

PLANNING APPLICATION NUMBER:P10/0341

Type of approval sought	Full Planning Permission
Ward	HALESOWEN SOUTH
Applicant	Mr Thomas Armstrong, Jardine Motors
Location:	BEECHWOOD AUDI AUTOS, MANOR LANE, HALESOWEN, B62 8RD
Proposal	ERECTION OF VANGUARD ROTA-SPIKE TO EXISTING PALISADE FENCING. (RETROSPECTIVE)
Recommendation Summary:	REFUSE AND ENFORCE

SITE AND SURROUNDINGS

1. The site comprises a car showroom and parking area, which has been established since 1960's. The premises fronts onto Manor Lane with the rear and side car park area boundary abutting dwellings and residential garage blocks located in Sandals Rise and Cloister Drive.
2. The car park area is accessed from Manor Lane with the rearmost section being divided by fence/gate from the front car park area. There is vehicular access to the rear of the site providing access to the garage blocks, via Sandals Rise and a gated rear walkway to the rear of 9-12 Sandals Rise.
3. The majority of the boundary enclosing the rear parking area, comprises 1.8m high concrete gravel board fencing, however, a length of some 28m comprises newly erected, green powder-coated 2.4m high palisade fencing with Vandgard rota spike attached to a total height of 2.6m. This area is located to the north/east corner of the car park site and abutting the rear boundaries of 9-15 Sandals Rise. 0.5m high razor wire has also been added to the existing gravel board boundary of the secure car park area.

PROPOSAL

4. This is a retrospective planning application for the retention of the Vandgard Rota-spike (40cm diameter) to existing palisade fencing (Retrospective). The razor wire has been removed from the new palisade fencing and the Vandgard-Rota-spike has been erected, instead of the previously approved razor-spike (P09/1513). The reason for this is because the applicant considered that the small diameter of the razor spike (10cm) would be ineffective and would fail to act as a sufficient deterrent to potential trespassers.
5. The application is accompanied with a design and access statement, which provides information relating to the need for enhanced security at the site, following numerous incidents of vandal damage to Audi stock.

RELEVANT HISTORY

APP NO.	PROPOSAL	DECISION	DATE
81/52195	USE OF PREMISES FOR DISPLAY AND SALE OF NEW AND USED MOTOR VEHICLES SALE OF MOTOR PARTS AND SERVICING OF BENZ OF HALESOWEN SHOW ROOM	Approved with Conditions	05/11/81
95/50333	REFURBISHMENT OF CAR SHOWROOM INCLUDING THE REBUILDING OF VALETING BAY AND RE-SURFACING OF CAR PARKS	Approved with Conditions	11/04/95
P07/0042	Display of illuminated and non-illuminated free-standing pylon and wall mounted signs	Approved with Conditions	28/02/07

P09/0725	Installation of folding/sliding shutters	Approved with Conditions	22/07/2009
P09/1102	Erection of palisade fencing with razor wire to the rear of property (retrospective)	Refused	15/10/09
P09/1513	Erection of palisade fencing (retrospective) with addition of proposed razor spike (resubmission of refused application P09/1102)	Approved with Conditions	18/12/09

PUBLIC CONSULTATION

6. Direct notification was carried out to all adjoining properties as a result of which 3 letters of objection have been received on the following grounds:
- Fencing detracts from the visual appearance of the surrounding area.
 - Eyesore to neighbourhood.
 - Loss of outlook.

OTHER CONSULTATION

7. **British Waterways** – No comments

RELEVANT PLANNING POLICY

8. Adopted UDP
DD4 – Development in Residential Areas
DD1 – Urban Design
HE1 – Local Character and Distinctiveness
9. Supplementary Planning Guidance
Design for Community Safety

10. The key issues in determination of this application are the impact upon;
- the character and appearance of the surrounding area
 - the residential amenities of adjacent neighbours.

