

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130687/FO/2021

Date registered valid: 7 July 2021

Proposal: Erection canopy to existing bowling hut.

Address: 351 Moston Lane, Manchester, M40 9NB

Ward(s): Moston Ward

Applicant: Mr Christopher Lincoln 40 Cherwell Avenue, Heywood, OL10 4SY

Agent (if any):

Case officer: Janet
[Tel: 0161 234 4535](tel:01612344535)
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 November 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 1st September 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 8 July 2021 Expired: 29 July 2021

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 site that is the subject of this application is the Simpson Memorial bowling green and bowling hut identified as 351 Moston Lane. The land is enclosed by 2 metre high colour coated palisade fencing. It is located between commercial properties and the library and sports pavilion on Moston Lane.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The remainder of the area comprises of retail / commercial parades to the frontage of Moston Lane, with the side roads being made up of terraced and semi-detached residential properties.

Description of development

The proposal is for the erection of a lightweight open sided shelter comprising of a green steel colour coated frame, with a polycarbonate panel roof. This will provide cover against the elements and enable better use of the facilities. The dimensions of the proposed canopy are 6m wide by 3m maximum height by 2m projection.

Consultations & Notification Responses

Local Residents were informed- no representations have been received

Issues

Policy Context

The National Planning Policy Framework

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
Specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following: These issues have been considered with reference to the core strategy policies as set out in the report.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 1: Building a strong, competitive economy - By securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- iii Chapter 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56)

Paragraph 58 states that local plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. In particular, planning policies and decisions should aim to ensure that developments:

- o 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;
- o Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- o Respond to local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation;
- o Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 goes on to state that:

"Local planning policies should "concentrate in guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"

Paragraph 63 of the NPPF also states that great weight should be given to outstanding or innovative design which helps raise the standard of design more generally in the area.

Paragraph 65 goes on to state that buildings which are incompatible with an existing townscape but are of high level of sustainability in general can be supported if mitigated by good design.

Promoting healthy communities is an integral part of delivering the Government sustainable vision, this includes creating safe and accessible environments where crime and disorder do not undermined quality of life. In addition, there should be high quality public spaces.

Meeting the challenge of climate change is also important part of the NPPF. This includes supporting energy efficient developments as part of a low carbon future. In addition, areas at risk of flooding should be avoided. Conserving and enhancing the natural environment is also a key consideration and efforts should be made to increase biodiversity at development sites.

Paragraphs 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Relevant Local Policies

Core Strategy

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.

Appendix C of the Core Strategy has a list of superseded policies and their replacements.

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

The following specific policies are considered to be particularly relevant to the proposed development:

Policy SP1- Spatial Principles

Policy SP1 advises that the emphasis is on the creation of neighbourhoods of choice, providing high quality and diverse housing around district centres which meet local needs, all in a distinct environment.

There are also certain Environmental Policies that are relevant to this application.

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN 10 - Safeguarding Open Space, Sport and Recreation Facilities

Policy EN10 states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that: improve the quality and quantity of accessible open space, sport and recreation in the local area provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity, improve access to open space for disabled people

Proposals on existing open spaces and sport and recreation facilities will only be permitted where:

Equivalent or better replacement open space, sport or recreation facilities will be provided in the local area;

or

The development will be ancillary to the open space, sport or recreation facility and complement the use or character.

The proposed scheme would accord with the aspirations of policy EN10 in that the proposed development is considered to be ancillary to the existing recreational facilities.

The site is used by people within the area and from across the City, together with visiting teams for competitions. It is a well utilised sports facility, which given recent events during the pandemic has played an important role in providing external recreational facilities. There is an existing small bowls hut, however, given the importance of maintaining space between users, this can only accommodate a small number of participants. As such this will allow weatherproof shelter, safe continued use of the bowling green, and also provides cover for wheelchair users of the facilities. It is therefore considered that the proposal is compliant with EN10.

Policy DM1 Development Management

Policy DM1 follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the 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.
- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

It is considered that the proposed canopy is considered to accord with policies DM1 of the Core Strategy.

Saved Policies within the Unitary Development Plan for the City of Manchester (1995)

The UDP is contained within the City Council's Local Development Scheme as a 'saved' document. Policies within Part 1 of the UDP support area based holistic regeneration that involves local communities and public, private and voluntary sector bodies, to create and maintain sustainable communities. Specific Part 2 policies of relevance to this proposal include policies DC26.

