

Planning

Growth & Development

Delegated officer report for planning application

Application no. 130497/FO/2021

Date registered valid: 20 May 2021

Proposal: Installation of shipping container for Youth and Community Work for a temporary period of two years

Address: West Indian Sports And Social Club, Westwood Street, Manchester, M14 4SW

Ward(s): Moss Side Ward

Applicant: Akemia Minott 84 Youth 120 Beresford Street, Moss Side, Manchester, M14 4RX

Agent (if any): Akemia Minott 84 Youth 120 Beresford Street, Manchester, M14 4RX

Case officer: Dave Morris
Tel: 0161 600 7924
Email: dave.morris@manchester.gov.uk

Recommendation: Temporary approval

Date of recommendation: 06.07.2021

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 11 June 2021

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

Printed: 3 June 2021 Expired: 24 June 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

This application relates to an irregular shaped vacant site at the junction of Westwood Street and Raby Street. The site is enclosed by a weldmesh fence and there are four trees situated around the perimeter of the site.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This is an area of mixed uses. To the west across Westwood Street is the West Indian Social Club, adjoining to the north is a single storey retail warehouse and service yard, To the east is a church. To the south across Raby Street is the Moss Side Millennium Powerhouse. To the south east across the Westwood Street/Raby Street junction are Westwood Cottages, a short terrace of Grade II listed cottages set in their own grounds.

Description of development

Consent is sought to install a steel contain adjacent to the northern boundary backing on to the retail warehouse. The container would be 12 metres long, 2.4 metres wide and 2.4 metres high. There would be doors and two windows in the south elevation.

84 Youth is a youth led organisation with young people deciding on the direction of the project. The national issue of Youth Violence is high on their agenda and they challenge this by encouraging ownership of projects and alternative routes to adulthood outside of the perceived

stereotypes. 84YOUTH aim to deal with the causes of youth violence and challenge the gang narrative through work with young men in particular.

The portacabin will be used as the hub for 84Youth and will use the space to control the companies governance, management meetings, administration and planning meetings.

84youth will also deliver workshops, mentoring and therapeutic sessions. It will also be a drop in for young people.

The daily hours will run from 11am until 9pm in the evening.

Consultations & Notification Responses

Ward Members

Councillor Emily Rowles is very supportive of this proposal and the significant benefit that it will bring to Moss Side, especially through what is likely to be a very challenging summer for our young people as we continue to move through the pandemic. She approves of the use of the site as meanwhile uses of disused spaces are a good idea, especially when they bring a tangible benefit to the community as this one does.

Anything that might help get them to a point where they're providing the dedicated youth support we need that would be greatly appreciated.

Local residents/businesses

No representations received.

Policy

Core Strategy

The relevant Core Strategy policies are Sp1 and DM1

Policy SP1 sets down the spatial principles that will guide development in the City. This includes the creation of neighbourhoods of choice.

Policy DM1 seeks to protect the amenity of an area from the adverse impact of development.

Issues

Principle

The proposed development will provide a temporary home for a youth project aimed at addressing issues in the area. In principle the proposed development meets several key Council policies and objectives and is therefore considered acceptable.

Siting

The position of the container on the site has been amended to move it away from some of the trees. On balance it is considered that positioning the at the rear of the site is acceptable.

Design

This is a simple utilitarian solution to the need for accommodation and whilst not acceptable as a long term solution it is considered acceptable for the two years requested.

Use

The area contains a number of community focussed use, the church, the Millennium Power House and the West Indian Social club. In view of this concentration of community based uses it is considered that this is an appropriate location for the proposed development.

Impact on Amenity

The site is not immediately adjoined by any residential uses and it is considered that bringing this currently unused site back into use, albeit temporarily, will benefit the area.

Impact on listed building

The Listed Woodside Cottages are not sufficiently close to be impacted upon by the proposed development.

Impact on trees.

The scheme has been amended so that the container is located away from the trees. No trees are impacted upon by the revised scheme.

Conclusion.

The proposed development will bring positive benefits, albeit for a temporary period of time. On balance it is considered that the development is acceptable in all respects.

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: Temporary approval

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

1) The permission hereby granted is for a limited period only, expiring on 31 July 2023 and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason - The building is only required for a temporary period pursuant to Core Strategy policy DM1.

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

84Youth-40ft-1-Proposed received 20 May 2021

Draft Container Position received 1June 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) The container shall not be open outside the following hours:-
11.00am to 9.00pm seven days a week

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Brotherhood Of The Cross And Star, 151 Raby Street, Manchester, M14 4ST
Westwood Street Centre, Westwood Street, Manchester, M14 4PH
274 Moss Lane East, Manchester, M14 4SS
140 Raby Street, Manchester, M14 4SL

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
Flood Zones Type 2 (low to medium risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH