

Report to Planning Committee

5 October 2022

Application Reference	DC/22/67118
Application Received	31 May 2022
Application Description	Proposed installation of metal mesh fencing with 1 No. automated sliding gate and 3 No. fob controlled pedestrian access gates.
Application Address	RSA Academy, Bilston Road, Tipton, DY4 0BZ.
Applicant	Mr Matt Clapham, Gospel Oak School, Bilston Road, Tipton, DY4 0BZ.
Ward	Princes End
Contact Officer	Mr Anjan Dey anjan_dey@sandwell.gov.uk

1 Recommendations


1.1 That planning permission is granted.

2 Reasons for Recommendations

2.1 The proposed new fencing is appropriate to the educational setting and its visual appearance is considered acceptable.



3 How does this deliver objectives of the Corporate Plan?

	Best start in life for children and young people
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4 Context

- 4.1 This application is being reported to your Planning Committee because it has generated 3 material objections.
- 4.2 To assist members with site context, a link to Google Maps is provided below showing a nearby property as a reference point:

[Front entrance](#)

5 Key Considerations

- 5.1 The site is a local secondary school.
- 5.2 The material planning considerations which are relevant to this application are: -

Public visual amenity,
Loss of trees, and
Highways.

6. The Application Site

- 6.1 The application site relates to the site of RSA Academy school that is located off Bilston Road, Tipton.
- 6.2 The school grounds cover a large area and site is surrounded by residential dwellings.

7. Planning History



7.1 There is no planning history that is relevant to this application.

8. Application Details

8.1 Proposed installation of metal mesh fencing with 1 No. automated sliding gate and 3 no. fob-controlled access gates.

8.2 The proposals would all be in within the grounds of the school and the new metal fencing would be to a height of 2.4m which is similar in height to the fencing within the school grounds. Submitted plans show the various locations of the proposed works and confirm that they are in areas within the existing school grounds.

9. Publicity

9.1 The application has been publicised by neighbour notification letter with concerns raised by 3 different neighbours.

9.2 Objections

Objections have been received on the following grounds:

- i) Lack of information & possible disruption to surrounding residential streets; and
- ii) Possible removal of trees and flooding issues.

9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The applicant has confirmed that the proposed new fencing and gates are to be erected within the grounds of the existing school and away from nearby residential streets. Furthermore, no new access/exit points are to be created to neighbouring residential streets. Some local residents have stated that the application lacks clear information but it has been explained that all works are to be within the existing grounds. Consequently, some of the objectors have chosen to withdraw their original objections.



- (ii) The applicant has also stated that some trees on their side of the boundary will be removed or cut back to allow for the fence and new vehicle gate to go to the outer boundary, however this will not affect any neighbouring residents. Furthermore, none these trees are subject to Tree Preservation Orders (TPOs) and are within the existing school grounds.

10. Consultee responses

10.1 Canal & Rivers Trust

The Canal & Rivers Trust has chosen not to comment on the proposals.

10.2 Highways

The Council's highways department has raised no objections.

11. National Planning Policy

- 11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

12. Local Planning Policy

- 12.1 The following polices of the council's development plan are relevant:

ENV3 – Design Quality

SAD EOS 9 – Urban Design Principles

- 12.3 ENV3 and SAD EOS 9 refers to design standards, and in my opinion the proposed new fencing and gates are appropriate given the educational setting and are in keeping with the existing fencing within the school grounds.



13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below:

13.6 Public visual amenity

In my opinion, there would be no significant negative impact on the street scene.

13.11 Loss of trees

No trees along the boundary with neighbouring residential dwellings are to be removed. Some trees within the existing grounds are to be removed or cut back to allow for the vehicle gate to be erected.

13.12 Highways

Highways has been consulted and has no objections as proposed works are not adjacent to the public highway.

14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so.

15 Implications

Resources:	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.
Legal and Governance:	This application is submitted under the Town and Country Planning Act 1990.
Risk:	None.



Equality:	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
Health and Wellbeing:	None
Social Value	None

16. Appendices

Location Plan 1

Proposed Layout 2

Proposed Layout 5

Proposed Layout 6