As with the Core Strategy policies above, the detailed assessment of the scheme contained within the following issues section of this report will outline that it is considered the proposal accords with all of the saved UDP policies listed above.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (adopted April 2007)

National Policy Guidance outlines that to facilitate efficient delivery of high quality development, Local Planning Authorities should draw on relevant guidance and standards and promote the use of appropriate tools and techniques, such as Design Coding alongside urban design guidelines, detailed masterplans, village design statements, site briefs and community participation techniques.

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines and appropriate elevational detailing and strong design.

Strategic Regeneration Framework for North Manchester

The Strategic Regeneration Framework for North Manchester (SRF) defines the strategic context for the regeneration of North Manchester. It establishes key principles and objectives across the range of inter-related social, economic and physical issues affecting the area.

Issues

Principle

This site is located within a mixed residential / commercial area of Moston. The bowling club has been part of the community for a number of years and provides a much valued leisure resource within the area. The principle of improving the facilities by the erection of an ancillary shelter to the frontage of the bowling hut is considered acceptable in this location.

Residential Amenity- The proposed shelter would not result in intensification of the proposal site the area is already in use by the members of the club. It will purely provide a better quality of external space which will be better used by the existing members. As such it is not considered that the proposal would result in a detrimental impact upon the level of amenity currently enjoyed by the occupants of the neighbouring residential properties as the proposal is unlikely to increase the comings and goings associated with the club.

Visual Amenity- The initial scheme proposed a corrugated plastic roof to sit on top of the steel structural frame. Whilst it was only small in area, it was not sympathetic to the existing building, and whilst utilitarian, would have been better placed in an agricultural / industrial setting. Negotiations have taken place, and the roof will now comprise of curved polycarbonate panels, which are visually more attractive, and the technical specification for which allows for longevity. The frame is to be colour coated in a Green picking up the detailing on the bowling hut, and the fencing and, as such it is considered that the revised proposal is a lightweight sympathetic addition to the bowling hut itself, and the open space provided in the form of the bowling green.

Siting and Massing. - The shelter would relate directly to the existing bowling hut in terms of materials and colour, it would be lightweight and subservient to the host structure. On balance the location of the proposed shelter is considered to be acceptable in terms of layout, and the relationship with the existing bowls pavilion.

Conclusion

The scheme would enable the enhancement of facilities at the existing bowling club and it is not considered that the minor works would impact upon the character and setting of the bowling club. It is therefore considered 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: Approve

Article 35 Declaration- Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. Appropriate conditions have been attached.

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

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan dated 6th July 2021

Proposed Plans and Elevations dated 6th July 2021

Site Plan dated 6th July 2021

Nudec Technical report -8th November 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the plan ref: The shelter framework shall be coloured green in accordance with e-mail dated 4th November 2021 from Christopher Lincoln. The waiting shelter framework shall be installed in accordance with the agreed design.

Reason - To ensure that a satisfactory scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

4) Notwithstanding the plan- floor plans and proposed elevations: The shelter framework shall be coloured green in accordance with e-mail dated 4th November 2021 from Christopher Lincoln. The shelter framework shall be installed in accordance with the agreed design and technical specification by Nudac

Reason - To ensure that a satisfactory scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

21 Worsley Avenue, Manchester, M40 9WA
13 Worsley Avenue, Manchester, M40 9WA
6 Brodick Street, Manchester, M40 9WL
55 Brodick Street, Manchester, M40 9WL
11 Worsley Avenue, Manchester, M40 9WA
SIMPSON MEDICAL PRACTICE, 361 Moston Lane, Manchester, M40 9NB
16 Ashville Terrace, Manchester, M40 9NX
18 Ashville Terrace, Manchester, M40 9NX
20 Ashville Terrace, Manchester, M40 9NX
22 Ashville Terrace, Manchester, M40 9NX
24 Ashville Terrace, Manchester, M40 9NX
351A Moston Lane, Manchester, M40 9NB
5 Worsley Avenue, Manchester, M40 9WA
15 Worsley Avenue, Manchester, M40 9WA
Simpson Memorial Hall, Moston Lane, Manchester, M40 9NB
9 Worsley Avenue, Manchester, M40 9WA
7 Worsley Avenue, Manchester, M40 9WA
19 Worsley Avenue, Manchester, M40 9WA
17 Worsley Avenue, Manchester, M40 9WA

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH1