Character and appearance

11. The applicant has suggested that vandalism has occurred on numerous occasions, and therefore utilising the Vandgard rota-spike Anti-Climb security system discourages trespassers who pose a threat to the valuable contents of the car park. It is appreciated that security of the premises is important to the applicant; however, regard must be given to the form and position of the Vandgard rota-spike on the existing palisade fencing (approved by P09/1513).
12. Policy DD1 suggests that proposals should make positive contribution to the character and appearance of the area, which includes the use of appropriate materials, and positively contributing towards safety and security in the environment. UDP Policy DD4 also encourages development that protects and enhances living conditions of residential occupiers.
13. The Vandgard rota-spike is much more obtrusive than the previously approved razor spike, due to its wider diameter and curled Vandgard Vanes, appearing as an inappropriate material within this location, given the close proximity of residential dwellings. It provides for a very hostile and defensive security measure, which does not contribute towards a positive image. The Councils Design for Community Safety SPG, recognises this as a negative design and should be minimised. Unlike this site, it would be better suited to high-risk industrial areas.
14. It is therefore considered that other security methods have to be explored and utilised, which are compatible in this residential setting.

Impact upon residential dwellings

15. Although there is some landscaping between the application site and Sandals Rise (conifer hedge at rear of 9-10 Sandals Rise), adjoining the rear property), immediate

views are still affected from the garden and first floor of the dwellings in Sandals Rise and Cloister Drive. This is detrimental to their visual amenities and therefore contrary to UDP Policy DD4.

16. Objections have been received from residential dwellings located in Sandals Rise and Cloister Drive. These properties have rear elevations adjacent to and facing the site and are situated approximately 15m away, separated by their rear garden areas. A temporary trellis has been added to the rear boundary fencing by a resident, in an attempt to obscure the view of the Vandgard rota-spike. This further demonstrates that their immediate outlook and residential amenities are diminished by virtue of the inappropriate materials and obtrusive appearance of the Vandgard rota-spike.

CONCLUSION

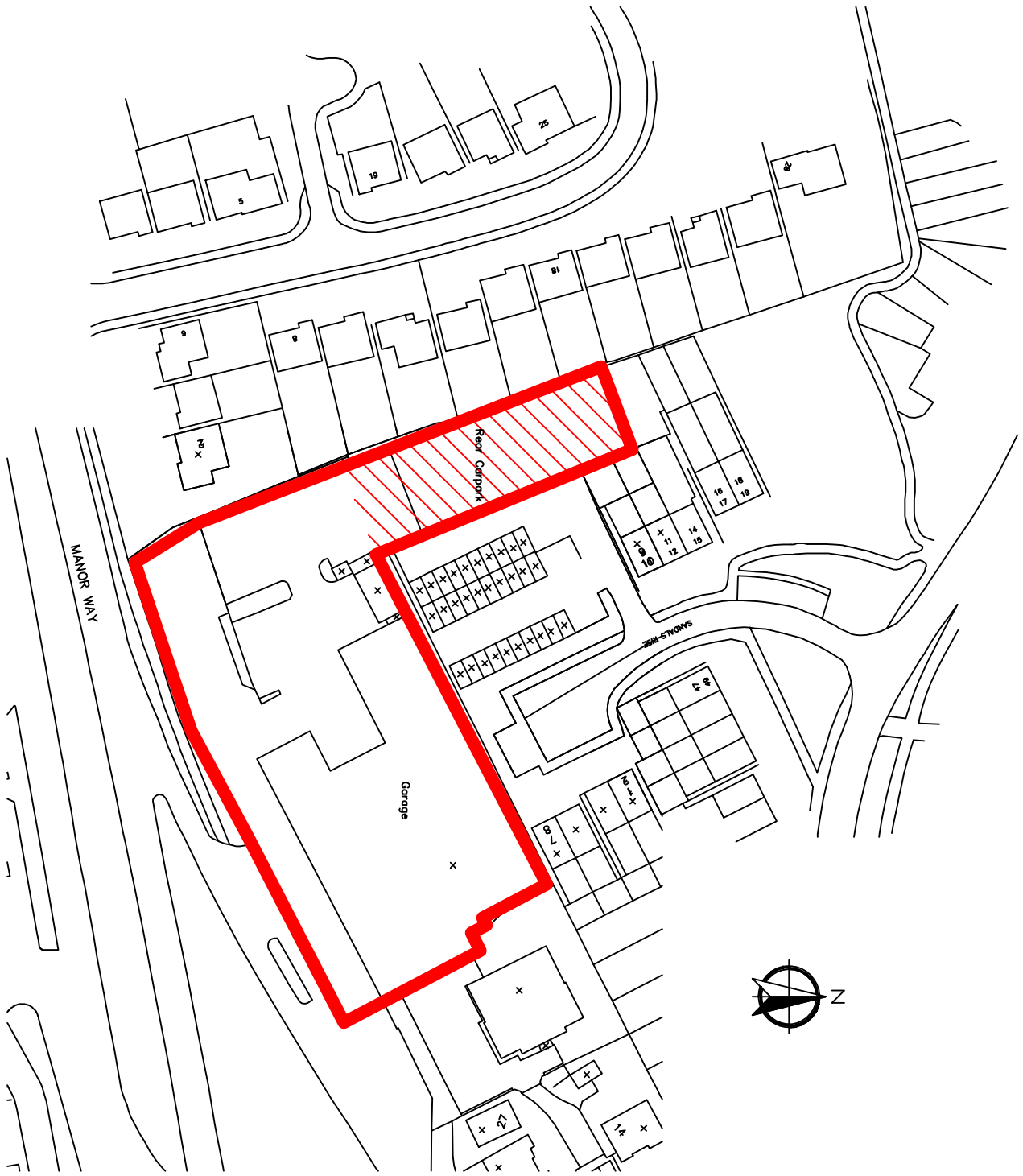
17. The Vandgard rota spike is an inappropriate security material for the car showroom premises, it has an adverse impact upon the character and appearance of the area and upon the residential amenities of nearby occupiers. As such this development is contrary to UDP Policies DD1 and DD4 and Supplementary Planning Guidance - Design for Community Safety.

