

Application No: 13/3508N

Location: SIR WILLIAM STANIER COMMUNITY SCHOOL, CORONATION STREET, CREWE, CREWE, CHESHIRE, CW1 4EB

Proposal: Relocate existing 2m metal palisade boundary fence together with installation of new palisade fence and vehicle access gates to match existing to new boundary line to playing fields

Applicant: Mr R A Jones, Cheshire East Council

Expiry Date: 17-Oct-2013

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Principle of the development
- Design
- Amenity
- Highways

REASON FOR REFERRAL

The application was called in to Committee by Councillor David Newton on the following grounds:

- *Concerns about loss of amenity*
- *Concerns about loss of access to the rear of residential properties*

DESCRIPTION AND SITE CONTEXT

The application relates to an area of land at the southern end of the playing field belonging to the Sir William Stanier Community School. The land is currently overgrown and the existing fence is set back within the playing field.

DETAILS OF PROPOSAL

The proposal is to move the fence to enclose all of the land which belongs to the school. The new fencing would comprise 2 metre high Palisade fencing and would be installed along the rear boundary with Henry Street and the electricity sub-station and a small length to the rear of Coronation Street.

The original plans included the sub-station and the inclusion of a gate to the rear of Coronation Street. Having reviewed the Title Plan the fence line was amended to exclude this and the proposed access gates at this point have been removed.

RELEVANT HISTORY

No relevant planning history relating to this site.

POLICIES

National Guidance

National Planning Policy Framework

Local Plan

BE.1 - Amenity

BE.2 - Design Standards

BE.3 - Access and Parking

CONSIDERATIONS (External to Planning)

Highways:

The planning application is relocate the fence on William Stanier School from its current position to the edge of the unadopted track that runs along the rear of properties 94 -170 Henry Street.

As the unmade track does not form part of the public highway, the vehicular use of the track is a private matter and as long as the fencing does not encroach onto the track as shown then I would not raise any objections.

VIEWS OF TOWN/PARISH COUNCIL

No objection.

OTHER REPRESENTATIONS

At the time of report writing, 10 representations have been received relating to this application, including a 5 page petition. The objectors express the following concerns:

- Land ownership
- Increased risk of broken windows
- Loss of property values
- Adverse impact on outlook
- The bin lorry will not be able to access the site
- The land should be brought back into use for the residents
- Problems for turning vehicles and gaining access
- Will lead to on-street parking
- Impact on Hedgehogs
- Residents should have been consulted prior to submission of the application

- Loss of privacy
- Access should be taken from the Spring Gardens side of the field
- Problems created for deliveries to the chip shop

OFFICER APPRAISAL

Principle of Development

The site is designated as being within the settlement boundary of Crewe and is on land belonging to an existing school. Within settlement boundaries there is presumption in favour of development provided that the development complies with other policies in the adopted local plan.

Having regard to the issues discussed above, the development is considered to be acceptable in principle.

Design and Scale

The proposal is to replace the existing fencing with 2 metre high 'palisade' fencing and gates on the boundary of the field. It is considered that this would be an appropriate boundary treatment in this location and is acceptable.

The proposal is therefore considered to be acceptable in terms of design and scale and in compliance with Policy BE.2 of the adopted local plan.

Amenity

Policy BE.1 requires that new development should be compatible with surrounding land uses, should not prejudice residential amenity, generate unacceptable levels of traffic or lead to an increase in pollution.

The fencing would be coming closer to the rear boundaries of the properties on Henry Street; however given that it is a simple 2 metre palisade fence, it is not considered that it would have any significant impact on the outlook from these properties.

One of the objectors has expressed concerns about the 6 metre netting fence affecting his outlook by coming closer to the rear of his property. That is not something that is proposed as part of this application.

The proposal is considered to be acceptable in terms of amenity and is therefore in compliance with Policy BE.1 (amenity) of the adopted local plan.

Highways

The fence is adjacent to a length of unadopted track to the rear of residential properties on Henry Street.

Many of the objections relate to problems with vehicle access. However, the land is within the ownership of the Council as the title deeds show and enclosing it would have no impact on the public highway. As such a refusal on highway safety grounds could not be sustained.

The proposal is therefore considered to be in compliance with Policy BE.3 of the adopted local plan.

Other Matters

The amount of opposition to the proposal has been given careful consideration. However the suggestions that the land should be given to local residents is not something that can be considered by the Local Planning Authority as part of this application.

CONCLUSIONS AND REASONS FOR THE DECISION

In conclusion, the proposal is acceptable in principle, of an appropriate scale and design; it would not have a significant adverse impact on the character and appearance of the area or residential amenity and is satisfactory in highway safety terms.

The application is therefore recommended for approval.

RECOMMENDATION:

Approve subject to the following conditions:

1. Time limit
2. Approved plans
3. Materials as stated in the application

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