

COMMITTEE REPORT

Committee: East Area
Date: 26 July 2007

Ward: Clifton
Parish: Clifton Planning Panel

Reference: 07/01247/GRG3
Application at: Burton Green School Burton Green York YO30 6JZ
For: Extension to existing security fencing
By: Sally Taylor
Application Type: General Regulations (Reg3)
Target Date: 30 July 2007

1.0 PROPOSAL

This application seeks planning permission under General Regulation to extend the existing security fencing at approx 2400mm above ground level which will match the existing fencing to provide a secure enclosure for an extended tarmac play area.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Schools Burton Green Infant 0186

2.2 Policies:

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

3.1.1 Highway Regulation - Highway Regulation Officers have no objections to the scheme.

3.2 External

3.2.1 Parish Council - Clifton Planning Panel - No objections

3.2.2 Neighbour Response - No objections from consulted neighbours.

4.0 APPRAISAL

4.1 Key issue(s): Visual impact on the surrounding area

4.2 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Planning Permission is only required for the security fencing because it is over 2 metres in height. Permission is not required to extend the secure area within the allocated land

4.4 ASSESSMENT

4.5 The school building is positioned in the middle with two separate playgrounds with security fencing and locked access gates, which provide access to the playing fields, these are positioned in an L shape around the school. Beyond this is stray land, which has public access. To the south of the school is Burton Green housing estate and the school entrance.

4.6 The intension is to move the existing fence approx 2 metre to the north area of the school and extend the boundary area to increase the existing tarmac play area. The proposed fence would be 2.4 metres high and would match the existing fencing design of green metal with corrugated pale tops. The security fencing will have a gated access to maintain the high level of security within the school.

4.7 The design of the proposed fencing as existing maintains openness of the area and blends in as an essential feature of the school. It is considered that the security fencing would have no adverse effect on visual amenity for the school as existing and the surrounding area.

4.8 There is adequate boundary treatment around the school and the position of the proposal is not close to any residential properties therefore will not result in any detrimental impact to residential amenity.

5.0 CONCLUSION

It is considered that the proposed extension to the existing security fencing would not significantly harm the visual amenity of Burton Green School or the surrounding area.

6.0 RECOMMENDATION: Approve under General Regs 3 Council Dev

1 TIME2

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

Approved Plans Drawing No SK1/1

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 3 VISQ1

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed below, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity. The proposed development is of a scale and design appropriate to the character and appearance of the locality and will meet a recognised need. As such the proposal complies with Policy GP1 of the City of York Local Plan Deposit Draft.

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