

20011-2-TH

April 2021

Re: Proposed Change of Use Outline Application to form an Infill Housing Development, to create 3nr New Dwellinghouses adjacent to 247-A Kingsway, Burnage, Manchester M19 1AL for Burnage Community Sports & Social Club

PROPOSALS:

The provision of three new dwellings (two semis and one detached), along the existing residential streetscene of Kingsway, Manchester

PREVIOUS APPLICATION

This current application is submitted following a previous application, which was decided only as 'Finally Disposed of', in June 2020, ref: 124798/OO/2019

The principal reason for the delay in a formal approval or refusal, was due to further information being provides, so as to be allow the relevant Sporting bodies to approve the application, which involves an area of grassed field used by the club, to be used for the new dwellings

The main elements of this application are similar, but substantially differ to allow a formal decision to be made as follows:

1. Full substantiation has been provided by the Sports Club, to address elements raised by Sport England, all as detailed below. The previous application could not be properly determined for some time due to lack of information satisfactory to principal consultee Sport England, to allow them to complete their E5 exemption certificate, which Manchester City Council require for sign-off purposes.

This information has now been provided, after much review and further consultation with various national sporting bodies including Sport England, in the intervening period.

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE CHANGE OF USE OUTLINE PLANNING APPLICATION.

This statement is made in relation to the Town and Country Planning Legislation - Amendment Order SI 2006/1062 (section 6 article 4C), and amended Order SI 2010/567 (section 5 article 4C).

The proposals are in Outline format and include illustrated scaled application drawings and as described in this Design and Access Statement, which is proportionate to the scheme under consideration.

1. Site

The site is located on the A34 Kingsway, a dual carriageway on the side way from Manchester, close to the junction of Mauldeth Road (west). The site for proposed housing is on Client owned land, which also incorporates a section owned by Burnage Holdings Ltd.

The site is surrounded predominantly by two storey residential semi-detached properties, with some terraced and detached properties also along Kingsway.

To the north of site along Kingsway are two pairs of semi-detached properties with connecting two storey extensions above garages. All properties have direct vehicular access from Kingsway.

The proposed infill site has an existing double vehicular entrance to existing secondary parking for the Club (main parking from Mauldeth Road), and also car parking for 247-A dwelling-house.

2. Use

The existing site is a mixture of land owned by both the Sports club and Burnage Holdings including the designated highways access and parking; and also a residual minor section of outfield grassed areas in ownership of the Sports Club.

3. Amount Of Development

The Application comprises the following proposals:

- 1nr new detached 4-bedroom and 2nr new 4-bedroom semi-detached properties (3nr dwellings in total), in the section of land linking between 247-A and 245 properties each with car parking and overall visitor parking adjacent to properties.
- Existing vehicular highways access from Kingsway to be utilised, includes a turning area for car, trucks and service vehicles.
- Each property to have a garden area as per minimum standard requirements, with larger garden to the detached dwelling-house, to provide a minimum 12m from existing 245 Kingsway, and 21.8m to existing 247-A dwelling.

The proposal involves utilising a small area of grassed outfield from the Sports Club, which comfortably leaves full sporting facility requirements as per the recent proposals for alterations to the sports facility (under separate application), to create new 2G and 3G surfaces as part of the club's facilities.

The overall playing surfaces is approximately 8,400 sqm. The area removed for housing is at the back corner, away from useable playing surfaces, being close to the main dual carriageway, and close to the Clubhouse is around 742sqm, which is 9% of the original area.

Even with the reduced proposed area of 7,200 sqm from a separate planning application to incorporate car parking, this represents just an overall loss of 10.3% of the revised playing areas available.

4. Layout and Appearance

In accordance with requirements for new dwellings and in consideration with position according to existing dwellings, the following guidelines have been adopted.

a. Streetscene.

The front line of the new properties follows a well-defined continuation of the streetscene along Kingsway – which includes all neighbouring properties – and is set approximately 9.1m from the pavement.

b. Proportion

The new properties depth (10.17m) are consistent with all neighbouring properties.

c. Plan layout

Each dwelling is two storeys in height, forming 4 bedrooms, and conform to the National Described Space Standards for new dwellings.

d. Overlooking

In accordance with Planning standards, all overlooking standards between dwellings (existing and new) are adopted including:

- Minimum 21m between habitable rooms of dwellings facing each other.

- Minimum 2m between the detached and semi-detached properties, for access, to blank elevations (no habitable room windows).
- Minimum 12m from habitable rooms to blank or side elevations.

In accordance with this, there are no overlooking to the rear (east side), none to the roadside (west), minimum 12m from neighbour at 245, and minimum 21m from dwelling at 247-A. This includes considerations for 45 degree visibility splays from habitable rooms.

e. **Proportion.**

The dwellings would all be facing brick at ground floor, and render at first floor, all in accordance with adjacent semi-detached properties, which are a mix of brick and render.