RECOMMENDATION

18. It is recommended that this application be refused on the following ground and enforcement action authorised to seek removal of the unauthorised Vandgard rota-spike:

Conditions and/or reasons:

1. The Vanguard rota-spike is an inappropriate security material for the car showroom premises, it has an adverse impact upon the character and appearance of the area and upon the residential amenities of nearby occupiers. As such this development is contrary to UDP Policies DD1 and DD4 and Supplementary Planning Guidance - Design for Community Safety




Edgworth Street
 Commercial Building Services
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Client: **Merrie Motors Services Ltd**
 Project: **Helmston Audit**
 Location Plan
 Scale: 1:1250 @ A4
 Date: MAR 2010

Notes

The copyright of this drawing and design is vested in the company and must not be copied or reproduced without written consent.
 This drawing to be used in conjunction with the specification and other drawings.
 Do not scale to ascertain dimensions.
 All dimensions to be checked and verified on site by the responsible contractor prior to commencement of work.

POWDER COATED PALISADE FENCING

Palisade fencing is powder coated dark green as shown.
 Vandgard is powder coated dark green as shown.
 Vandgard will be attached to the palisades using a fixing bracket without the need for any drilling or welding on site.
 Vandgard is fixed at 2000mm centres.
 End of spindle is crimped on site at the end of the run.

The palisade fencing with the Vandgard is now 2650mm at the highest point, therefore complying with the conditions stated in the planning permission.

Description:
 A freely rotating, anti-scaling security obstacle manufactured from high tensile alloy tube and assembled to form six vanes per element.

Specification:

