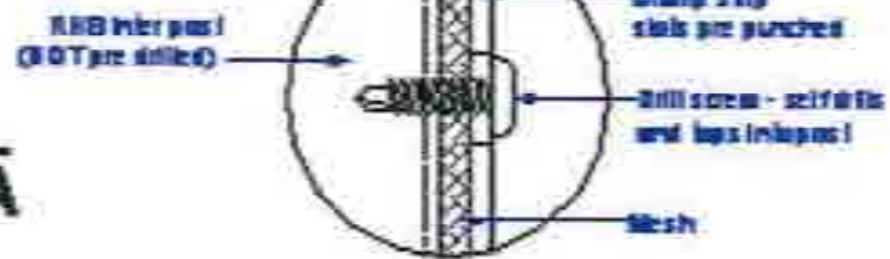
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NOTE: Any type of extender can be added to the fencing to suit customer requirements.
 - straight (as illustrated), cranked in front
 'Y' for coil, 'L' for coil, etc....

Detail 'A'



Elevation of a standard fence panel

GENERAL TOLERANCES	
QT P.C.D.	+/-1
MATERIAL LENGTH	+0.2

Materials used: MILD STEEL to BS EN 10125 S275 / S355					
Drawn By P. Linnard	Checked by /	Approved by - date R.T.	File name	Date 04/17	Scale NTS
Expamet Security Products, P.O. Box 14, Longhill Ind Est, Harlepool, TR25 1PR.			PRIMARY FENCING		
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