

DELEGATED APPLICATION REPORT

Address: Thames Valley School, 2 Conwy Close

Application No: 190996/FUL

Proposal: Erection of replacement 3m high weld-mesh anti climb fence in green

Applicant: George Walters

Date received (valid from): 28/06/19

Target Decision date: 23/08/19

Case officer: Connie Davis

1. Site description and Surrounding Area

The application site is a Special Educational needs school located on the corner of The Meadway and Conwy Close. To the north of the site is a Council Nursery building and to the south is the Meadway Sports Centre.

Trees on site are subject to Tree Preservation Order 33/13. However the application site is not listed, nor in a conservation area.

2. The Proposal

The proposal comprises of the erection of a 3m high weld-mesh anti-climb fence around the perimeter of the site (around 150m) extending along Conwy Road and fronting The Meadway. Two new 3m high gates are also to be installed in Conwy Road.

A 2m high fence and gates are already in place along the perimeter of the site. The raising of the height of the fence is necessary for the safety of school pupils.

3. Consultation

Internal Consultees

Natural Environment

The RBC Natural Environment officer reviewed the application and provided the following response:

Trees on site are subject to Tree Preservation Order 33/13. This application for a higher fence barrier is essential to ensure the safety of pupils of the school. The fencing will be set back from The Meadway and well screened by the existing trees, and I consider that the need for a higher fence overrides the harm a taller fence may have on the amenity of the area.

I note that the fence line will remain as existing and that the new fence will utilise the same post holes as that of the existing which will ensure no unnecessary harm to trees on site as a result of the build. A slight lift of tree canopies may be required in order to facilitate the new height of the fence. Although the risk to trees on site as a result of this application is perceived to be low, the trees may be harmed by access, parking or storage within soft landscaped areas during the course of removing and reconstructing the fence. I would therefore like to see a construction (arboricultural) method statement which details the steps to be taken in order to prevent harm to the trees. This does not

need to be a full BS:5837 report and may be something that the fencing contractor would want to put together themselves.

***Officer comment:** The agent provided an arboricultural method statement. This was reviewed by the Natural Environment Officer who found this to be acceptable.*

Transport

The RBC Transport officer reviewed the application and provided the following comments:

The posts and gates will be of the same framework construction as existing and 1 m higher and clad in the anti-climb steel mesh. The mesh fencing will remain visually permeable.

Given that the fence will be erected along the existing alignment with posts in the same locations, there should be no impact on visibility from the existing junction/access points. In view of this, there are no transport objections to the proposed replacement fencing.

External Consultation

A site notice was displayed at the site until 24th July 2019. No responses have been received.

4. Plans and Documents Considered

117 02 14 Rev 00 - Site plan detail of gates
117 02 10 Rev 01 - Site plan gate and fence replacement
117 02 11 Rev 02 - 358 secure-mesh

Received 8th August 2019

WCM/SSR/DS/SC/TVS/RPA/1 - Root Protection Areas
117 02 01 Rev 00 - Location Plan
WCM/SSR/DS/SC/TVS/TSP/1 - Tree Survey
Tree Survey Schedule (BS5837:2012)
117 02 02 - Planning Statement

Received 24th June 2019

117 02 12 Rev 00 - Contractor parking and site storage
117 02 14 - Thames Valley School Construction Method Statement

Received 17th July 2019

117 02 12 Manufacturer: Jacksons Fencing

Received 28th June 2019

5. Relevant Planning History

180080 - First floor extension to Thames Valley School, revised drop off parking and additional parking spaces for cars and motor bikes - Application Permitted

131375 - Signage for the Proposed NAS Thames Valley School. Signage reads: TVS
Position: Individual letters mounted above Main Entrance on East Elevation -
Application Permitted

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

The need for an increase in the height of the fence and gates need for the increase in height of the fence has been acknowledged.

7. Discussion with applicant/ agent

The agent provided an arboricultural method statement in response to the comments from the Natural Environment Officer.

8. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework 'Core Strategy' 2008 (Altered 2015) and 'Sites and Detailed Policies Document' 2012 (Altered 2015).

The 'National Planning Policy framework' ('NPPF') 2012 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

9. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm

Sites and Detailed Policies Document 2012 (Altered 2015)

DM12 Access, Traffic and Highway-Related Matters

10. Appraisal

a) Impact of the proposal on the surrounding area

The proposal seeks to increase the height of the fence from 2m to 3m. However the style and colour of the fence will remain the same as the existing. It is therefore not considered that the increase in height of the new fence would cause a detrimental impact to the appearance of the street scene and wider surrounding area. As such, there is no perceived conflict with Policy CS7.

b) Impact on highways safety

The RBC transport officer confirmed that the increased height of the fence would not be detrimental from a highway safety perspective and therefore the proposal complies with Policy DM12.

c) Impact on Natural Environment

Following the submission of an arboricultural method statement, the proposal is not considered to conflict with the TPOs on site. As such the proposal complies with Policy CS38. A condition will be attached to the planning permission stating that the development should be carried out with the approved arboricultural method statement.

11. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

117 02 14 Rev 00 - Site plan detail of gates

117 02 10 Rev 01 - Site plan gate and fence replacement

117 02 11 Rev 02 - 358 secure-mesh

Received 8th August 2019

117 02 01 Rev 00 - Location Plan

Received 24th June 2019

3. The development hereby approved shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan:

WCM/SSR/DS/SC/TVS/RPA/1 - Root Protection Areas

WCM/SSR/DS/SC/TVS/TSP/1 - Tree Survey

Received 24th June 2019

117 02 12 Rev 00 - Contractor parking and site storage

117 02 14 - Thames Valley School Construction Method Statement

Received 17th July 2019

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

4. The materials to be used in the construction of the external surfaces of this development shall be those approved in document 117 02 12 - *Manufacturer: Jacksons Fencing. Received 28th June 2019.*

The development shall be completed using the approved materials and details.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

4. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.