

Planning

Growth & Development

Delegated officer report for planning application

Application no. 129843/FO/2021

Date registered valid: 31 March 2021

Proposal: Installation of 2.1 metre high, weld mesh boundary fence to site perimeter

Address: Melland Road Playing Fields, Manchester, M18 7QR

Ward(s): Longsight Ward

Applicant: Boys and Girls Clubs of Greater Manchester 317 Broadstone Mill, Broadstone Road, Stockport, SK5 7DL

Agent (if any): Kath Ludlam Ludlam Associates The Bank, 99 Palatine Road, Didsbury, Manchester, M20 3JQ

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

Recommendation: Approve

Date of recommendation: 7 June 2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 10 May 2021

Standard consultations:

Printed: 13 May 2021 Expired: 3 June 2021

Neighbour notifications

Printed: 13 May 2021 Expired: 23 May 2021

Site notice

Posted: Expired:

Press advert

Published: 18 May 2021 Expired: 8 June 2021

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to Melland Road playing fields which is bounded Mannering Street to the North, Wembley Road to the East, Mount Road to the West, and a public footpath to the South. The scheduled ancient monument of Nico ditch lies just to the south of the application site boundary.

The site is presently enclosed by a combination of Palisade fencing, iron railing and wire fencing with concrete posts. The eastern and western perimeters of the site include a number of mature trees facing Wembley Road and Mount Road respectively.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

With the exception of nearby educational and community uses, the immediate area is predominantly residential in character.

Description of development

Planning permission is sought for the installation of a 2.1 metre high weld mesh fence to the entire site perimeter of the playing fields.

The application as originally submitted included a maintenance access via set of gates off Wembley Road. However, due to highway safety surrounding the proximity of a bus stop

adjacent to the site entrance, this element has been removed from the proposal. The site will now rely on the existing access off Mount Road for maintenance requirements.

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Greater Manchester Police (Design for Security) – No objection.

Highway Services – In response to the originally submitted proposal, the following comments were made:

It is proposed that a new vehicular access will be constructed off Wembley Road for maintenance access only. Should the planning application be approved, the applicant will be required to enter into a Section 278/184 agreements for the alterations to the existing highways, and for construction of the proposed vehicular access and dropped kerbs on Wembley Road.

The new access point is within close proximity to bus stop reference EB0672 on Wembley Road.

Submitted plans propose a new vehicular access point on Wembley Road which will require the bus stop to be relocated. In line with TfGM processes a revised location will need to be agreed with TfGM, Manchester City Council Highways and GMP.

A public footpath runs adjacent to the boundary line to the south of the site. Records indicate that this is a Definitive Footpath (Footpath 135). Clarification is sought to confirm if the placing of the proposed perimeter fence will allow for the path to be kept open for public use? If not, it will need to be legally stopped up.

Following receipt of revised plans to remove the previously proposed maintenance access and confirmation of the public right of way location, no objection is raised in relation to the proposed fencing.

Historic England – No comments to make. No requirement for consultation.

Policy

The following policy and guidance is considered relevant to the consideration of this application.

- Policies DM1 and SP1 of the Manchester Core Strategy;
- The Guide to Development in Manchester (SPD);
- National Planning Policy Framework (NPPF);

Issues

Principle

The proposal seeks to replace the existing boundary treatment to the playing field.

It is believed that the proposed position, height and design of the fence is acceptable and compliant with the aforementioned policy. Detailed issues are considered further below.

Visual Amenity

The site at present is enclosed by mixture of fence types, much of which is in poor condition.

The proposed replacement fencing will allow for uniform treatment around the site and due to its weld mesh design, which allows for a high degree of transparency, together with its colouration (green) the impact to visual amenity is considered negligible against the backdrop of the playing field.

Security

The proposed fence type is supported by GMP (Design for Security) and will deter scaling, cutting and tampering.

Together with the enclosure of the site to prevent unauthorised access and anti-social behaviour when necessary, coupled with the transparent nature of the fencing to allow natural surveillance from roads that the site addresses, the impact to site security is considered a substantial improvement.

Trees

The proposed fences is to maintain the existing fence line and only seeks to replace the fence type. The applicant has confirmed that no trees are to be removed as part of the proposal.

Impact to Heritage Features

Whilst the scheduled ancient monument of Nico Ditch lies just to the south of the site boundary, the proposed fencing will not encroach. As such, there is no harmful impact to this heritage feature. Historic England have not raised any concerns in this regard.

Footpath

Highway Services have identified that a public footpath runs adjacent to the boundary line to the south of the site. Records indicate that this is a Definitive Footpath (Footpath 135).

Following receipt of a revised drawing, it is clear that the footpath will be unaffected by the proposed fencing and a right of access will remain as existing.

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.

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 referenced 00, drawing numbered 02 (in relation to only the elevational design showing height , type and colouration of fencing proposed, and not access) and drawing numbered 01/A, received by the City Council as Local Planning Authority on 31 March 2021 and 13 May 2021 respectively.