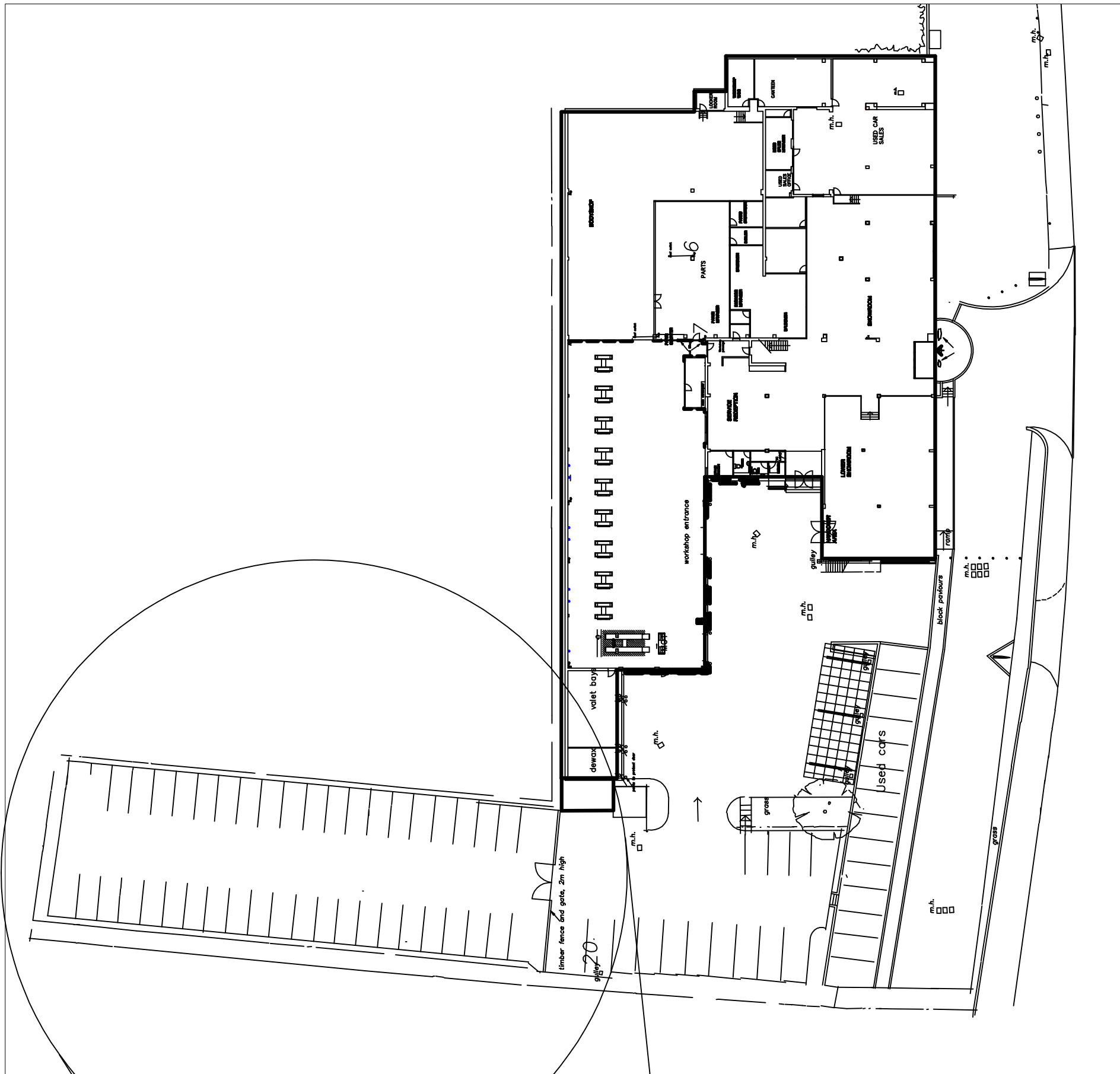
- Aluminium vanes extruded alloy BS6082 T4; OD 31.75mm x 2.5mm
 - Theoretical weight: 0.173Kg each
 - Overall diameter of assembled elements: approx. 400mm.
 - Polyester colour coated
 - Spindle:**
 Extruded round tube BS1471: 1986(BS6082)
 OD: 1 inch x 14 gauge (25mm x 2mm)
 - Supports:**
 Dimensions: 40mm x 8mm
 Mild steel or aluminium twice drilled to receive M8 fixing bolts.
- Choice of finish to customer specification, natural, coated or galvanized.

