

DELEGATED DECISION REPORT

SMD/2024/0197
Valid 10/05/2024

**ST GILES ROMAN
CATHOLIC PRIMARY
SCHOOL CHARLES
STREET
CHEADLE**

**SAFEGUARDING FENCING
WORKS.**

(FULL - MINOR)

MAIN ISSUES

- Principle of development
- Impacts on Historic Assets
- Design and appearance
- Amenity

DESCRIPTION OF SITE

The application site relates to St Giles RC Primary School Cheadle. St Giles is a Grade 2 Listed Building that forms part of an important group of Pugin buildings in Cheadle. The building is set back from Charles Street behind a number of dwellings to the east and St Giles Church to the north. The land to the rear of the site has been developed for housing.

Vehicular access to the site is via the driveway linking directly to Charles Street and restricted by a gate to the front of the entrance. There are fencing around the playground area away from the vehicular access drive. The building has previously benefitted from a number of planning and Listed Building approvals.

For the purposes of planning policy consideration the building is Grade 2 listed, it sits within the Cheadle Town Development Boundary and the Cheadle Conservation Area. The application is accompanied by a Design and Access Statement.

PROPOSAL

The applicant sought planning permission for 2m rail fencing along 54.5 metres of established hedged boundary between the school driveway and eastern part of the churchyard. The fencing is to improve the security of the primary school as currently, the adjacent churchyard is publicly accessible and a privet hedging is the only preventive to stop intruders from accessing the school.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS1 Development Principles
SS7 Cheadle Area Strategy
DC1 Design Considerations
DC2 Historic Environment

Supplementary Planning Guidance

Design Principles for Development in the Staffordshire Moorlands

National Planning Policy Framework

Section 12 – Conserving and enhancing the Historic Environment

RELEVANT PREVIOUS APPLICATIONS

Numerous applications which date back to the mid-late 1970's for various extensions and alterations. The relevant applications are as follows:

10/00904/FUL Minor alterations to interior of school. Revisions to doors and windows on annexe. Installation of gates on boundary and intercom post. Approved.

SMD/2017/0672 Listed Building Consent for internal alterations (2 no. disabled WC and a tea bar. Internal fire doors and stair lift. Playground fencing to segregate vehicle access from pupil recreation areas. Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 17/06/24

Neighbour consultation period ends: 10/06/24

Press Advert: N/A

Public Comments

None

Cheadle Town Council

No objection in principle

Historic England

No comment to add

Conservation officer

No objection

Environmental Health

No objection

OFFICER COMMENTS

Principle of Development

The application site is located within the Development boundary of Cheadle as such the principle of the development is considered acceptable, subject to the impact of the proposals on the historic integrity of the Listed Building, the character and appearance of the Conservation Area and the amenity of nearby occupiers.

Impacts on Historic Assets

Policy DC2 of the adopted local plan seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas. In accordance with the Town & Country

Planning (Listed Building and Conservation Areas) Act 1990, development is required to preserve or enhance the character and appearance of a heritage asset.

Paragraphs 206 and 207 state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Paragraph 208 requires that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The fencing and visitor access gate will have the potential to impact the setting of the listed building as it will introduce railed fencing along a substantial length of the primary school's perimeter. While the fencing will sit closely against the hedge, it would introduce a mass of hard landscaping within a fairly green setting.

A judgement needs to be made in respect of whether the benefits of the scheme outweigh the identified harm. It is noted that the fencing will not be fixed directly to the building but rather along the thus not harming its actual fabric but the fence will have some impact upon the views of the school. The scheme is considered have less than substantial harm against the parameters under Paragraph 208 NPPF.

When weighing against the public benefits of the proposal, the security fencing and gate will provide a substantial public benefit as the proposal is needed for the safety of the pupil's safety. Also, the proposed gate would control access onto the school premise that is not being managed by the current gates at the entrance of Charles street especially during pick up and drop off times where the influx of people on site can become a safe guarding concern.

Given that the fabric of the building will not be harmed and does not affect the setting of the listed building, the balance is in favour of supporting this part of the scheme.

The Council's Conservation officer has confirmed that she does not foresee any issues in terms of heritage and therefore, it is considered that there will be no harm to the character and appearance of the heritage assets or those nearby.

Design and appearance

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale.

The fencing and gate are considered visually acceptable as the proposed green blends well into the border hedging, retaining the soft landscaped aesthetics of the site. They will also be 'high bow top' which will provide security but also does not

appear oppressive due to its evenly spaced gaps. The proposal is in accordance with Policy DC1.

Amenity

Policy DC1 of the adopted Local Plan states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

There are no neighbour amenity impact as the works are behind the existing hedged borders within the grounds of the school. The scheme would be in accordance with policy DC1 in the Local Plan.

CONCLUSION

The proposed fencing and access gate will result in some visual impact however, it is considered that the merits of the scheme and the wider public benefits that will be brought about significantly outweigh any harm.

For these reasons it is recommended that the application is approved subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 2/07/24

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council