Expiry 14/8/07

Development Control – Delegated Officer Report

Application Number: ADC/0345/07 **Recommendation - Application Permitted**

Site: **Adur Indoor Bowling Club Old Barn Way Southwick West Sussex**

Proposal: **The erection of 2.4m high galvanised steel green powder coated security fencing around the site including two pairs of matching gates**

The Application

The application relates to Adur Indoor Bowling Club which is located on land leased from Adur District Council, on the south side of Southwick Leisure Centre buildings adjacent to Southwick Football Club ground. Permission is sought to erect a 2.4m triple pointed palisade security fence around the site to protect the club building from vandalism and graffiti damage, which it has suffered from in the past. The fence would be made of powder coated steel, finished in green and would incorporate a pair of gates on either side of the buildings at the front.

Adjacent to the site to the north is the leisure centre, to the east is Southwick football ground, to the south is the railway line and to the west is the recreation ground.

The Bowling Club previously applied for permission to erect a 2.4m high weldmesh security fence, with two pairs of gates, on the west, south and part of the north side of the club building (ADC/115/06).

The skateboard ramp facility immediately adjacent to the club building to the west is currently being relocated by the Council on the recreation ground where a new BMX and skate area is being built and is due to open in August 2007. It was previously a concern that public access to the skateboard facility would be denied by the proposed fence. Now that the facility is being relocated this concern is no longer material.

Consultations and Representations

Third Parties
There have been no third party representations on this application.

Contributors
Parks Manager - The new BMX/Skate area is currently being built and will be opened in August. This means the new fence could be erected once approval is given. We have been working together regarding timescales to ensure that the previous access problem would no longer apply.

Environmental Health Officer - No objection.

Sussex Police Crime Prevention Design Adviser: - A number of points of advice for the applicant made. The specification is acceptable, however it would be preferable for the vertical members to pass through the horizontal members to create a stronger fence. The intention is to locate the new fence as close as possible to the wall. The effectiveness of the fence would be reduced as the wall could act as a ladder. The fence should be cranked forwards so it is flush with the outer face of the wall. The gates need to be hung correctly so they cannot be lifted off or climbed over or under.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AR1.
West Sussex Structure Plan 2001-2016: DEV1, NE11.
Submission Core Strategy: CI1, ENV1

Planning Assessment

Adur District Local Plan: AG1, AR1.
West Sussex Structure Plan 2001-2016: DEV1, NE11.
The application site is shown on the Proposals Map as public open space, subject to policy AR1 which states that land shall continue to be used for public recreational purposes during the Local Plan period.

Adjacent to the Adur Indoor Bowling Club building, on its west side, is a skateboard facility consisting of a variety of concrete jumps and ramps on a tarmac base. The skatepark is 8.5m wide by 25.2m long and is located 5m from the west elevation of the Bowling Club. There is a BMX track on the south side of the Bowling Club building approximately 40m wide by 15m deep. This is within the land

leased by the bowling club and is in the process of being removed and reinstated as grass because the replacement facility is being constructed.

The Council's Parks Services Manager now has no objection to the location of the fencing because the new skatepark facility will be opened before the fence is erected.

The fence is rather industrial in appearance and is more visually intrusive than the previous "weldmesh" fencing that was proposed. The reason that the type of fencing proposed has changed is that the bowling club has now discovered that "weldmesh" would not meet their requirements. The reason for this is that it could be scaled by people wishing to gain access to the site by placing wood or metal in the slots and thereby creating a stepladder arrangement. The sole purpose for the proposed fence is to protect the building from vandalism that has been expensive for the club to repair and clean up. A fence that can be easily scaled is therefore of no use. The applicants have received the advice from Sussex Police Crime Prevention Design Adviser. They say that they have checked with other clubs and are satisfied that the specification of the proposed fence will provide the protection they require but they will consider the version suggested by Sussex police if it can be made without additional cost. With regard to the wall by the football ground, the applicants are advised that the football club does not have a problem with people gaining access to their ground and they are therefore satisfied that that the specification meets the security requirements. Again, if it can be carried out without additional cost, the applicants will consider cranking the fence in line with the wall. The applicants advise that they were aware of the potential problem with the gates if they were not hung correctly and have agreed a specification with the contractor to address this point.

The proposed palisade fencing is more obtrusive in appearance than the "weldmesh" would have been but would be near impossible to scale. In order to improve the appearance of the palisade fence the applicants propose to have it powder coated in green. In addition it is considered that some planting would help to soften the fencing around the site, which is located in the middle of an area used for various forms of public recreation. Therefore the site will be seen by many people and visual amenity is an important consideration. A landscaping condition was considered to help soften the appearance of the fence, but as it would need to be on land outside the applicant's control and not enforceable it is therefore not recommended as a condition. However, details of the colour and

finish of the fence and gates are recommended as a condition in the interests of visual amenity.

Recommendation

APPROVE for reason that :-

The visual or proposed development can take place without adverse impact on residential amenity or on public access to recreation facilities ~~and without resulting in unacceptable detriment to visual amenity~~. It would consequently not conflict with Policies AG1 and AR1 of the Adur District Local Plan or Policy DEV1 of the West Sussex Structure Plan.

Subject to: -

1 ~~C1A~~ C1C (time limit)

2 No development shall be carried out unless and until details of the colour and finish of the fence have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with such approved details.
Reason: In the interests of visual amenity and to comply with Policy DEV1 of the West Sussex Structure Plan 2001-2016.

Case Officer .....

Date 23/7/07

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