Applications:

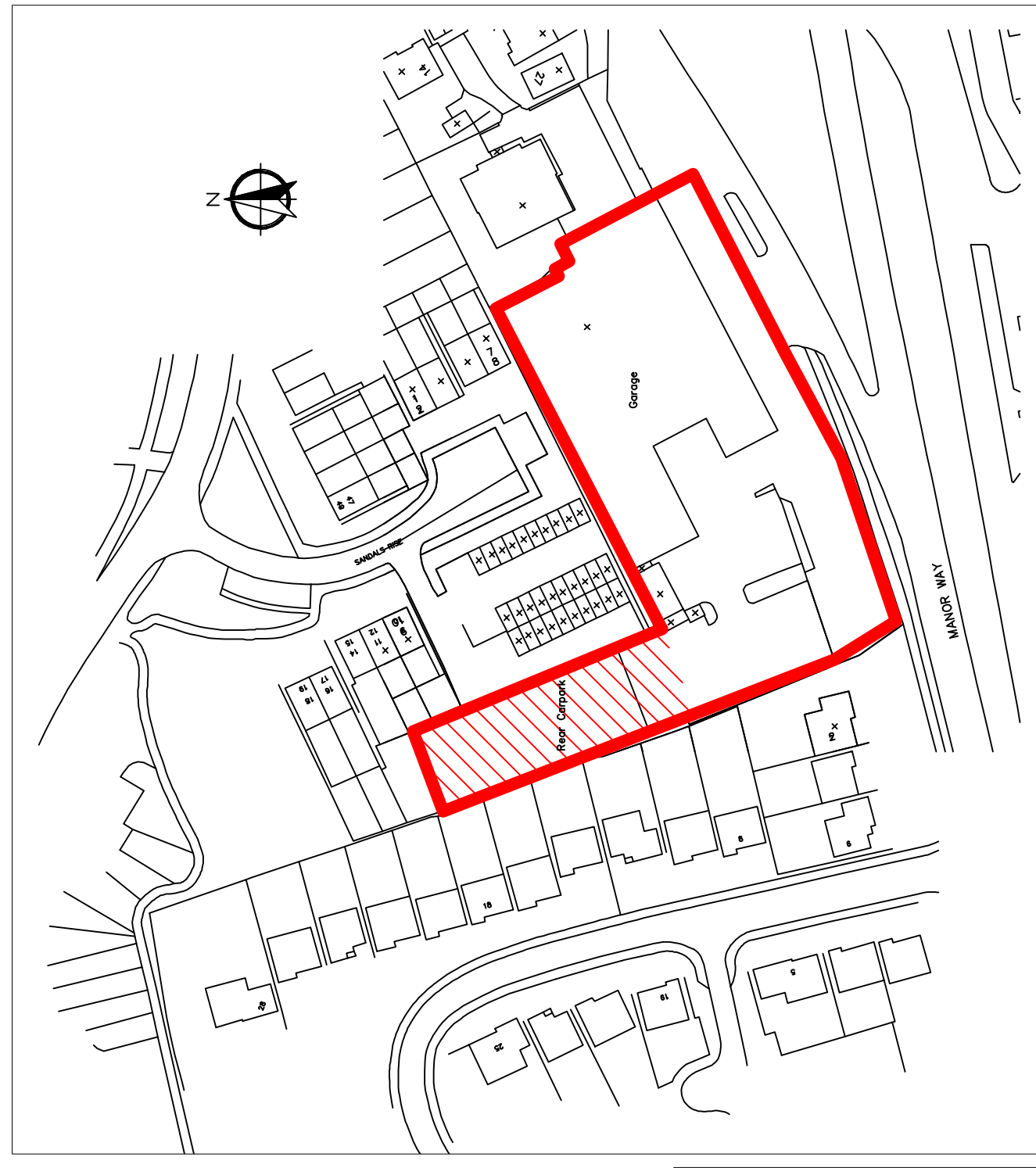
All situations where serious vandalism or theft is likely and particularly where Public Liability legislation applies. Also in environmentally sensitive areas where an inoffensive appearance is important.

Fitting:

