

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 19th August 2014

Report of

Assistant Director, Planning,
Highways & Transportation

Contact Officer:

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Ward:

Cockfosters

Ref: 14/00033/RE4

Category: LBE - Dev by LA

LOCATION: De Bohun Primary School, Green Road, New Southgate, London

PROPOSAL: Enclosure of part of school playing field with railings and welded mesh fencing.

Applicant Name & Address:

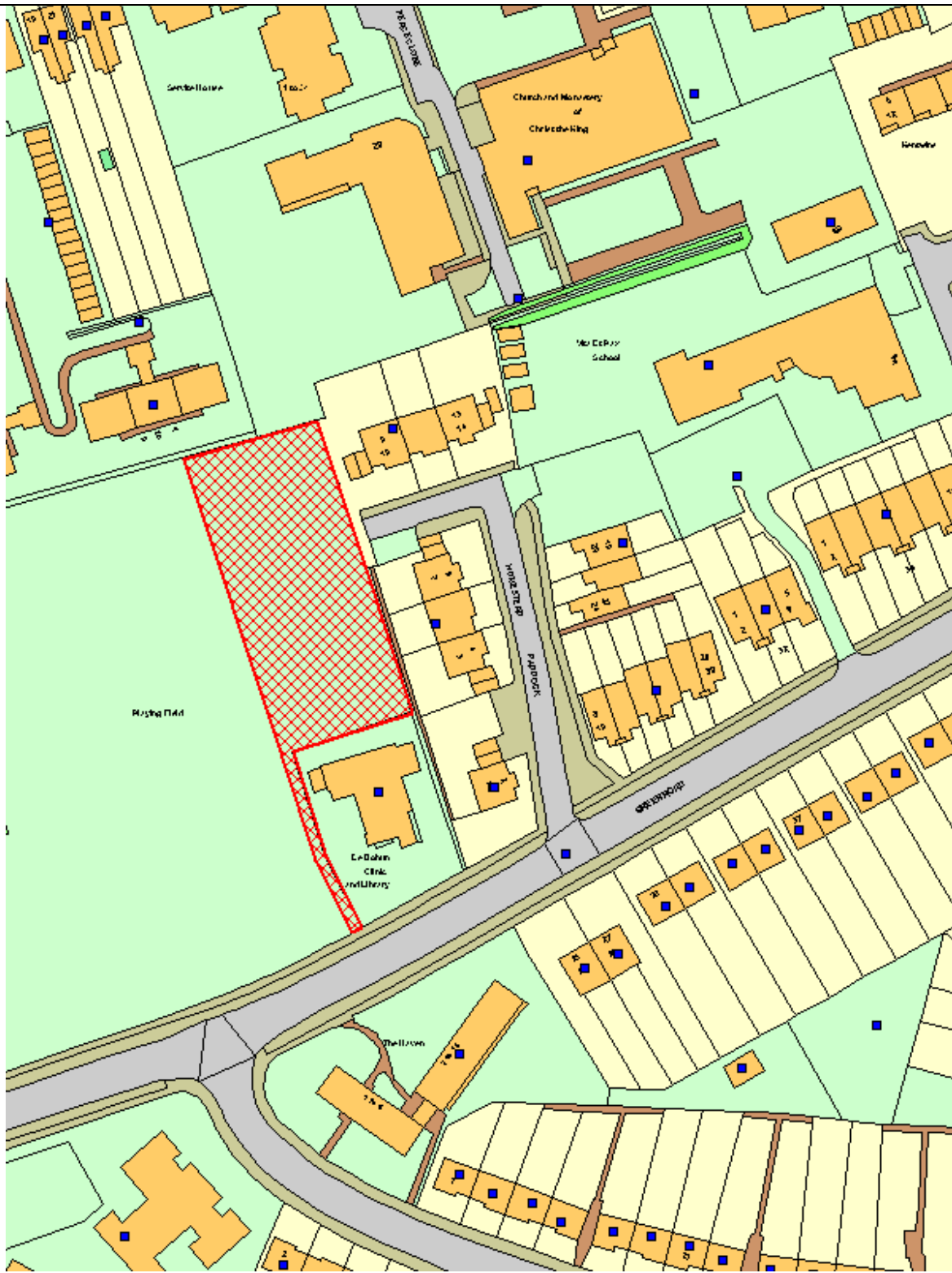
Helen Pearson
De Bohun Primary School
Green Road
New Southgate
London
N14 4AD

Agent Name & Address:

Colin Finlayson
De Bohun Primary School
Green Road
New Southgate
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RECOMMENDATION:

That in accordance with regulation 4 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.



