

Report of the Strategic Director of Regeneration to the meeting of the Area Planning Panel (Keighley) to be held on 7 October 2010

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Summary Statement

Miscellaneous Item

Site	Ward
Sacred Heart Primary, Valley Drive, Ilkley	Ilkley

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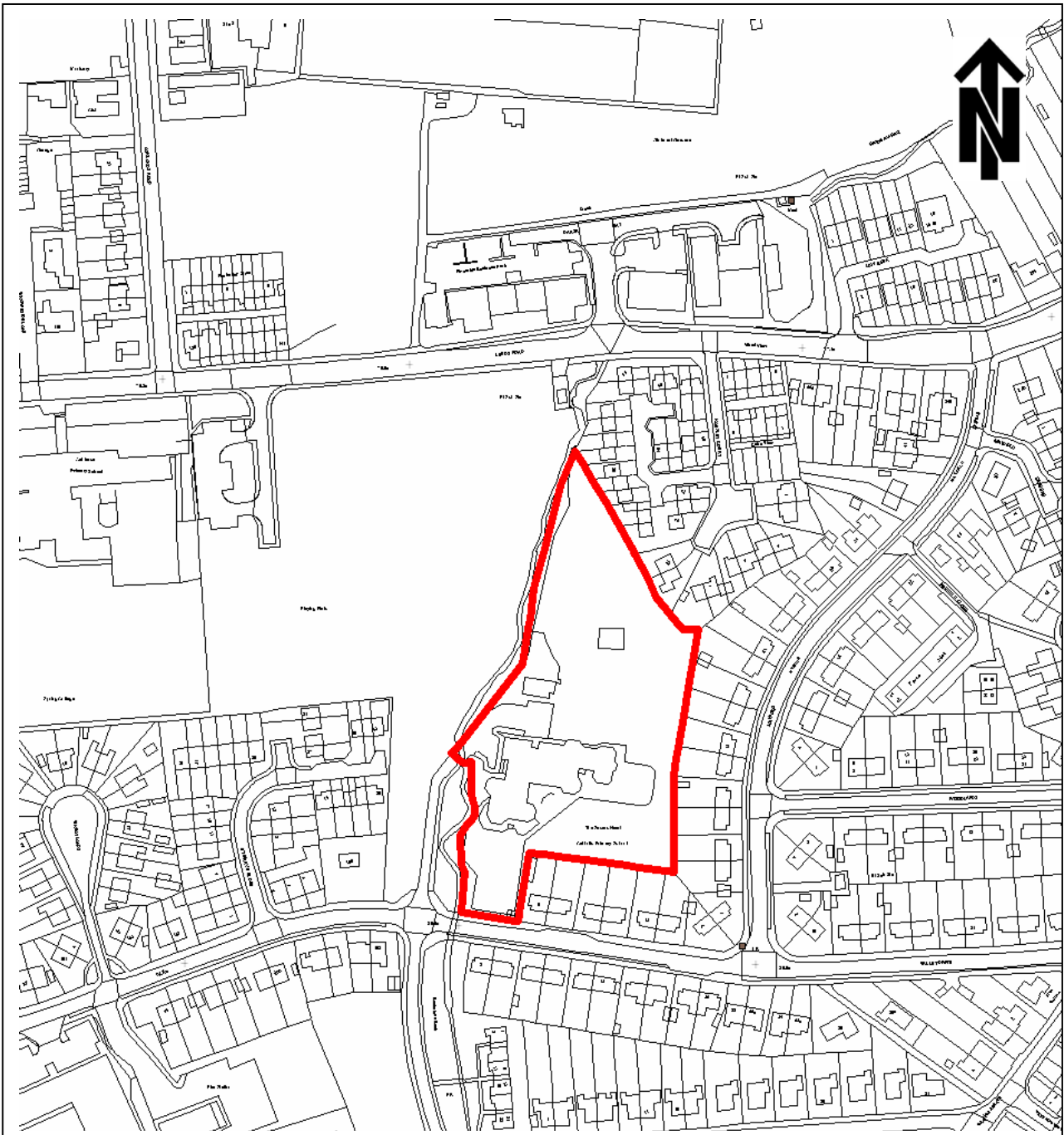
Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



Area Planning Panel (Keighley)

10/04193/FUL

7 October 2010



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ITEM NO. :

LOCATION:

**Sacred Heart Catholic Primary School
Valley Drive
Ilkley**

7 October 2010

Ward: ILKLEY
Recommendation:
TO GRANT PLANNING PERMISSION

Application Number:
10/04193/FUL

Type of Application/Proposal and Address:
Full application to install new 2.4m high "Nylofor" weld mesh fencing and gates to front boundary of Sacred Heart School, Valley Drive, Ilkley.

Applicant:
Diocese of Leeds

Agent:
Aedas Building Consultancy

Site Description:
The site is a 1960s primary school located in a predominantly residential area to the east of Ilkley town centre with access from Valley Drive. The low rise, single storey school buildings are set below the level of this road, and the school grounds extend to the north with Backstone Beck forming the west boundary and the back gardens of houses on Mayfield drive forming the east. The front boundary is to Valley Drive. The site is surrounded by an assortment of existing fencing. There is an existing brick wall and some low railings and an area of shrubs along the existing frontage to the street. Front garden fences and drives to residential properties continue to the east.