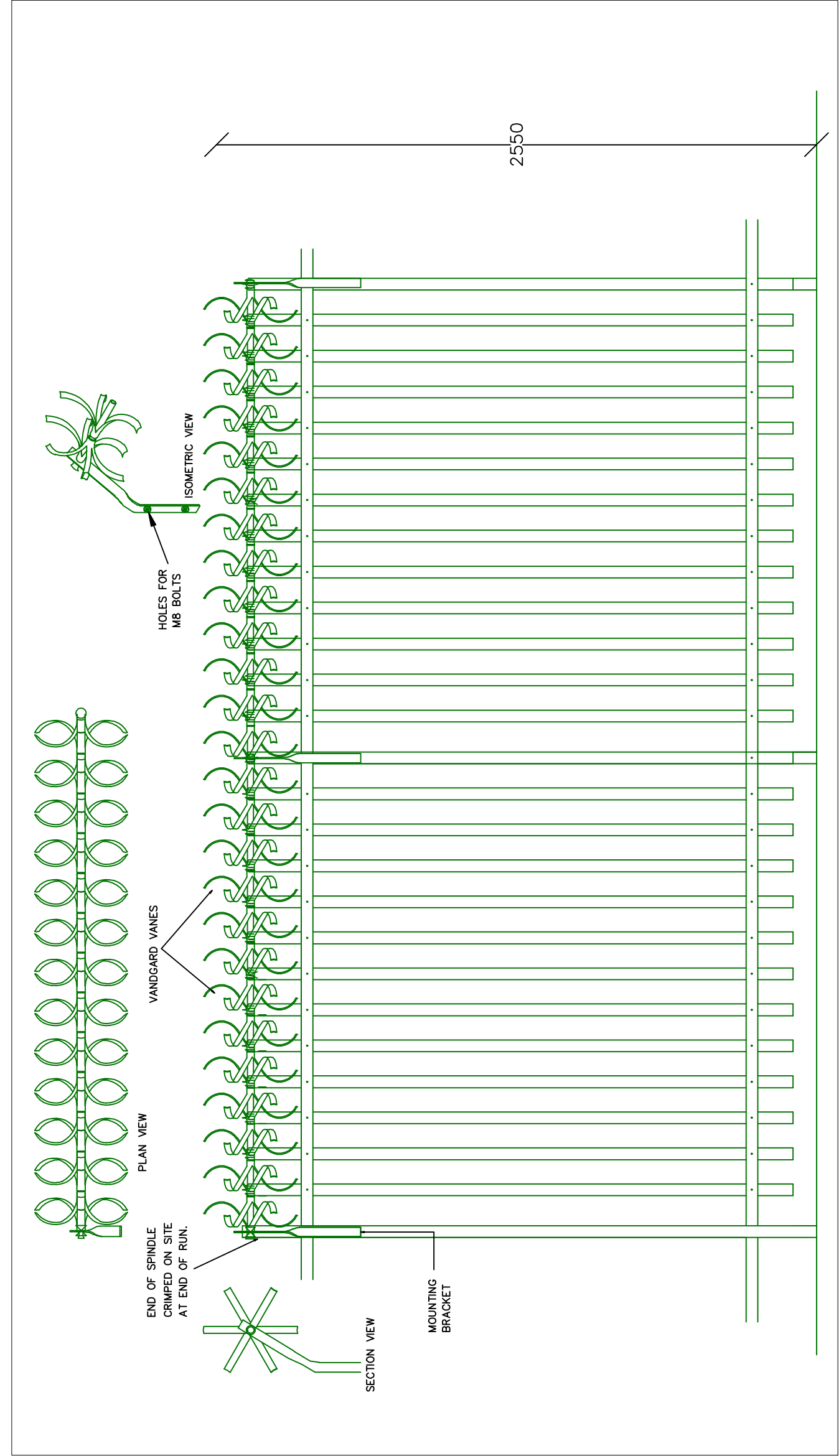
Vandgard can either be bolted to walls using expandable through bolts or clamped or welded to fences and gates. Stations should be adjusted to support Vandgard centrally over the wall or fence with a clearance not exceeding 50mm in order to eliminate any stable platform or foothold.



EXISTING SITE PLAN - 1:500



LOCATION PLAN - 1:1250



ELEVATION - 1:20

CAR PARK TO REAR OF SITE

rev	description	initials	date

Edgeworth Street
 Chartered Building Surveyors
 Unit 3 Railway Industrial Estate
 Railway Road
 B90 2JN
 TEL: 0121 711 7110
 FAX: 0121 711 7900

client
Jardine Motor Services Ltd.

project
**Beechwood Audi
 Manor Lane
 Halesowen**

drawing title
**Planning - Palisade Fencing Site
 Plan & Fencing Elevation**

project no	drwg no	rev

scale	date	drawn	checked
1:100	MAR 2010	J.D.B	