

ITEM: 06

Application Number: 06/01830/FUL

Applicant: Montpelier Primary School

Description of Application: Retention of 2.4m fencing on street frontage of school site

Type of Application: Full Application

Site Address: MONTPELIER PRIMARY SCHOOL, BEACONFIELD ROAD BEACON PARK PLYMOUTH

Ward: Peverell

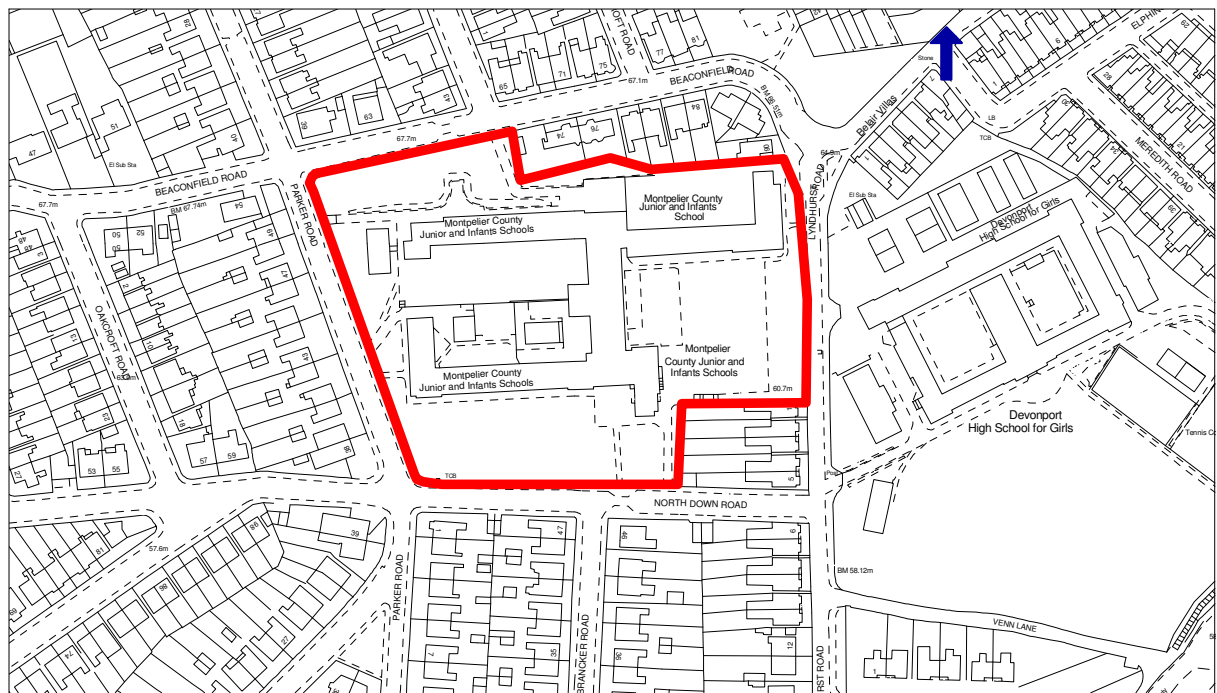
Valid Date of Application: 09/01/2007

8/13 Week Date: 10/04/2007

Decision Category: Major

Case Officer : Jessica Dunstan

Recommendation: Grant



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OFFICERS REPORT

Site Description

Montpelier Primary School is located on Beaconfield Road in the Beacon Park area of Plymouth. The school is enclosed on four sides by highways.

Proposal Description

The proposal is for the installation of 2.4m fencing around the perimeter of the school.

Relevant Planning History

None

Consultation Responses

Crime Prevention / Architectural Liaison Officer – No opposed to granting permission. Suggested 2.4m Paladin fencing system is highly recommended.
Transport Officer – No objections to permission being granted.

Representations

A W Newman (47 Brancker Road) – Consider application to be invalid because there are no supporting plans, Design and Access Statement (DAS) and fencing has already been installed.

Liz Drysdale (Parker Road) – The proposed fencing has already been erected.

Analysis

The main issues to consider for the application are the impacts on the character and appearance of the area and impacts on surrounding highway.

CHARACTER AND APPEARANCE OF THE AREA

The fencing is not considered to be detrimental to the character and appearance of the locality. The fencing is green and transparent, having less of a visual impact than wooden fencing / a wall or metal railings. The photographs show the fencing to be in place at no detriment to the visual appearance of the locality.

The Design and Access Statement (DAS) provides some background information to the need for the fencing. The school has experienced several instances of vandalism and theft necessitating higher fencing to protect the site. The Crime Prevention officer recommends that the fencing should be a minimum 2m in height and anti-climb. The proposed Paladin fencing is in keeping with the recommendations of the Crime Prevention Officer and is considered to be acceptable in visual terms.

HIGHWAY SAFETY

The Transport Officer was satisfied that the fencing does not pose a threat to highway safety because the fencing does not impact on any existing access points or disabled access.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First

Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

N/A

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **09/01/2007** and the submitted drawings, **site location plan, Design and Access Statement, site plan new build**, it is recommended to: **Grant**

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations which in this case are considered to be: the impact of the proposal on the character and appearance of the area, the impact of the proposal on highway safety, the proposal is not considered to be demonstrably harmful to local amenities. In the absence of any other overriding considerations, and with the imposition of the specified planning conditions, the proposed development is acceptable and complies with the following policies of the Devon Structure Plan (1) 2004, the adopted City of Plymouth Local Plan First Alteration 1996, Plymouth Local Development Framework, Core Strategy, Regional Spatial Strategy and North Plymstock Area Action Plan (the status of these documents is set out within the City of Plymouth Local Development Scheme 2006), and relevant Planning Guidance Notes, Statements and Government Circulars as follows:

CS34 - Planning Application Consideration