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) In this condition "retained tree" means an existing tree, shrub or hedge which is stated as being retained within the submitted information (email from planning agent dated 11th May 2021) and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Highway Services
Greater Manchester Police
Historic England (North West)
Neighbourhood Team Leader (Arboriculture)

3 Rawsthorne Avenue, Manchester, M18 7GA
121 Wembley Road, Manchester, M18 7WF
Cedar Mount Academy, Gorton Education Village, Wembley Road, Manchester, M18 7DT
1 Rawsthorne Avenue, Manchester, M18 7GA
20 Mannering Street, Manchester, M18 7SW
250 Mount Road, Manchester, M18 7GR
37 Fellbrigg Close, Manchester, M18 7QU
31 Fellbrigg Close, Manchester, M18 7QU
29 Fellbrigg Close, Manchester, M18 7QU
69 Bratton Drive, Manchester, M19 3GU
23 Fellbrigg Close, Manchester, M18 7QU
133 Holmcroft Road, Manchester, M18 7WQ
19 Fellbrigg Close, Manchester, M18 7QU
26 Mannering Street, Manchester, M18 7SW
22 Mannering Street, Manchester, M18 7SW
33 Fellbrigg Close, Manchester, M18 7QU
39 Fellbrigg Close, Manchester, M18 7QU
24 Mannering Street, Manchester, M18 7SW
48C Wembley Road, Manchester, M18 7ST
48D Wembley Road, Manchester, M18 7ST
77 Wembley Road, Manchester, M18 7PX
85 Wembley Road, Manchester, M18 7PX
76 Bratton Drive, Manchester, M19 3GW
78 Bratton Drive, Manchester, M19 3GW
71 Bratton Drive, Manchester, M19 3GU
73 Bratton Drive, Manchester, M19 3GU
4 Harlow Drive, Manchester, M18 7WS
3 Harlow Drive, Manchester, M18 7WS
2 Harlow Drive, Manchester, M18 7WS
1 Harlow Drive, Manchester, M18 7WS
Gorton Primary School, Mount Road, Manchester, M18 7GR
131 Holmcroft Road, Manchester, M18 7WQ
73 Wembley Road, Manchester, M18 7PX
71 Wembley Road, Manchester, M18 7PX
75 Wembley Road, Manchester, M18 7PX
69 Wembley Road, Manchester, M18 7PX
67 Wembley Road, Manchester, M18 7PX
89 Wembley Road, Manchester, M18 7PX
87 Wembley Road, Manchester, M18 7PX
83 Wembley Road, Manchester, M18 7PX
81 Wembley Road, Manchester, M18 7PX
93 Wembley Road, Manchester, M18 7PX
79 Wembley Road, Manchester, M18 7PX
91 Wembley Road, Manchester, M18 7PX
14 Mannering Street, Manchester, M18 7SW
18 Mannering Street, Manchester, M18 7SW

16 Mannering Street, Manchester, M18 7SW
2 Weaving Way, Manchester, M18 7SX
17 Mannering Street, Manchester, M18 7SU
49 Mannering Street, Manchester, M18 7SU
48B Wembley Road, Manchester, M18 7ST
15 Mannering Street, Manchester, M18 7SU
31 Mannering Street, Manchester, M18 7SU
6 Bywood Avenue, Manchester, M19 3PA
61 Bratton Drive, Manchester, M19 3GU
27 Fellbrigg Close, Manchester, M18 7QU
295 Mount Road, Manchester, M19 3ET
49 Bratton Drive, Manchester, M19 3GU
35 Fellbrigg Close, Manchester, M18 7QU
115 Wembley Road, Manchester, M18 7WF
47 Mannering Street, Manchester, M18 7SU
81 Bratton Drive, Manchester, M19 3GU
53 Bratton Drive, Manchester, M19 3GU
1 Weaving Way, Manchester, M18 7SX
39 Mannering Street, Manchester, M18 7SU
19 Mannering Street, Manchester, M18 7SU
23 Mannering Street, Manchester, M18 7SU
57 Bratton Drive, Manchester, M19 3GU
59 Bratton Drive, Manchester, M19 3GU
47 Bratton Drive, Manchester, M19 3GU
49 Weaving Way, Manchester, M18 7SX
35 Mannering Street, Manchester, M18 7SU
37 Mannering Street, Manchester, M18 7SU
21 Mannering Street, Manchester, M18 7SU
33 Mannering Street, Manchester, M18 7SU
24 Weaving Way, Manchester, M18 7SX
45 Mannering Street, Manchester, M18 7SU
41 Mannering Street, Manchester, M18 7SU
29 Mannering Street, Manchester, M18 7SU
27 Mannering Street, Manchester, M18 7SU
25 Mannering Street, Manchester, M18 7SU
43 Mannering Street, Manchester, M18 7SU
75 Bratton Drive, Manchester, M19 3GU
77 Bratton Drive, Manchester, M19 3GU
65 Bratton Drive, Manchester, M19 3GU
63 Bratton Drive, Manchester, M19 3GU
25 Fellbrigg Close, Manchester, M18 7QU
79 Bratton Drive, Manchester, M19 3GU
67 Bratton Drive, Manchester, M19 3GU
16 Barrett Avenue, Manchester, M19 3GS
55 Bratton Drive, Manchester, M19 3GU
51 Bratton Drive, Manchester, M19 3GU
Grange School, Matthews Lane, Manchester, M12 4GR
117 Wembley Road, Manchester, M18 7WF
21 Fellbrigg Close, Manchester, M18 7QU
41 Fellbrigg Close, Manchester, M18 7QU
119 Wembley Road, Manchester, M18 7WF

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 250m Buffer -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

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Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: NORTH2