
Committee Date: 06/02/2014 Application Number: 2013/08671/PA
Accepted: 18/12/2013 Application Type: Full Planning
Target Date: 12/02/2014
Ward: Stechford and Yardley North

Cockshut Hill Technology College, Cockshut Hill, Birmingham, B26 2HX
Erection of new 2.3m boundary fence with associated landscaping.

Applicant: Galliford Try Facilities Management
Facilities House, 284 Beeches Road, Great Barr, Birmingham, B42
2PX
Agent: Faithful + Gould
The Axis, 10 Holliday Street, Birmingham, B1 1TF

Recommendation

Approve Subject To Conditions

1. Proposal
 - 1.1. Planning permission is sought for the erection of 2.3m high wire mesh fence along the school boundary to Cockshut Hill.
 - 1.2. The proposed fencing would be set back 1.6m from the existing fencing, which would be retained, with landscaping provided between the 2 fence lines.

[Proposed Plan](#)

[Proposed Elevations](#)

2. Site & Surroundings
 - 2.1 The application site comprises Cockshut Hill Technology School and associated play ground, car park and playing field. The site is bordered by Cockshut Hill to the west, Billingsley Road to the east and Garretts Green Lane to the south. The school is enclosed by a low brick walls and railings with hedging around the playing field to the southern part of the site. The surroundings are predominantly residential, with the Dove Cote PH to the north and a mix of retail, food and drink uses and a day nursery located to the southwest on Garretts Green Lane.

[Location Plan](#)

[Street View](#)

3. Planning History
 - 3.1. 12/08/2000 – App. No. 2000/02846/PA – Erection of temporary single storey kitchen block, approved temporary.

- 3.2. 05/02/2003 – App. No. 2002/06469/PA – Erection of single storey classroom building with covered disabled entrance ramp, approved.
- 3.3. 26/07/2005 – App. No. 2005/01887/PA – Erection of 3 playground shelters in playground of existing school, approved.
4. Consultation/PP Responses
- 4.1. Local Ward Councillors and site notices posted.
- 4.2. Cllr Jones has requested that this application be determined by Members of Planning Committee.
- 4.3. 5 letters of objection received from Cllrs Eustace, East Yardley Neighbourhood Forum and local residents, on the following grounds:
- Too high;
 - Unattractive;
 - Residential properties immediately opposite;
 - Will not provide security;
 - Maintenance.
- 4.4. West Midlands Police – No objections.
- 4.5. Transportation – No objections subject to conditions to secure appropriate pedestrian visibility splays.
5. Policy Context
- 5.1. National Planning Policy Guidance:
- National Planning Policy Framework.
- 5.2. Local Planning Policy Guidance:
- UDP (2005);
 - Draft Birmingham Development Plan.
6. Planning Considerations
- 6.1 BACKGROUND
- 6.2 Cockshut Hill Technology College submitted a pre-application enquiry in April 2012 regarding the installation of a perimeter fence. At a subsequent site meeting representatives of the College explained that the fence was needed as they were having an issue keeping the pupils in the school grounds and with break ins. Due to concerns over visual amenity they were advised that preference would be to use landscaping to reinforce the boundary rather than a higher fence positioned at the back of the footway. At the time they were also advised that a fence, where not adjoining the highway, up to 2m in height could be erected as permitted development. Subsequently the national permitted developments rights relating to fences/walls at schools have been amended to allow schools to erect boundary fences or walls up to 2m high adjacent to a highway. The current proposals seek to provide a 2.3m high fence set back approximately 1.6m from the existing fence with landscaping between the 2 fence lines.

- 6.3 I regard the main consideration to be the impact of the proposals on visual amenity and highway safety.
- 6.4 VISUAL AMENITY
- 6.5 The proposed fence would be located directly in front of the houses on the opposing side of Cockshut Hill, with a separation distance of approximately 23m. Although the proposed fence would be set back approximately 1.6m from the existing fence, it will be visually apparent when viewed in conjunction with the existing fence, especially given the approximate 0.8m rise in ground levels, which would increase the height of the fence when viewed from street level. I am however of the view that as the proposed fence would only be 0.3m higher than that which is allowed under current permitted development rights, the landscaping would adequately mitigate the visual impact of the proposals in this instance.
- 6.6 HIGHWAY SAFETY
- 6.7 Transportation recommends conditions to ensure that appropriate pedestrian visibility is maintained at the existing access points in the interests of highway safety. I concur this view.
- 6.8 OTHER MATTERS
- 6.9 West Midlands Police advise that schools and colleges are vulnerable to attack due to the porous nature of the environment and the type of equipment left on site. This is evidenced by crime statistics that show between August 2013 and November 2013 there were 13 crimes reported in and around the college, compared to 8 for the same period in 2012. The Police are therefore supportive of the proposals to provide additional fencing and landscaping to improve security, and supports the use of sympathetic landscaping.

