

<b>Item B. 3</b>	<b>06/00176/FUL</b>	<b>Permit Reg 3 Application</b>
<b>Case Officer</b>	<b>Mrs Helen Lowe</b>	
<b>Ward</b>	<b>Euxton North</b>	
<b>Proposal</b>	<b>Regulation 3 application to replace existing mild steel boundary railings with 2.0m High Green Ral 6005 blunt top vertical bar railings.</b>	
<b>Location</b>	<b>Euxton C Of E Primary School Wigan Road Euxton LancashirePR7 6JW</b>	
<b>Applicant</b>	<b>Euxton CE VA Primary School</b>	
<b>Background</b>	<p>This application proposes the erection of a replacement fence along the southern boundary of the grounds of Euxton Church of England Primary School, adjacent to the roads Brookside and Firbank. The proposal involves the removal of existing 1.6m high galvanized railings and their replacement with 2.0m high blunt top railings coloured green.</p> <p>The application originally also proposed the insertion of a pedestrian gate opposite No. 5 Brookside. The applicant has agreed to remove this element of the proposal. The applicant has also agreed to change the colour of the proposed fence from blue to green in response to concerns from residents.</p>	
<b>Planning Policy</b>	<p>The application site is located within the settlement boundary of Eccleston as defined in the Adopted Chorley Borough Local Plan Review. The following policies from the Local Plan are considered relevant:</p> <p>GN1: Settlement Policy – Main Settlements  GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats</p> <p>The land within the grounds of the school has been identified in the Local Plan as existing play/open space, therefore the following policy is also relevant:</p> <p>LT14: Public, Private, Educational and Institutional Playing Fields, Parks and Other Recreational Open Space</p>	
<b>Planning History</b>	There is no relevant planning history.	
<b>Consultees Responses</b>	<p>Head of Public Space Services (Engineering Services): The opening of a new gate here would encourage increased use of the road by vehicles dropping off children. However, the initiative should be encouraged. Opportunities exist if the school investigates preparing a school travel plan in conjunction with Lancashire County Council for funding the work. The proposal if delivered in this way would be beneficial for highway safety on the A49 where the schools present access is. Recommend defer decision until a travel plan has been delivered with LCC.</p> <p>Euxton Parish Council: comments awaited  Community Safety: comments awaited</p>	

### **Third Party Representations**

A total of 43 letters of objection have been received in response to the original submission. They make the following comments:

- A new access gate would lead to increased traffic on Brookside, Firbank, Casterton and Church Walk;
- This would give rise to increased noise, disturbance and loss of privacy for local residents;
- It would also lead to increased numbers of parked cars on Brookside, leading to problems of congestion and highway safety;
- There would also be an increased risk of accidents due to increased traffic on the estate, the existing access from the A49 and junctions on the estate are already hazardous;
- It would be difficult to ensure that only pedestrians and cyclists were using the gate;
- The introduction of a new gate would weaken security at the school;
- The chosen colour (blue) is inappropriate and would be too prominent and intrusive.

Residents have been notified that the applicant has agreed to amend the plans and that the application is now solely for the erection of a fence, coloured green. Any comments received as a result of this amendment will be reported on the addendum.

- Cllr Perks has made the following comments on the proposals:
- I am in agreement to the erection of a 2m fence on security grounds, however the access gate would weaken this;
- The colour proposed (blue) in no way improves the aesthetic appearance of the boundary adjacent to Brookside;
- An access gate would result in loss of privacy, more noise and disturbance than at present;
- Has it been established who owns the border between the school and Brookside?
- It would lead to an increase in the number of car users and congestion causing accessibility problems for refuse and emergency vehicles;
- The increase in traffic and pedestrians on Brookside could increase the danger of an accident occurring;
- If the gate is opened to allow pupils of the adjoining catholic school then all the above comments will be compounded.

Cllr Goldsworthy has made the following comments on the application:

- The application is not supported by a travel plan;
- Restrictions on the use of the gate are unenforceable;
- The gate will become the main access;
- The use of the gate as access to the school will increase the numbers of cars that will attempt to park on the estate which will lead to a dangerous mix of pedestrians and traffic.

### **Applicant's Case**

The applicant has stated that the purpose of the application is to improve day and night security reducing incidents of theft and vandalism. Also, to improve aesthetic appearance of the boundary adjacent to Brookside.

**Assessment**

As the proposed gate has been removed from the plans, the main issue to consider in determining the proposal is the design and appearance of the proposed fence and its impact upon the character and appearance of the area and visual amenity of local residents.

It is considered that by changing the colour of the fence to green from blue it would be less intrusive and prominent within the streetscene and more in keeping with the surroundings (the existing fence is largely galvanized, i.e. dark grey in colour). The design and height of the fence is considered to be in keeping with the nature of the surroundings (a school adjacent to a residential area). It is not considered that an increase in height of the fence by 0.4m would cause any undue harm to the visual amenities of the adjacent residents. The fence is separated from the front of properties on Brookside by the road and it would be approximately 25 from the front facing windows of these properties. The erection of the fence would also not have any impact upon the recreational and/or amenity value of the land, nor result in any loss of ability to make use of the site in accordance with policy LT14.

**Conclusion**

Subject to the receipt of satisfactory amended plans, the application is recommended for approval.

**Recommendation: Permit Reg 3 Application  
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.*

2. The fence shall only be coloured Green RAL 6005 and shall remain this colour at all times thereafter.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.*

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