

Planning

Growth & Development

Delegated officer report for planning application

Application no. 131222/FO/2021

Date registered valid: 30 July 2021

Proposal: Installation of a temporary (3 years) single storey portakabin building to be used as office space for the school staff

Address: Manchester High School For Girls, Grangethorpe Road, Manchester, M14 6HS

Ward(s): Fallowfield Ward

Applicant: Jason Whelan, Manchester High School for Girls, Grangethorpe Road, Manchester, M14 6HS

Agent (if any): Mr Tom Myers, Portakabin Ltd, Leeds Hire Centre, Gelderd Road, Leeds, LS12 6LZ

Case officer: Constance Phillips
Tel: 0161 234 5792
Email: constance.phillips@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 12 October 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: Photos sent by agent

Standard consultations: No consultations have been printed and sent.

Neighbour notifications: No neighbour notifications have been printed and sent.

Site notice: Posted: 20 August 2021 Expired: 10 September 2021

Press advert: No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

The application relates to a secondary school within Fallowfield, comprising of one, two and three storey buildings of mixed materials and styles, with sports grounds and carparks.

Description of area

The campus sits within Platt Fields Park, off Wilmslow Road. The area is mixed in nature, with residential to the south and east and Fallowfield District Centre to the south.

Description of development

The applicant (the School) wish to install a temporary portakabin for 3 years to provide office space for staff.

Consultations & Notification Responses

Local residents and businesses via a site notice – No comments received.

Highway Services – No objection to the proposal, but requested several informatives be attached and queried how the adjacent parking spaces would be accessed following the works. The agent confirmed that these spaces are no longer easily accessible to cars and therefore this small inner carpark is not used.

Policies

The following policies are considered relevant in the consideration of this application.

The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

For reasons to be outlined below, it is considered the proposal accords with the principles of these policy documents.

Issues

Principle – The principle of installing a temporary portakabin for office space within a secondary school is acceptable, however consideration must be given to the proposals siting, scale and massing and impact upon amenity.

Siting, scale and massing – The portakabin would be sited at the rear of the main school building (see street view image), within the internal space between buildings, adjacent to the pool building and occupying 3 car parking spaces, which the agent states are no longer used due to the access being affected by locked gates. The structure would measure 8.5m in width, 3m in depth and 2.57m in height. The portakabin is deemed subservient, would not be visible from the public highway and would provide additional temporary office space to be used by school staff. The location, scale and necessity of the extension is considered acceptable, in line with policy DM1 and NPPF.

Appearance and visual amenity – The portakabin would be constructed of plastisol-coated steel cladding to the walls (grey) and roof (white) which ensures it is weather and UV resistant, with blue aluminium double glazed windows and a grey glazed polyester door. It would feature a door and window in the front elevation, two windows in the rear and one window in each side. The design is to be expected of such development and the school is not listed nor sited within a conservation area. It would not be visible from Grangethorpe Road or Wilmslow Road, hence it would not feature within either street scene. After the expiration of 3 years the structure will be removed, in accordance with a condition. For the reasons above the extension is not considered to have a negative impact upon the school nor wider area's visual amenity, pursuant to policies DM1, SP1 and EN1 and the NPPF.

Residential amenity – The structure will be sited within the campus and the nearest residential dwellings, the Allen Halls of residence, are over 180m from the site of the extension, therefore overshadowing/loss of light, privacy, noise and parking are not deemed an issue.

Conclusion – No comments or objections have been received, the proposal complies with policies DM1, SP1, EN1 and the NPPF, particularly chapter 8, in which it is states that local planning authorities should give great weight to the need to create, expand or alter schools. Additionally it is not considered to harm the residential or visual amenity of the area, therefore the development may commence in accordance with the following conditions and approved drawings.

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. The application has been determined in a timely manner and pursuant to policies SP1 and DM1 of the Core Strategy.

Condition(s) to be attached to decision for approval

1) The permission hereby granted is for a limited period only, expiring 3 years from the date of this permission, and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason - In order to protect the amenity of local residents in accordance with policies SP1 and DM1 of the Core Strategy.

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

- DQ2694 Rev C - Specification drawing
- Design and access statement
- TM220188607 - Proposed site plan

Stamped as received by the City Council as local planning authority on the 30th July 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.

Informative(s)

Highways recommends continual monitoring and management of parking demands, this is in order to ensure there is no adverse impact generated from the loss of car park spaces on the highway network.

Highways require all contractor and construction vehicles to be accommodated within the site boundary or alternatively within an appropriate off-street location during construction.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email - highwaylicenses@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Site notice

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 Zone - All Exceeding 90M
Area Team Boundary - Name: SOUTH