7. Conclusion

- 7.1. On balance and with regard to the current permitted development rights and the proposed landscaping scheme, I raise no objections to the erection of the proposed fence in terms of visual amenity or highway safety.

8. Recommendation

- 8.1. Approve subject to the following safeguarding conditions:

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- 1 Requires the scheme to be in accordance with the listed approved plans
 - 2 Requires fence to be powder coated
 - 3 Requires the prior submission of soft landscape details
 - 4 Requires pedestrian visibility splays to be provided
 - 5 Limits the approval to 3 years (Full)
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Case Officer: Justin Howell

Photo(s)



Figure 1 - Mid-Section of Existing Fencing

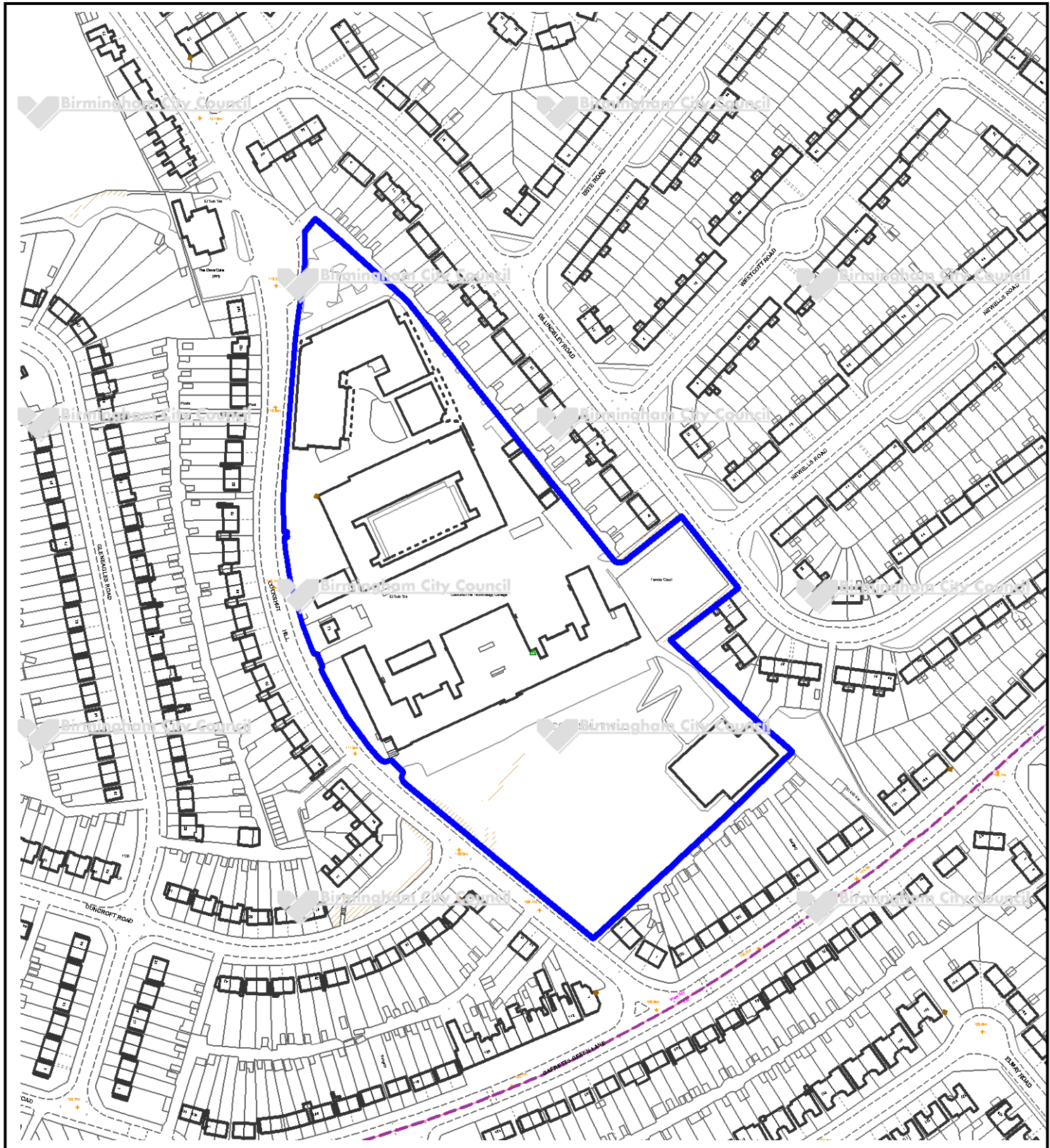


Figure 2 - Existing fencing to Southern Block



Figure 3 - Existing Fencing to Northern Block

Location Plan



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