

## DELEGATED REPORT

<b>Application No:</b>	20/P/1376/FUL	<b>Target date:</b>	26.08.2020
<b>Case officer:</b>	Charles Cooksley	<b>Extended date:</b>	20.11.2020
<b>Proposal:</b>	Proposed replacement of the existing fencing at Churchill Academy and Sixth Form with new 2.4m high perimeter security fencing, including the access controlled automated gates and CCTV cameras		
<b>Site address:</b>	Churchill Academy And Sixth Form Centre, Churchill Green, Churchill, Winscombe		

## SUMMARY OF MAIN ISSUES AND RECOMMENDATION

### Planning History/Background –

The site has an extensive planning history that has been considered as part of this application

### Policy Framework

The site is affected by the following constraints:

- Within the Bat Zone C
- Outside the settlement boundary for Churchill

### The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

<b>Policy Ref</b>	<b>Policy heading</b>
CS2	Delivering sustainable design and construction
CS4	Nature Conservation
CS5	Landscape and the historic environment
CS12	Achieving high quality design and place making
CS25	Children, young people and higher education

The Sites and Policies Plan Part 1: Development Management Policies (adopted July 2016)

The following policies are particularly relevant to this proposal:

<b>Policy</b>	<b>Policy heading</b>
DM4	Listed Buildings
DM8	Nature Conservation
DM9	Trees
DM10	Landscape
DM32	High quality design and place making
DM33	Inclusive access into non-residential buildings and spaces

Sites and Policies Plan Part 2: Site Allocations Plan (adopted 10 April 2018)

The following policies are particularly relevant to this proposal:

**Other material policy guidance**

National Planning Policy Framework (NPPF) (February 2019)

The following is particularly relevant to this proposal:

<b>Section No</b>	<b>Section heading</b>
1	Introduction
2	Achieving Sustainable Development
3	Plan-making
4	Decision-taking
8	Promoting healthy and safe communities
12	Achieving well designed places
15	Conserving and enhancing the natural environment

National Planning Practice Guidance (from March 2014)

Natural Environment – July 2019

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- Residential Design Guide (RDG2) Section 2: Appearance and character of house extensions and alterations (adopted April 2014)
- North Somerset Parking Standards SPD (adopted November 2013)
- North Somerset Landscape Character Assessment SPD (adopted September 2018)
- Biodiversity and Trees SPD (adopted December 2005)

- North Somerset and Mendip Bats Special Area of Conservation (SAC) Guidance on Development: SPD (Adopted January 2018)

## **Consultation summary**

Copies of representations received can be viewed on the council's website. This report contains summaries only.

### Churchill Parish Council

- No objection provided the fencing is sympathetic to character of the natural and historic assets in the in area

### Neighbours' views

The principal planning points made are as follows:

- Loss of privacy
- Out of keeping with character of the area
- Close to adjoining properties
- Development too high
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Information missing from plans
- Loss of parking
- Traffic & Highways

Following Amendments to the scheme, one letter of support was submitted.

## **Additional Consultees**

Tree Officer: Provided the works are completed in accordance with the amended plans, no objection.

## **Conclusions**

### EIA Screening

The proposed development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A formal EIA screening opinion is not, therefore, required.

### Setting of Listed Building

The proposal falls within the setting of Churchill Court, a Grade II Listed Building & Church of St. John the Baptist, a Grade I Listed Building. The proposal is not considered to have an adverse impact on the setting of these Listed Building because despite being within close proximity, the layout of the area means that the historic assets are not viewed within the same setting of the proposal and therefore does not lead to an adverse impact on their

historical significance. The proposal is therefore in accordance with policy CS5 of the North Somerset Core Strategy, policy DM4 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### Character and appearance

Although significantly different to the existing fencing the colour and design of the proposed fencing, will not be too intrusive for the rural setting and is not considered intrusive or harmful, when viewed within the context of the school site, which has multiple buildings of contemporary design.

In addition, following amendments to the scheme, the proposed fencing will be behind the tree line, that borders the site and affronts the highways Churchill Green (along the southern boundary) and Church Lane (along the western boundary). The repositioning of the fence allows for natural screening by the existing vegetation found on the site to mitigate the impact of the proposal on the character of the surrounding area. The proposal would not unacceptably harm the characteristics of the existing site or the character of its surroundings. In this respect, the proposal complies with policy CS12 of the Core Strategy, policies DM32 of the Sites and Policies Plan (Part 1).

### Conservation Area

The site is not within the boundaries of the Churchill Conservation Areas but sits on the edge of the designated area. Nevertheless regard has been paid to the significance of this area when determining the weight to be given to its conservation and the proposal is considered to be in accordance with policy CS5 of the North Somerset Core Strategy, policy DM3 of the Sites and Policies Plan (Part 1), section 16 of the NPPF and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

### Impact on neighbors

By the nature of the proposed development, it would not result in a significant adverse impact upon the living conditions of neighbouring residents. Concerns have been raised over the new CCTV cameras, and the potential for loss of privacy. However given the positions of the proposed cameras, in relation to the closest dwellinghouse, it is unlikely that the image captured by the new CCTV would have adverse impact on privacy. In this respect, the proposal complies with policies DM32 and DM38 of the Sites and Policies Plan (Part 1).

### Parking and highway safety

The proposal will not increase the levels of traffic to and from the site and will not impact the visibility when leaving the site. The proposal is therefore in accordance policies DM24 and DM28 of the Sites and Policies Plan (Part 1).

### Protected species (bats)

The opportunity to impact bats is low due to the nature of the proposed works. However, as a precaution, an advice note is recommended warning the applicant of the requirements should bats be encountered during the development works. In this respect, regard has been paid to the requirements of the Conservation of Habitats and Species Regulations 2017 and the Natural Environment and Rural Communities Act 2006, and to

policy CS4 of the North Somerset Core Strategy, policy DM8 of the Sites and Policies Plan (Part 1) and the council's Biodiversity and Trees SPD.

### Trees

Trees of amenity value are on site. Adequate information has been submitted to demonstrate that the trees will not be harmed by the development and conditions are recommended to ensure that the trees will be safeguarded during the development works. In this respect, the proposal complies with policy DM9 of the Sites and Policies Plan (Part 1) and to the council's Biodiversity and Trees SPD.

### **Recommendations**

**APPROVE** subject to conditions (see draft decision for conditions).

In recommending this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the:

- Natural Environment and Rural Communities (NERC) Act 2006
- Crime and Disorder Act 1998
- Human Rights Act 1998
- Public Sector Equality Duty, Equality Act 2010

Signed: Charles Cooksley