Relevant Site History:
10/02293/FUL: Application to install new 2.4m high "Nylofor" weld mesh fencing around perimeter of Sacred Heart School. Application refused July 2010 due to direction by the Environment Agency.

Replacement Unitary Development Plan (RUDP):
Allocation
Unallocated on the RUDP Proposals Map

Proposals and Policies
The following Policies are relevant
D4 – community safety considerations
UR3 – local planning considerations
D1 – design considerations

Parish Council:
Ilkley Parish Council recommends refusal: imposing impact on street scene. Purpose said to be not clear and would not want to see this fencing around the rest of the site.

The Parish Council has requested determination by Area Planning Panel and is committed to speaking at the meeting.

Publicity and Number of Representations:
Advertised by letters to adjoining neighbours and a site notice expiring 01 October 2010

No representations received at time of report (27/9/10) but any received subsequently will be reported to the meeting.

Summary of Representations Received:

None.

Consultations:

Environment Agency : No objections to the proposed development as submitted. Has requested an informative be imposed on any decision informing the applicant of the prior written permission of the EA to any proposed works or structures within 8 metres of the top of the bank of Backstone Beck which is designated as a main river.

Summary of Main Issues:

Previous application
Impact on visual amenity
Impact on neighbouring occupants.

Appraisal:

The Design and Access Statement explains that this school currently suffers from a lack of adequate security and the motivation for the improved perimeter fencing is to protect pupils and the school premises from unauthorised intruders. This would be in accordance with 'Secured By Design' objectives and Policy D4 of the RUDP and the school has a duty of care to protect pupils.

Previous application

A previous application for 2.4m high fencing around the whole of the school perimeter was refused in summer 2010 following objections from adjoining neighbours and in accordance with a direction from the Environment Agency which had concerns about access for maintenance of Backstone Beck.

However, the applicant is now proposing to erect fencing not exceeding 2.0 metres in height along the majority of the school perimeter and this would not need planning permission as it would constitute permitted development by virtue of Part 2 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order. The school would be able to install fencing up to 2 metres along the boundaries with the houses high irrespective of objections from neighbours and if the Environment Agency wanted to prevent the installation of fencing along the boundary with the beck it would have to use its own land drainage powers.

This planning application

The only section of fencing that requires planning permission is that section of new fencing and gates proposed along the frontage to Valley Drive. This would not qualify as permitted development as it adjoins a highway used by vehicular traffic. The section of fencing abutting the street will be about 25 metres in length.

As requested, it is intended to signal the requirement for EA consent for any work within 8 metres of the beck to the applicant through the informative that the EA has asked be attached to any final decision. However, the section of fencing which is the subject of this application is slightly more than 8 metres from the bank top of Backstone Beck and it is not considered that it would affect access for its maintenance.

The main planning issue is therefore the visual impact of the proposed fence on the Valley Drive frontage and the concerns of the Parish Council.

The Valley Drive frontage to the school is presently occupied by low metal railings, shrubbery and a brick wall where a flight of steps drops down to the school playground. The fencing would partly replace the low railings and be bolted onto the brick wall. The scheme includes some slight modifications to the position of the existing pedestrian access through the brickwork. Because the land falls away behind the wall to the school playground it is not physically possible to set the fence back from the frontage.

The position, design and height of the fencing are considered acceptable. The fencing would be green coloured weldmesh fencing rising to a height of 2.4 metres. In places, the existing shrubs along part of the frontage would show through the weldmesh, thus softening its impact. An assortment of fencing can be seen lining front gardens and other properties along the length of Valley Drive. Although the proposed fencing would be higher than the fences to front gardens of adjoining residential properties, the type and height of fencing proposed on the limited school frontage would not appear unduly oppressive or out of character. The site is not part of a conservation area and the school itself is of modern construction and has no heritage value.

No significant trees will be affected on the Valley Drive frontage. It should be possible to install the fence without having to remove most of the existing shrubs or the single self seeded sapling growing on the frontage. The agent has said that work to trees on other perimeters will be minimal and that it is only necessary to trim back the scrub vegetation in limited number of places to allow installation of the fence. The school has no desire to remove the tree cover from the boundary.

In conclusion, it is considered that the limited section of fencing that needs planning permission would have a degree of impact on the street scene due to its height and appearance, but these effects will be slight and will be mitigated by the open character of the mesh and the relatively short section of frontage involved. It is submitted that the visual impact will not be as overbearing as is suggested by the Parish Council - and that such effects are outweighed by the school's desire to provide a safe and secure environment for the pupils in its care, and to protect the premises from intruders.

Community Safety Implications:

Gains to security of both the school and the adjoining residents are to be derived from this more effective fencing.

Reason for Granting Planning Permission:

The proposed fencing would provide more effective security to the school. It would have no significant detrimental impact on the character of the area or the amenity of occupiers of adjoining properties given the open character and colour of the proposed mesh and the limited extent of the frontage involved. The proposal would accord with Policies D4, D1 and UR3 of the Bradford Replacement Unitary Development Plan.

Conditions of Approval:

1. 3 years to begin.

Footnote to be added regarding requirement for EA consent for work within 8 metres of watercourse
