



Planning Committee

1st October 2013

Planning Application No	13/00506/FUL
Site	East Park Primary School, Hollington Road, Wolverhampton, West Midlands
Proposal	Erection of Ball Stop perimeter fencing.
Ward	East Park
Applicant	Mr N Sullivan East Park Primary School, Hollington Road Wolverhampton WV1 2DS
Agent	Mr David Purdie Wolverhampton City Council Landscape & Ecology Practice Culwell Street Depot Culwell Street Wolverhampton WV10 0JN
Cabinet Member with Lead Responsibility	Councillor Peter Bilson Economic Regeneration and Prosperity
Accountable Strategic Director	Tim Johnson, Education and Enterprise
Planning Officer	Name Tracey Homfray Tel 01902 555641 Email Tracey.homfray@wolverhampton.gov.uk

1. Summary Recommendation

- 1.1 That planning application 13/00506/FUL be granted planning permission.

2. Application site

- 2.1 The site concerned is part of a hard surfaced playground at East Park Primary School, which is located off Thornton Road Wolverhampton. The site is not visible from the street scene, as it is located to the side/rear of the school, which fronts a private access road leading to some detached garages to the rear of 12 to 20 Thornton Road. The surrounding area is predominantly residential.

3. Application Details

- 3.1 The application is for the erection of 52.5 metres of ball stop fencing on the north eastern side of the site adjacent to the hard surfaced area of the East Park Primary School playground which is used for informal football by the pupils.
- 3.2 The application as initially submitted proposed a fence height of 3 metres rising to 3.66 metres, however, due to neighbouring concerns, and following on site meeting, the height of the proposed fencing has been reduced as proposed below.
- 3.2 The proposed fencing would be located along the bounding of the site, inside the existing blue palisade fencing which is also to remain in situ. Along the north/west boundary would be 22.3 metre length of new 2.86 metres high Dulock Rebound fencing within which is a 1.23 metre high rebound panel to the base. Along the north eastern boundary would be 30.8 metres in length of new 2.86 metres high Dulock Rebound fencing within which is a 1.23 metres high rebound panel to the base, along the south/eastern boundary would be 22.3 metres in length of new 2.66 metre high Dulock Rebound fencing within which is a 2.03 metres high rebound panel to the base, and finally along the south/western boundary 30.8 metres of 2.86 metres high Dulock Rebound fencing within which is a 1.23m high rebound panel to base.
- 3.3 The colour of the proposed fencing is Dark Green.

4. Relevant Policy Documents

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:
Wolverhampton Unitary Development Plan (UDP)
Black Country Core Strategy (BCCS)

5. Environmental Impact Assessment Regulations

- 5.1 This development proposal is not included in the definition of Projects that requires a "screening opinion" as to whether or not a

formal Environmental Impact Assessment as defined by the above regulations is required.

6. Publicity

6.1 Two objections, one with a request to address planning committee. The objections to the proposal are as follows:

1. Fencing not required as there has never been an issue with disturbance from balls from the school
2. Due to the height and location of the fencing it would obscure the views from both the houses and the gardens

7. Internal Consultees

7.1 Property Services - Estates – No reply at time of writing.

8. Legal Implications

8.1 There are no specific legal implications resulting from this report (KR/23092013)

9. Appraisal

9.1 The key issues are: -

- Design/Appearance
- Neighbouring Amenities

Design/Appearance

9.2 The proposed fencing would not be visible from the street, as it would be located alongside a private access road, leading to some detached garages to the rear of 12 – 20 Thornton Road. It is considered that the height, position, design and colour would have no detrimental impact on the character/appearance of the surrounding area, and would be in keeping with the usual ancillary structures associated with schools. Therefore, the proposed fencing is consistent with Policy.

Neighbouring Amenities

9.3 The highest part of the proposed ball stop fencing would be 2.86 metres, which would run parallel to neighbouring gardens between 6 and 10 Thornton Road. There is an access road between the proposed fencing and the boundary treatment to neighbouring gardens, which is 5 metres in width, and there would be a distance of 16 metres from the back of the neighbouring properties.

9.4 Although it is acknowledged that the proposed fencing would be visible from neighbouring gardens, it is considered that the reduced height (from that originally submitted), distance, design and colour, would not appear overbearing or intrusive, therefore, its visual appearance would

not be significant enough to warrant a refusal of planning permission in this instance.

