

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132842/FO/2022

Date registered valid: 14 February 2022

Proposal: Retrospective application for the installation of a modular self-service laundrette facility and associated works

Address: Cleveland Hotel, 77 Crumpsall Lane, Manchester, M8 5SR

Ward(s): Crumpsall Ward

Applicant: Jessica Jones, Photo-Me International Plc Unit 3B, Blenheim Road, Epsom, KT19 9AP

Agent (if any): Mr Ian Hunter Plande C/o Applicant, Photo-Me International Plc, Blenheim Road, Epsom, KT19 9AP

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 1 April 2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 24 February 2022

Standard consultations:

Printed: 18 February 2022 Expired: 11 March 2022

Neighbour notifications

Printed: 18 February 2022 Expired: 11 March 2022

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site is situated alongside the eastern elevation of a large, two storey public house - 'The Cleveland', which fronts Crumpsall Lane and extends to the junction with Bank Road to the west and Willow Hill Road to the east.



The proposed equipment which is already in situ, faces onto a large, associated surface level car park, which surrounds the host building to the east and south.

The installation is visible from the neighbouring roads and lies opposite a row of semi-detached dwellings.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

With the exception of the associated public house, a community hall bounding the site to the north, a small parade of shops situated diagonally opposite on the opposite side of Crumpsall Lane and a primary school just to the east, the immediate area is predominantly residential in character. Directly opposite the site is a cluster of two storey, semi-detached dwellinghouses.

Description of development

Retrospective planning permission is sought for a modular self-service laundrette facility for the washing and drying of textiles. The facility comprises three machines, with two washing machines and a single drying machine within a single unit measuring 3.15 metres wide, 2.3 metres deep and 2.21 metres high (3 metres to the top of the signage cube).

The unit is made from silver-grey coloured metal and glazed panels and is illuminated.

The proposed works make no alterations to the existing access or parking arrangements.

It is proposed that the facility operates between the hours of 07.00 – 23.00, daily.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Local Ward Members – Councillor Nasrin Ali objects on the basis that the facility is directly opposite an existing laundrette, it is sited within a predominantly residential area and such facilities can attract loitering and anti-social behaviour.

Environmental Health - No objection. A condition is advised if any additional external equipment is added or changes.

Highway Services – It is noted that the modular self-service laundrette facility will be sited within the red line boundary of the site and will not impinge onto the adopted highway.

It is understood that the proposals will not have an impact on the approved pedestrian/vehicular access, circulation or the external highway network.

Highways recommends continual monitoring and management of parking demands in order to ensure there is no adverse impact generated on the highway network.

Planning History

079874/FO/2006/N1

Erection of glazed canopy to form covered area in existing beer garden. *Approved 18 August 2006.*

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.'

The following policies within the Core Strategy are considered relevant:

Policy DM1 'development management' - states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy SP1 – 'spatial principles' refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

In addition, the following saved policy of the UDP is considered relevant:

Policy DC6 – 'noise' - states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

Section 4 provides guidance on the decision-making process and mirrors legislation in stating that planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

Section 12 relates to achieving well-designed Place. Of particular relevance, Paragraph 130 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and 39*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Issues

Principle

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that decisions are to be made in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF at paragraphs 2 and 47 reinforces this requirement and at paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as a starting point for decision making, and that where a planning application conflicts with an up to date development plan, permission should not normally be granted.

In the case of this application, the principle of the proposed change of use is not considered acceptable and is in conflict with the aforementioned development plan policy and associated guidance.

It is considered that in this case, the proposed development results in a visually harmful feature, contrary to the aforementioned policy and guidance.

Visual Amenity

Policies SP1 and DM1 of the Core Strategy, as the National Planning Policy Framework underline the importance to be attached to protecting the character and appearance of an area and the need to adhere to the Council's design principles. This include appropriate siting, layout, scale, form, massing and materials, and the impact on surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The NPPF advocates further the need for good design.