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1. Site and Surroundings

- 1.1 The application site is situated on the northern side of Green Road. The site contains a number of buildings which serve for educational purposes.
- 1.2 The site is located within the curtilage of a Grade II Listed building known as De Bohun Primary School.

2. Proposal

- 2.1 This application seeks full planning permission for enclosure of part of the school playing field with railings and weld mesh fencing.
- 2.2 The railings are required to divide the school site and to facilitate the transfer the land to Vita et Pax School to be used for recreational purposes associated with that school. A pedestrian access would be provided at the front of the site with access onto Green Road.
- 2.3 The proposed fencing would have a maximum height of 1.8 metres and be erected for a length of approximately 40 metres (metal railings) and pedestrian gate and 66 metres (weld mesh fencing), in between land serving Salcombe Preparatory School and De Bohun School. The detailing and design would match the existing railings to the front of the site.

3. Relevant Planning Decisions

- 3.1 There is no relevant planning history

3.2 Consultations

4.1 Statutory and non-statutory consultees

4.1.1 English Heritage

No objections

4.1.2 Traffic and Transportation

No traffic implications and thus no objections

4.1.4 Heritage Officer

Any comments received will be reported at the meeting

4.1.5 Biodiversity Officer

No objections subject to conditions

4.1.6 Tree Officer

No objections as small trees adjacent to school building are of no significant amenity value

4.2 Public

4.2.1 Letters were sent to 24 adjoining and nearby residents. In addition notices have been displayed on site and in the local press. Four representations were received. The main issues raised are summarised below:

- Noise
- overlooking
- Parking problems
- Loss of ecological area and mature scrub
- Object to the sale of public land to private sector
- Van on school related business was parked on neighbouring property
- Schools are encroaching on neighbourhood at Homestead Paddock
- Stones and balls being kicked at houses
- Little known of the proposed use by Vita et Pax-no reason for transfer
- Vita et Pax site is already overdeveloped
- Require restricted hours of use at the school sites as these are not currently adhered to
- How will the fencing fronting Homestead Paddock be maintained
- Access for children and emergency services

5. Relevant Policy

5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed local planning authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period local planning authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has now elapsed and as from 28th March 2013 the Council's saved UDP and Core Strategy policies will be given due weight in accordance to their degree of consistency with the NPPF.

5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27th March 2013 for submission to the Secretary of State for examination. Examination and subsequent adoption is expected later this year. The DMD provides detailed criteria and standard based policies by which planning applications will be determined.

5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.

5.4 The London Plan (including Revised Early Minor Alterations Oct 2013)

Policy 3.18	Education facilities
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

5.5 Local Plan – Core Strategy

- CP8 Education
- CP30 Maintaining and improving the quality of the built and open environment
- CP31 Built and landscape heritage

5.6 Saved UDP Policies

- (II) GD3 Aesthetics and functional design
- (II) GD6 Traffic Generation
- (II) C18 Retain Historic Form

5.7 Submission Version DMD

- DMD 37 Achieving High Quality and Design Led Development
- DMD44 Preserving and Enhancing Heritage Assets

5.8 Other Relevant Policy

- National Planning Policy Framework
- National Planning Practise Guidance

6. **Analysis**

6.1 The key considerations in the determination of this planning application will focus on the impact on the expansion of the railings and weld mesh fencing on the character and setting of the Grade II Listed building and neighbouring amenities. The transfer of the land to the Vita et Pax School does not in itself require planning permission, given the land will continue in the same use, albeit in different ownership

6.2 Impact on Grade II Listed building

6.2.1 The existing school site is enclosed by railings of approximately 1.5m in height to delineate the common boundary.

6.2.2 It is therefore considered that the siting of additional fencing and railings, particularly given its location within the school site, would not have a detrimental impact on the character and setting of the Grade II listed building or the visual amenities of the street scene. Additionally, the design, materials and detailing would replicate the existing fencing at the site, having regard to policies (II) C18 of the UDP, CP30 and CP31 of the Core Strategy and 7.4 and 7.8 of the London Plan and DMD37 and DMD44 of the Development Management Document (Submission Version).

