

Planning Application Reference: 14.00005.CCDFUL – Proposed Fencing at Blisworth Primary School

Date: 1st June 2014 (Revision to submission of 2nd April 2014)

For the attention of:

Peter Moore,
Principal Development Control Officer,
Planning Services, Floor 3,
Guildhall Road Block,
County Hall,
Northampton, NN1 1DN

Further to your email of 28th January to Mrs Irwin (Head Teacher at Blisworth Primary School), our telephone conversation of 31st January and the initial planning application of 2nd April 2014, I have pleasure in enclosing a revised application as requested.

(1) Elevation (Existing) Drawing (Reference 20140102-1 and 20140102-2)

- Scale 1:100
- Showing existing boundary line, assorted fencing, building and tree positioning
- Photographs showing the existing (southern) boundary line (from left to right on the drawing)



- Photograph showing the existing (eastern) boundary line



(2) Elevation (Proposed) Drawing (Reference 20130102-3 and 20140102-4)

- Scale 1:100
- Proposed new fence shown in green (detailed specification below) – 80.2m in length (southern boundary), plus a 10.2m return (on the eastern boundary). See attached site plan
- Fencing based on a high powder coated green 3D mesh construction, 2.4m in height, 3m wide panels
- Considerations
 - i. The height of the proposed fence is at or below that of the existing wall/fence for a significant proportion of the fence line
 - ii. For the rest, it either marginally exceeds the existing, or is against a backdrop of buildings (e.g. the garage)

- iii. The proposed mesh construction makes it almost transparent to the eye and is in keeping with (matches) the existing mesh fencing already in place on the western boundary (shown below)



- iv. Fence designed to improve the safety of the children using the school playground and enhance site security. The existing fencing is damaged in many places and now considered a significant health & safety risk
 - All trees to remain, except for one self-seeded elder bush (see below)

(3) Request for Retrospective Planning Permission for replacement of part of the western boundary fence

- Elevation (**existing**) drawing (Reference **20140601-6**), scale 1:100
- The original fence running along part of the western boundary was of a wire link design, 2.4m in height and in a poor state of repair
- Elevation (**proposed**) drawing (Reference **20140601-7**), scale 1:100
- Replacement of only the first 48m of fencing (see revised site plan) with powder coated green 3D mesh construction fence panels each 3m wide. The first 39m being 2.4m in height and the remaining 9m being 1.8m in height
- All trees remain in position
- Considerations
 - i. The proposed fence is identical in height to the fence it replaced
 - ii. Is marginally above the height of the neighbours existing fencing (of wooden construction and that of natural beech hedging)
 - iii. Fence designed to improve the safety of the children using the school playground and enhance site security. The existing fencing is damaged in many places and now considered a significant health & safety risk

(4) Site Plan (Reference 20140102-5, revised by Reference 20140601-5)

- Proposed fencing shown in red
- Main section along southern boundary (80.2m) with a short return on eastern boundary (10.2m)
- Part of the fencing running along the western boundary (48m)
- The proposed fencing is **not** located in the Blisworth village conservation area

(5) Fence Specification (NSF 3D Mesh Panel)

- Galvanised & polyester coated green RAL6005
- 3D panels are made using 5.0mm diameter vertical wires forming a 200x40mm mesh with a "V" pressed near top, bottom & centre of the panels
- Each 3.0m wide panel is clamped to the face of 60x40mm RHS posts with a hexaclip system using anti-tamper bolts
- Posts are concreted into the ground to a minimal depth of 600mm



(6) Trees to be removed

- All trees to remain, except for one small elder shrub on the southern boundary marked with an asterisk on both attached elevation drawings (Reference 20130102-3 and 20140102-4)
- This shrub is small in size, self-seeded and warrants no genuine consideration
- Additional photographs of this shrub are shown below



(7) Planning Statement

Site Address: Blisworth Community Primary School,
Courteenhall Road,
Blisworth,
Northampton, NN7 3DD

Contact Details: Chris Rayner, 07557 028 335

Introduction

This Planning Statement has been prepared by Chris Rayner (Governor, Blisworth Primary School). It supports an application for the replacement of a fence on the southern and western boundary of Blisworth Primary School, adjacent to the residential development of Eastfield.