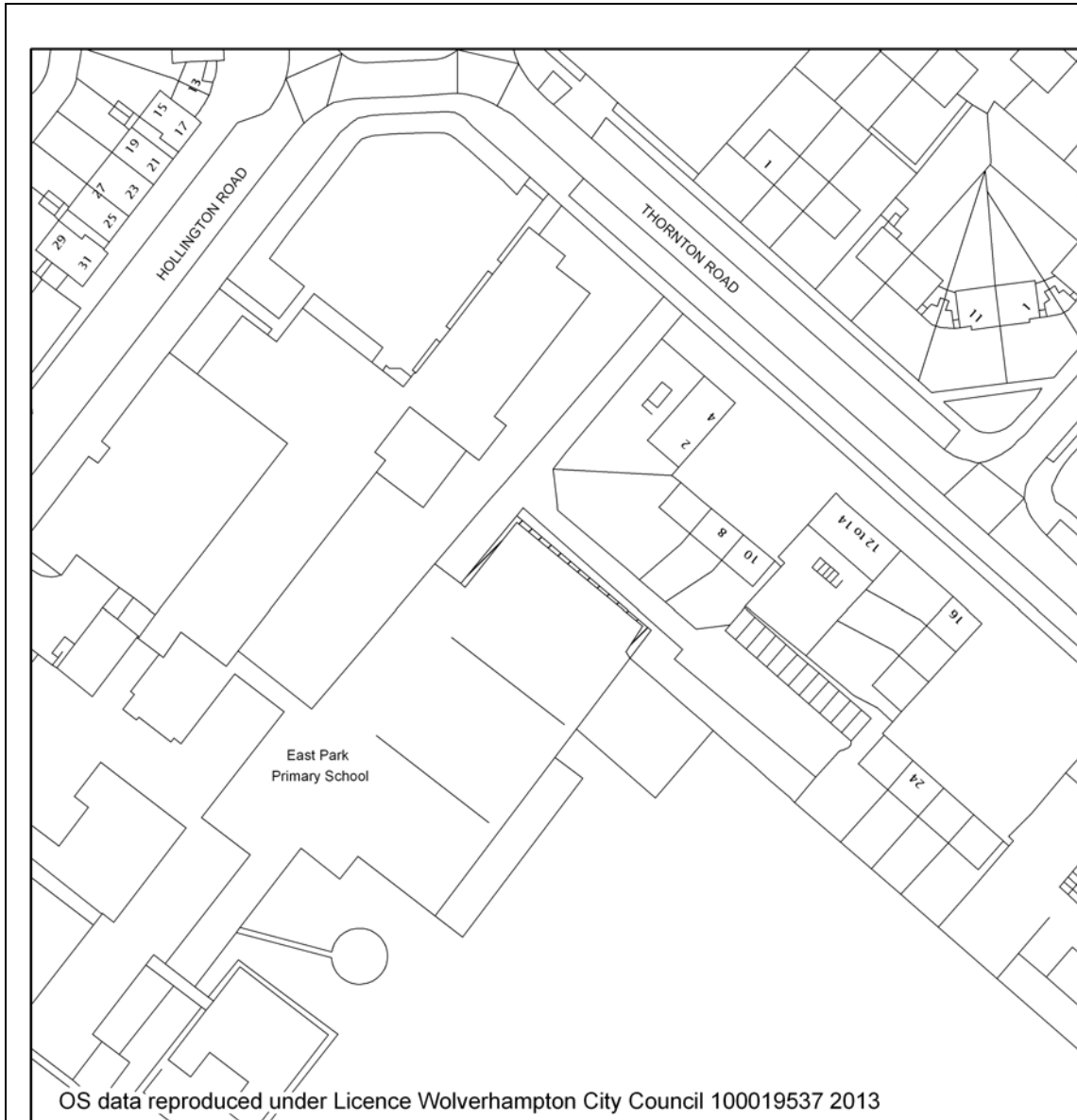
- 95 Therefore, the proposed fencing is considered to be consistent with Policy.

10. Conclusion

- 10.1 The ball stop fencing has been designed and located to sufficiently minimise the detriment to both the character and appearance of the street scene, and neighbouring amenities, therefore, is considered to be compliant with BCCS Policy ENV3, and UDP Policies D4, D6, D7, D8, and D9.

11. Detailed Recommendation

- 11.1 That planning application 13/00506/FUL be granted planning permission subject to any appropriate conditions including:
- Materials - RAL 6005 Dark Green.



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