6.2.3 The submitted information does not specify the finish in regards to choice of colour; however, in regards to visual amenities, an appropriate condition could be attached to ensure that the railings are finished in black to match those existing at the school sites.

6.3 Neighbouring Amenity

6.3.1 The proposed railings and weld mesh fencing, given its siting and dimensions would not have any detrimental impacts on neighbouring amenities having regard to policy (II) H8 of the UDP.

6.3.2 Objections have been raised by neighbouring occupiers and one of the planning matters raised relates to noise and overlooking. However, given that the existing site serves for educational purposes, it is not considered that the erection of railings to facilitate a change of land ownership would exacerbate this matter.

6.4 Traffic Impact

6.4.1 Objections have been raised by neighbouring occupiers and one of the planning matters raised refers to parking. However, it is not considered that the erection of railings and fencing would have any further impacts on the existing parking or traffic issues as it would not result in any increase to staff or pupil numbers at the site.

6.4.2 The proposal does involve the creation of a new pedestrian access to Green Road. The access has been made wide enough to allow a small 'sit on' tractor mower to get onto the site, but this is only 'vehicle' use and essentially the access is for pedestrian use by pupils and staff only.

6.5 Trees and Biodiversity

6.5.1 A number of representations have raised issues in regards to the loss of existing scrub and the impact this would have on existing wildlife. The Council's Biodiversity Officer has no objections to this subject to conditions relating to replacement planting and clearance of vegetation outside of the bird nesting period. Additionally, the Council's Tree Officer has concluded that the small trees are of no significant amenity value.

6.6 Other matters

6.6.1 A number of additional matters have been raised by adjoining residents. However, the majority of these matters are material to the consideration of the planning application.

7. **Conclusion**

7.1 Having regard to the considerations above, the proposed enclosure of part of school field with railings and weld mesh fencing would not harm the residential amenities of neighbouring properties or the character and setting of the Grade II listed building

7.3 It is therefore considered that the scheme is acceptable.

8. **Recommendation**

8.1 That that in accordance with regulation 4 of the Town and Country Planning (General) Regulations 1992, planning permission be deemed to be **GRANTED** subject to conditions.

1. C60 Approved plans
2. The proposed railings shall be finished in black and shall not be altered without the prior written consent from the Local Planning Authority
Reason – In the interests of visual amenities and impact on setting of the Grade II Listed building

3. No areas of hedges, scrub or similar vegetation where birds may nest shall be cleared inside of the bird nesting season (March-August inclusive). Should clearance during the bird-nesting season be unavoidable, a suitably qualified ecologist shall assess the areas to be removed prior to clearance, and if any active nests are recorded then no further works shall take place until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the development, in accordance with policy CP36 of the Core Strategy and the National Planning Policy Framework

4. C17 Landscaping (amended to include biodiversity and replacement planting)

The development shall not commence until details of trees, shrubs and grass to be removed, and or planted on the site have been submitted to and approved in writing by the Local Planning Authority. The replacement of all areas of hedges, scrub or similar vegetation to be removed as part of the development shall be replaced by mature wildlife-friendly species of shrubs. Soft landscaping should include the following details:

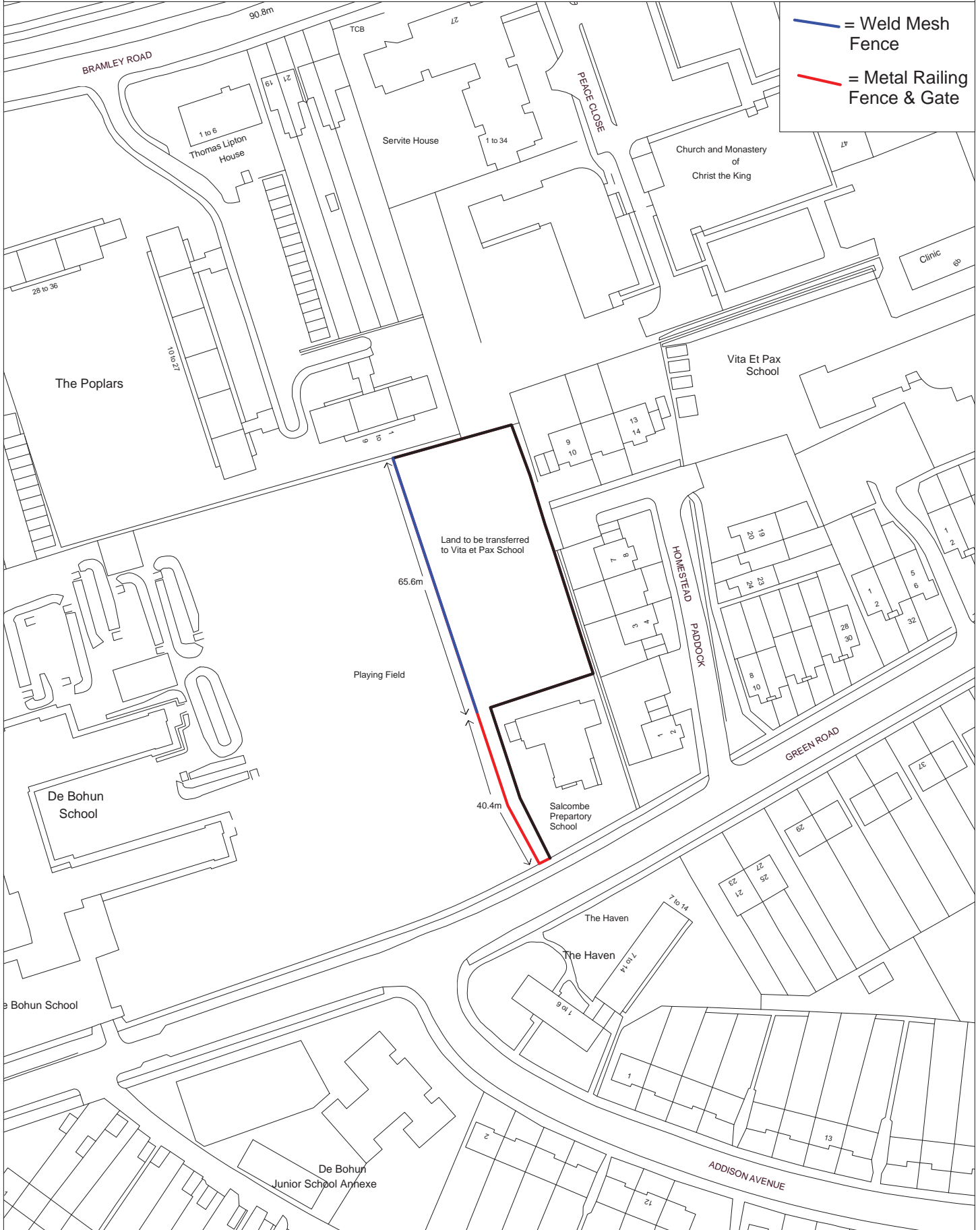
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants and trees, to include native and wildlife friendly species and large canopy trees in the closest possible locations to the original shrub planting (noting species, planting sizes and proposed numbers / densities)
- Implementation timetables

The planting scheme shall be carried out in accordance with the approved details in the first planting season after completion or occupation of the development whichever is the sooner. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

Reason: To ensure wildlife corridor connectivity of the site is maintained, that wildlife is not adversely impacted by the proposed development and that the biodiversity value of the site is enhanced in line with CP36 of the Core Strategy, the London Plan and Paragraph 11 of the NPPF.

5. C51a Time limited permission

Plan 3 - De Bohun School - Fencing



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