DELEGATED DECISION REPORT

SMD/2017/0331 **Valid 18/05/2017**	**ST MARYS CATHOLIC ACADEMY CRUSO STREET LEEK**	**VARIATION OF CONDITION 3 OF PLANNING PERMISSION SMD/2016/0721** **(FULL - MINOR)**

MAIN ISSUES

- Design and visual impact upon the street scene;
- Neighbour amenity.
- Planning history.

DESCRIPTION OF SITE

St Mary's Roman Catholic School comprises of a collection of modern buildings which occupy an elevated position at the corner of Cruso Street with Broad Street, Leek. To the rear (north east) of the site lies Town Yard Industrial Estate. To the north-west lie semi-detached buildings set on a short cul-de-sac. To the south east on Cruso Street lie terraced dwellings with two large semi-detached dwellings on the opposite side of Broad Street to the south west. For the purposes of the development plan the application site lies within a designated settlement boundary and is adjacent to the Leek Conservation Area.

PROPOSAL

This is a full application which seeks consent for the erection of a 2.43m high paladin mesh boundary fence. The proposed fencing is for the entirety of the boundary to Broad Street and continuing around the corner onto Cruso Street. There will also be new fencing to the boundary on the passageway to Geoffrey Avenue. This is a second application following on from approval of application reference SMD/2016/0721 which was also for the erection of a boundary fence. The current application differs only in that the proposed fence colour is now green rather than the approved black, matt fencing. The black matt colour was specified within condition number 3 of SMD/2016/0721 (positively worded) and therefore this application seeks consent to vary the condition.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS5a Leek Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17.
Section 7: Requiring Good Design.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

97/00892/OLD – Extension to form store. Approved.
99/00970/FUL – Extension to school. Approved.
02/00616/FUL – Single/two storey extensions to school building. Approved.
03/01336/FUL – Storage sheds. Approved.
03/01337/ADV – Non-illuminated signs and flag pole. Approved.
10/01111/FUL – Amended boundary fencing and outdoor shelter. Approved.
SMD/2016/0721 – Proposed 2.4m high paladin mesh boundary fence. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 28th June 2017.
Neighbour consultation period ends: 27th June 2017.

Public Comments

No comments received.

Town / Parish Comments

Leek Town Council: No comments received.

OFFICER COMMENTS

Principle of Development

The application site is located within the Leek Town Development Boundary where there is a presumption in favour of development subject to all other material planning considerations/matters being satisfied. The matters to consider are those of design/visual impact upon the street scene and neighbour amenity.

Design/visual impact

Policy DC1 (Design Considerations) states that all development should be of a high Quality, add value to the local area and also be designed to respect the site and its surroundings, through scale, density, layout, siting, landscaping, character and appearance. At present the existing boundary fencing to part of Cruso Street, Broad Street and Geoffrey Avenue is formed by a low cast iron rail fencing with a higher paladin style mesh fencing behind. The low cast iron railings are corroded and it is proposed that the railings and the existing fencing be removed and new 2.4m high paladin fencing be erected in its place. The fencing proposed is exactly the same design as that previously approved by application SMD/2016/0721, albeit this will be

a green colour (RAL6005) with a matt finish, rather than the approved black matt finish. The case officer for application SMD/2016/0721 considered that the loss of the original railings was unfortunate but concluded that the Local Planning Authority could not insist on their restoration given that the site is not listed and does not form part of the Leek Conservation Area. In any case, it is a material planning consideration that there is an extant application for a very similar proposal and therefore consideration is solely in relation to the change of colour. Dark green fencing would be acceptable in this location (the previous case officer has advised the applicants that this would be the case); the dark green colour would be unassuming and would not raise any visual impact concerns whilst ensuring that the railings served their intended safety purposes.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Application SMD/2016/0721 considered whether there would be any amenity impact upon any surrounding residents, users of the highway or occupants of any other surrounding land. It was concluded that the new fencing would have a very similar appearance to that already in place, therefore not causing any amenity objections. This is still a relevant point; it is simply the fencing colour which would be different. The design of the fence itself is acceptable; the green matt finish would not cause any amenity objections.

CONCLUSION / PLANNING BALANCE

The type of fencing proposed already has planning consent. This application seeks to vary the colour of said fencing from a black matt finish to a dark green matt finish. There are no objections to the proposed colour either in terms of the design of the fencing itself or in the visual context of the surrounding area. No neighbour amenity issues would arise and it is noted that the applicant(s) have sought pre-application advice concerning the change of colour. It is therefore recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 28/06/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council