

Committee: **PLANNING**

Date of Meeting: **12 January 2011**

Title of Report: **S/2010/1419**  
**Maricourt RC High School, Damfield Lane, Maghull**  
(Sudell Ward)

Proposal: Erection of 1.4 metre high green galvanised mesh fencing on top of the existing 1 metre high perimeter wall (total height 2.4 metres) with gates along Damfield Lane and Hall Lane elevation (alternative to S/2010/0974 withdrawn 02/09/2010)

Applicant: Mr Brendan McLoughlin Maricourt RC High School

### **Executive Summary**

This application was considered last month but has been brought back to ensure that the Committee has the correct details.

The site comprises Maricourt High School, Damfield Lane, Maghull. The proposal is for the erection of fencing and gates to the front boundary. The position of the fencing on top of the existing sandstone wall is unacceptable as it would be detrimental to visual amenity and to the wall itself which is considered to be a heritage asset and therefore permission should be refused.

### **Recommendation(s)                      Refusal**

### **Reasons**

1. The proposed fencing , by virtue of its design and position within the street scene would be detrimental to visual amenity and is therefore contrary to UDP Policy DQ1.
2. The proposed fence , by reason of its siting and design on top of the boundary wall would detract from the character of the stone wall which is considered to be a heritage asset of some value within this area of Maghull . This would be contrary to advice in PPS5 and contrary to Sefton UDP Policies CS3 and DQ1.

### **Drawing Numbers**

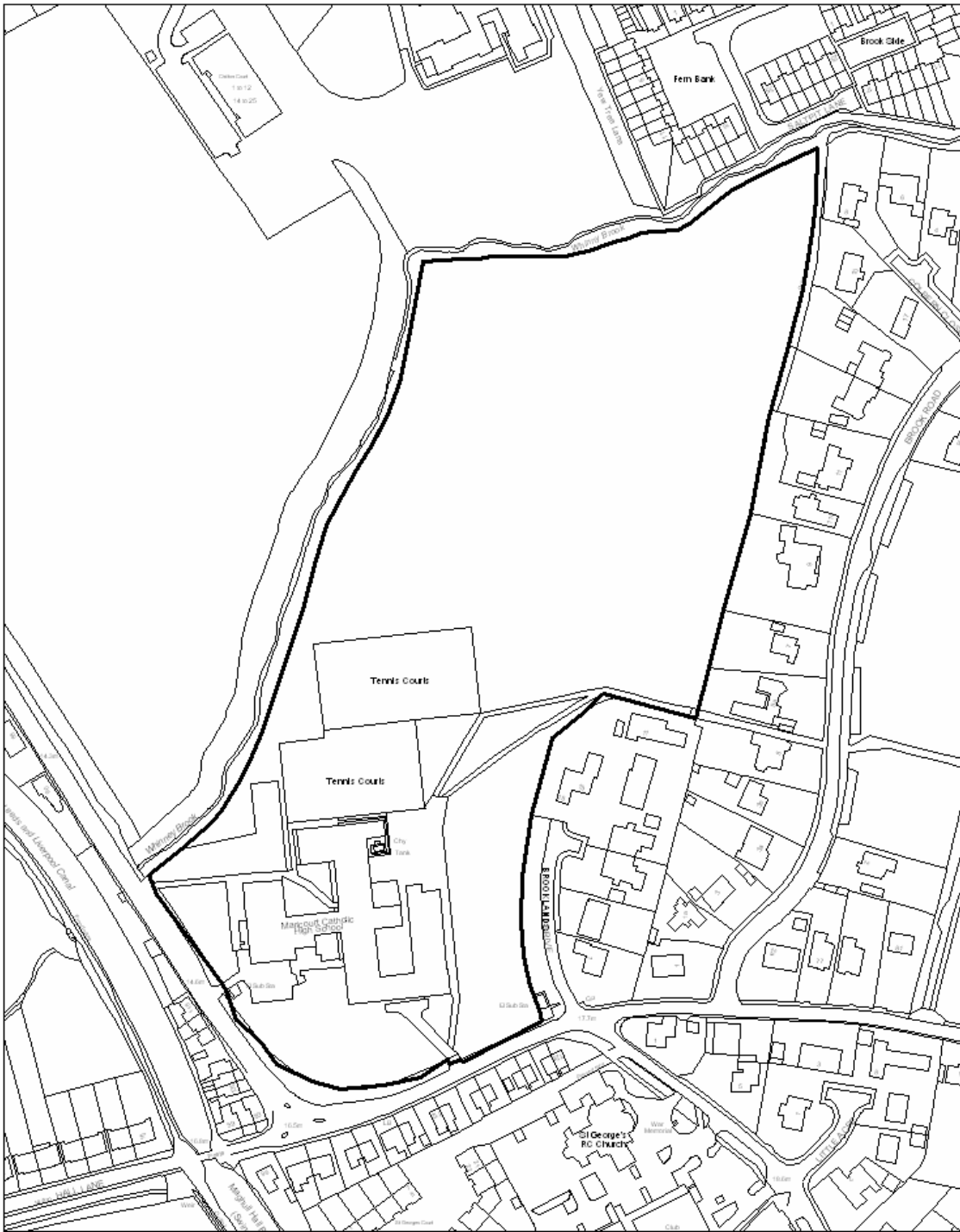
Drawings ED063-3/002 submitted on 13 October 2010 and ED063-3/001 Rev C submitted 4 November 2010