Use

Blisworth Primary School is a one form entry community school. The proposed replacement fence will improve the safety and security of the children using the school playground.

Site Context

The site is situated to the south of Northampton. The school is surrounded by residential properties. To the front is a main road which is a through route for traffic for most of the day, particularly at peak times. Part of the school is situated in a conservation area, however the proposed replacement fencing does not fall into this area.

Amount

The proposal is for green coated 3D mesh fencing:

- Approximately 90.4m of 2.4m in height to the rear (southern boundary) of the school site
- Approximately 48m to the rear (western boundary) of the school site (the first 39m of 2.4m in height, the remaining 9m of 1.8m in height)

No additional development is proposed under this application. All existing access points are to remain.

Layout

See above statements (existing and proposed elevation drawings).

Scale and Appearance

See above statements (proposed elevation drawing).

Planning Policy

The following lists the policies considered relevant to the application:

National Planning Policy Framework (NPPF)

Under 'Core Planning Principles', paragraph 17 page 5, it states planning should be "genuinely plan-led, empowering local people to shape their surroundings". As such, this application seeks to improve the playground facilities of the school, the safety of the children using it and provide enhanced site security.

Following on from this, the NPPF states under Section 7 (Requiring Good Design) paragraph 58, that planning policies and decisions should aim to ensure that developments "create safe and accessible environments" and are "visually attractive as a result of good architecture and appropriate landscaping". In this application, careful consideration has been given to the choice of fencing and material construction. Its green colour blends in well with the surrounding landscape and the transparent mesh construction ensures it is barely visible.

Northampton Local Plan (Saved Policies)

Policy E20 New Development (design) paragraph 2.66 states 'The appearance and quality of a street is a major contributory factor to the local environment. It is therefore important to safeguard this and maintain the scale, symmetry and coherence of the street.' For the southern boundary fence, this proposal will retain the existing boundary wall maintaining the dominant character. The proposed fence will sit behind the wall with an open powder coated steel mesh construction and allow transparent views maintaining visibility at all times. This will help to minimise the visual impact of the fence and help it to blend into the existing street scene. Paragraph 2.68 advises that 'The Council will encourage the retention of walls and fences...' as described this proposal will not be removing or altering any of the existing boundary treatments nor creating any additional access points. On the southern boundary, the proposal will only replace the (broken) fence line behind the existing wall to increase security and usability of the school playground. The prevention of crime and vandalism is highlighted as a consideration in policy E40 Crime and Vandalism requiring due regard to be paid to the need to deter crime and vandalism through design, layout and landscaping. A robust fence has been specified, manufactured from galvanised and polyester coated 5.0mm diameter vertical wires forming a 200x40mm mesh panels clamped to the face of 60x40mm RHS posts using a hexaclip anti-tamper bolting system, offering a high level of vandal resistance. Furthermore, there are no exposed panel ends adjacent to the posts which prevent panels being levered open at this point.

South Northamptonshire Local Plan (Saved Policies), 28th September 2007

Policy G3 states that "planning permission will normally be granted where the development:

- A Is compatible in terms of type, scale, siting, design and materials with the existing character of the locality
- D Will not unacceptably harm the amenities of any neighbouring properties
- P Has full regard to the needs of security and crime prevention"

As stated above, this proposal will retain the existing boundary wall maintaining the dominant character. The proposed fence will sit behind the wall with an open powder coated steel mesh construction and allow transparent views maintaining visibility at all times. This will help to minimise the visual impact of the fence and help it to blend into the existing street scene.

Conclusion

This application seeks permission for a replacement boundary fence at Blisworth Community Primary School. The proposed fencing is of a reasonable scale and sits behind the existing brick boundary wall. Its erection will improve the playground facilities for the school. The replacement fence will serve to improve the school's outdoor play area and overall security of the school site.