Paragraph 130 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and 3
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 134 goes on to state that:

‘Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

In this case, it is considered that the proposed installation is inappropriately sited.

The equipment is of an industrial, utilitarian appearance, highly visible from the adjacent roads of Crumpsall Lane and Willow Hill Road and lies opposite residential properties to the south, along Crumpsall Lane.

In the context of a predominantly residential setting, it is considered that the proposed installation would visually intrusive and creates an unattractive feature, not typical of the immediate streetscape and the predominantly residential setting.

The facility would be particularly noticeable to passing vehicles/pedestrian due to the open nature of the site setting, formed by the adjacent car park and open road frontage. The impact is heightened during the hours of darkness when the facility is illuminated. It is therefore believed that the proposed facility introduces a visually harmful feature that undermines the character and appearance of the street-scene and visual amenity in general.

In light of the above, it is considered that due to the position and appearance of the proposed development, it fails to create a satisfactory relationship with neighbouring buildings and given the overarching policy framework and planning guidance the proposed development is not considered appropriate in this location.

Noise and Impact to Amenity

An acoustic report accompanies the application which concludes that on the basis of calculations undertaken, the laundrette facility would have a low likelihood of adverse effects on nearby receivers.

Environmental Health have reviewed the assessment and consider that the impact to the noise environment is acceptable. On this basis and given the location of the facility within a

functioning car park and its position adjacent to a functioning public house, there is unlikely to be an impact to background noise levels, provided that the facility is not open outside the hours proposed. As such, the development is considered satisfactory from a noise and amenity perspective.

Other Matters

Whilst a concern has been raised that the proposed development is situated opposite an existing laundrette which could affect a small local business, it should be noted that the planning system is not designed to protect private business interests and is not therefore a material planning consideration.

In addition, a concern is raised about the potential for loitering and anti-social behaviour.

However, the facility has been in situ for a number of months, with no reports of any problem in this regard.

The facility is situated immediately adjacent to a functioning public house and is highly visible from the road, which allows for natural surveillance. The installation also operates comparable hours to that of the public house. It is therefore considered that on the basis of any conflicting evidence, the impact to crime and security is acceptable.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Refuse

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The proposed development as a consequence of its siting and appearance, forms a visually intrusive and unattractive feature in the street-scene, to the detriment of visual amenity. As such, the proposed development is contrary to policies DM1 and SP1 of the Manchester Core Strategy and National Planning Policy Framework (NPPF).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Scout Hut, Willow Hill Road, Manchester, M8 6SR
74 Crumpsall Lane, Manchester, M8 5SG
70 Crumpsall Lane, Manchester, M8 5SG
5 Bank Road, Manchester, M8 4QE
1 Sherdley Road, Manchester, M8 4GE
75 Crumpsall Lane, Manchester, M8 5SR
73 Crumpsall Lane, Manchester, M8 5SR
64A Crumpsall Lane, Manchester, M8 5SG
Flat Above, 66 Crumpsall Lane, Manchester, M8 5SG
Top Flat, 68 Crumpsall Lane, Manchester, M8 5SG
70A Crumpsall Lane, Manchester, M8 5SG
84 Crumpsall Lane, Manchester, M8 5SG
78 Crumpsall Lane, Manchester, M8 5SG
72 Crumpsall Lane, Manchester, M8 5SG
Cleveland Hotel, Crumpsall Lane, Manchester, M8 5SR
60 Crumpsall Lane, Manchester, M8 5SG
62 Crumpsall Lane, Manchester, M8 5SG
64 Crumpsall Lane, Manchester, M8 5SG
66 Crumpsall Lane, Manchester, M8 5SG
82 Crumpsall Lane, Manchester, M8 5SG
80 Crumpsall Lane, Manchester, M8 5SG
76 Crumpsall Lane, Manchester, M8 5SG
68 Crumpsall Lane, Manchester, M8 5SG
7 Bank Road, Manchester, M8 4QE
67 Crumpsall Lane, Manchester, M8 5SR

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1