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to



**Sefton Council**  
**Planning & Economic**  
**Regeneration Department**  
 Andy Wallis - Director  
 Planning & Economic Regeneration is part of the  
 Regeneration & Environmental Services Directorate

S/2010/1419  
 Maricourt RC High School,  
 Danfield Lane  
 Maghull  
 L31 3DZ  
 OSGR: 337965, 401840    Sheets: 194B, 173C, 174A    Area: 50444 sqm

**Standard Site Plan**  
 Scale: 1:2000  
 Date: 1/12/2010  
 Drawn By: EBERT on

Ward(s): Sudell  
 Postcode Sector(s): L31 3, L31 6  
 Polling District(s): A2, A3  
 Parish(es): Maghull Cp

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## **Introduction**

This proposal was considered at the Meeting in December but referred to the original rather than an amended plan. The report below is adjusted to properly describe the proposal and reference made to the correct (amended) plan. The recommendation remains the same.

## **The Site**

Comprises Maricourt High School, Hall Lane/Damfield Lane, Maghull.

## **Proposal**

Erection of 1.4 metre high green galvanised mesh fencing on top of the existing 1 metre high perimeter wall (total height 2.4 metres) with gates along Damfield Lane and Hall Lane elevation (alternative to S/2010/0974 withdrawn 02/09/2010)

## **History**

Varied but most recent S/2010/0974 - Erection of 2.4m high fencing and gates on top of the existing wall along Damfield Lane/Hall Lane elevations. Withdrawn.

S/2010/1242 - Erection of 2.4m high gates and fencing behind the existing wall along the Damfield Lane/ Hall Lane elevations. Withdrawn.

## **Consultations**

*Environmental Protection* - No objections.

*Highways DC* - No objections.

*British Waterways* - No objections.

## **Neighbour Representations**

Last date for replies: 9/11/10. Five letters of objection from Nos 118, 120 and 122 Hall Lane, No 1 Brooklands Drive and 1a Brook Road re fence would be unsightly and would detract from the charm of the area.

Supporting information from the applicant.

The Governing Body of the school are concerned about the open nature of this site and the safety and well being of the school children attending the lower school. A security fence, placed on top of the wall would help safeguard the young people by stopping intruders drifting onto the site and would, if built, satisfy Ofsted requirements. The fencing would also help to stop anti social behaviour in the evening with which there is an on going problem. Windows and external features are constantly being broken.

If the fence were to be erected behind the wall the Governing Body suggest that anti social behaviour could still take place under the trees and that it would be difficult to keep this area free of litter and to maintain it.

## Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

CS3	Development Principles
DQ1	Design
G1	Protection of the Urban Greenspace

## Comments

The issues to consider are the affects of the proposal on the visual amenity of the street scene, on highway safety, on the amenities of the surrounding premises and on the Urban Greenspace.

The premises subject of this application are Maricourt High School, Damfield Lane, Maghull.

This proposal has been the subject of some discussion. The present proposal was initially considered unsuitable and a revised application was submitted placing the fencing behind the significant line of trees.

This still brought neighbour objection and the school considered that it provided a less satisfactory solution. That application(S/2010/1242) was withdrawn.

A meeting was held on site, attended by local Councillors, residents, school representatives and the Police Community Safety Officer. The issue of anti-social behaviour was explained and alternatives were discussed. The school was requested to consider the alternative of setting the fence further back.

However, it has not, to date, been possible to agree a solution and the present application must therefore be determined.

The proposal is for the erection of 2.4m (total height) security fencing and gates to the front perimeter of the school at the junction of Damfield Lane and Hall Lane.

The new fencing would be 1.4m high and will be positioned on top of the existing sandstone wall which is 1m high giving a total height of 2.4m (see revised plan ED063-3001 Rev C). There will be two sets of double gates within the line of fencing which will be 2.4m high x 3.2m wide and there will be a further 2.4m high x 1.2m wide single gate for pedestrian access alone. All of the fencing will be galvanised and colour coated Green (RAL 6005).

In order for this fence to be erected the Tree Officer considered that some significant

pruning works would be required to some of the mature trees which front the site and initially considered that these works were inappropriate. It was suggested to the applicant that it would be better to locate the fencing behind the trees. However, details have been submitted and the Arboricultural Officer has now agreed to tree works which will remove some overhanging branches from the front/pavement area around this boundary.

These works have been carried out, and now there would be no further tree works required to accommodate the fence on top of the wall.

Occupiers of a number of neighbouring properties which overlook the site object to the proposed fence on the basis that it was going to make the school look like a prison and that the fence would be visually obtrusive within the street scene.

They add that the existing sandstone wall forms part of the heritage of Old Maghull and that the fencing on top of the wall would detract from its appearance.

Although the site is not located within the Conservation Area (the boundary of which is close by) the sandstone wall fronting this site comprises a heritage asset and the development would detract from the character and appeal of this asset. It is believed that this wall dates back to the 18<sup>th</sup> century. On this basis, refusal would be recommended with the stays for the fence on the rear of the wall and the fence on the outer wall edge. This would be visually obtrusive.

Having taken all of the above into account, I believe that this proposal, if allowed, would form an obtrusive feature which would be detrimental to the visual appearance of the street scene on this prominent corner position, and detract from the visual character of the front of the wall which is a heritage asset. I therefore recommend that planning permission be refused.

Contact Officer:                   **Mrs S Tyldesley     Telephone 0151 934 3569**

Case Officer:                       **Mr P Negus           Telephone 0151 934 3547**