



# Planning Committee

Matchborough Ward

4 November 2008

2008/289/FUL ERECTION OF A CONCRETE GARAGE AND A 65 METRE STRAIGHT RUN OF 4.5 METRE HIGH SPORTS NETTING  
THE KINGFISHER SCHOOL, CLIFTON CLOSE, MATCHBOROUGH WEST, REDDITCH  
APPLICANT: THE KINGFISHER SCHOOL  
EXPIRY DATE: 5 NOVEMBER 2008

## Site Description

(See additional papers for Site Plan)

Site consists of a detached school building (formerly Icknield First School) with playgrounds, fields and general landscaping surrounding the building. Public footpaths abut the boundaries of the school site, including residential properties that back onto the footpaths. Most of the boundary treatment to the site has established hedge planting.

## Proposal description

A large single garage is proposed to be erected on site adjacent to the former caretaker's bungalow that is now a children's nursery. The garage would measure 7.2 m by 3.6 m with a monopitched roof and would be finished with concrete panels and box profile galvanised steel sheeting in a mushroom colour with brown flashings. A single roller shutter door is proposed at the front of the garage.

Sports netting is proposed to be provided along the eastern boundary of the school site. The netting would run for approximately 65 metres with a 4.5 metre height. The netting would be positioned on top of the existing twin bar panel fencing that is currently 2 metres high. The netting is made from polypropylene with a 25mm x 25mm mesh, and would be supported with posts at 5 metre intervals.

The application is supported by a Design & Access Statement, which explains that the garage is required to house the school mini bus for reasons of security and protection to the vehicle. The design of the garage means that it will be low maintenance which will be a cost benefit to the school, and also, its positioning is critical given that dropped kerbs and double gates exist for access purposes.

## Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

[www.communities.gov.uk](http://www.communities.gov.uk)  
[www.wmra.gov.uk](http://www.wmra.gov.uk)  
[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)  
[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

### ***National Planning Policy***

PPS1 (& accompanying documents) Delivering sustainable development

### ***Regional Spatial Strategy***

QE3 Creating a high quality built environment for all.

### ***Worcestershire Country Structure Plan***

D.43 Crime Prevention and Community Safety.

### ***Borough of Redditch Local Plan No.3***

R.1 Primarily Open Space.

S.1 Designing Out Crime.

### **Relevant site planning history**

| <b>Appn. no</b>          | <b>Proposal</b>   | <b>Decision</b> | <b>Date</b>  |
|--------------------------|---|-----------------|--------------|
| 2008/232<br>consultation | Proposed double classroom mobile building and new canopy between mobile building and school | Approval        | 22 Sept 2008 |

### **Public Consultation responses**

#### **Responses against**

2 letters received raising the following points:

- Object to the netting. School has been nothing but trouble since opening, don't see why neighbours should have to look at a net fence, will feel like a prison environment.
- Will feel like a prisoner in home, with the proposed fence, feel that the bushes have grown to an adequate height and any higher would restrict the light into home.

## **Consultee responses**

### ***County Highway Network Control***

No objections.

### ***Worcestershire County Council (as landowner)***

No objections.

## **Assessment of proposal**

The key issues for consideration in this case are as follows:-

### **Principle**

The provision of the garage would be located in an area that is designated as Primarily Open Space in the Borough of Redditch Local Plan No.3. Generally under Policy R.1 of the Local Plan No.3, the loss or partial loss of any designated open space would not normally be acceptable. However, given that the garage would utilise a small amount of open space that is not accessible to the general public, it is considered that the principle of erecting a garage in this location is acceptable on this occasion. Following discussions with the applicant, the garage is necessary to house a mini bus which is being purchased by the school.

The purpose of the netting is to prevent school pupils throwing items from the school onto the pavement / gardens etc as it is understood that this has been a problem in the past and residents have raised concerns. A consultation process was carried out with the residents of Eathorpe Close prior to the school reaching a decision to submit a planning application for the netting. It is considered that the provision of the netting would resolve the problem.

However, two letters of objection have been submitted in respect to the netting. The main concern is that the netting due to its position and height, may give the perception of being in a prison. The objectors live directly adjacent to the where the netting is proposed. Whilst it is accepted that the netting would be positioned to a maximum height of 6.5 metres from ground level (on top of the existing fenceline), the nature of the netting would be similar to that which can be found on most school sports grounds. Officers have considered the option of moving the netting to around the perimeter of the playground to create a better spacing between the netting and the neighbour's properties. However, this would not necessarily resolve the problems currently being experienced with pupils throwing items over the fence. The distance from the rear facing external walls of existing residential developments to the proposed fence would be approximately 12 meters. On balance, it is considered that the netting provided in the location proposed would have minimal impact on the neighbours and also resolve the problems experienced as a result of the pupils. However,

limited information has been submitted in respect to the netting, and further clarification is being sought by Officers on this matter in terms of its appearance and colour.

### Design and layout

The size and design of the garage is such that it will accommodate the mini bus. No objections have been submitted in respect to the garage.

### Conclusion

It is considered that the proposal is fully compliant with the relevant planning policies and guidance, and would be unlikely to cause any significant detrimental impacts to the amenities of surrounding residents or to the visual amenities of the area and as such the proposals are considered to be acceptable.

### Recommendation

**That having regard to the development plan and all other material considerations, planning permission be granted subject to the following conditions:**

- 1) Development to commence within 3 years
- 2) Sample of netting to be submitted