To include gables above principal habitable rooms to the front (see existing reference photos below of the neighbours), and all roofing materials to match residential neighbours. Details subject to a future Reserved Matters application.

f. **Boundaries.**

No changes required to the brick wall to Kingsway (currently being completed as part of previous approvals to neighbouring site). New taller fencing and possibly netting (to be agreed under Planning Conditions at a later date), bordering the back of site onto the sports area.

All boundaries to be secure with locked gates to the sides of properties, and allow safe storage of service bins to the sides of new dwellings.

5. **Scale**

The scale of the proposals are proportionate to the neighbouring properties and overall streetscene along the Kingsway A34 road.

6. **Energy Considerations**

The proposals would conform to all current Building Regulations and standards and subject to a separate Building Regulation Application.

7. **Access**

The existing established vehicular access and parking provision into the site remains unaffected. No changes to the existing boundary conditions alongside the Kingsway elevation.

New and existing hard standings areas to provide separation between property demise and shared surfaces, including separation of pedestrian surfaces, all to allow service vehicles within site.

8. **Sport England Considerations:**

A letter of support from the Chairman in Appendix A below, addresses comments raised from Sport England over the last 18 months to two years of discussion and correspondence, including liaising with various sporting bodies.

Sport England have referred the Club to note all proposals must satisfy certain criteria, to allow a change from playing fields for other uses, in connection with activities at the main Community Sports & Social Club.

With regards to this site, the most applicable exemption route is their 'E3 clause' to which they have advised the Club are to comply with, in which the applicant needs to demonstrate:

'The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site'.

When assessing an application against this policy exception Sport England requires information which helps to answer the following:

- a. Does the proposed development adversely affect any existing playing pitches, land capable of forming, or forming part of, a playing pitch?
- b. the reduction in the size of any playing pitch?
- c. the maintenance of adequate safety margins?
- d. the ability to rotate and reposition pitches to overcome wear and tear?
- e. Does the application adequately demonstrate why the land is incapable of forming part of a playing pitch eg. the slope of the land.
- f. Will the proposed development result in the loss of any other sporting or ancillary provision on the site, including existing or potential training areas and provision which due to the time of year is not currently marked out

The proposals represent a small loss in playing surface of around 9%, and as noted is within an area of the overall site that is:

- a. Very close to the main Kingsway dual carriageway, and has always been a safety concern to some degree.
- b. Close to other existing residential properties.
- c. Close to the main Clubhouse, and residential property at 247-A Kingsway.
- d. The loss of the land to housing will not affect the existing and proposed sporting activities of the Community Sports & Social Club.

The three new properties will:

- a. Extend the existing residential streetscene in an arrangement of similar styles, massing and height.
- b. Form a 'buffer' visually, and in terms of perceived safety, and ambient background noise from the main highway, to the Sports Club behind.

By addressing individual comments previously raised by Sport England:

- a. Strategy and mandate - the loss does not affect the sporting mandate of the club, and as noted, the proposed alterations to playing areas by the Club, are not adversely affected by the loss of this section of land.
- b. Ball strikes – the suggestion being a smaller area will be more prone to ball strikes. The evidence provided by the Club has demonstrated the historical issue regarding ball-strikes. Previously SE noted the issue of ball strikes with parking facilities. However, it has

been demonstrated with a move away from the long game to the short / junior game, the proposed playing surfaces will be adequate for this game to be enjoyed.

There is to be a new higher fence to the new properties, but the new properties are themselves further away from the sports area than existing residential properties, which are also equally protected.

Overall, the move to sports suited to the main area size of grounds, will make the issue of ball strikes on the new properties at lower risk than previously was the case.

- c. Need for a sporting activity - The existing club and its long sporting history dating to late 19th century clearly demonstrates the need to retain local sporting activity on site, and the proposals are not detrimental to the existing or long-term future of the Club.

Conclusions

The proposals massing and scale are appropriate with the surrounding and neighbouring dwellings, and as an infill development along the Kingsway corridor.

STREETSCENE PHOTOS

Kingsway – property 245 on the left (rendered), and 247-A far right.



Kingsway – property 239 on the left (part brick / render), and 245 on the right (rendered).



Streetscene down Kingsway along the same side of the road, looking towards Manchester.



End part blank elevation to 245 Kingsway.



Core Design
April 2021

List of appendices below, referred to in the text above.

APPENDIX – A

Letter from the Chairman of Burnage Community Sports and Social Club in support of the application.



CORE DESIGN (UK) LTD
The Studio, 21 Shaw Road Heaton Moor Stockport SK4 4AG
T: 0161 443 4000 - architects@core-design.net - www.core-design.net



Burnage Community Sports & Social Club

(Formerly Burnage Cricket & Social Club)

Mauldeth Rd, Burnage, Manchester M19 1AB. Tel. 0161-224-1480. Chairman; J.Gregory

April 19th 2021

Tim Hopkinson
Core Design
21, Shaw Rd
Heaton Moor
Stockport
SK4 4AG

Dear Mr. Hopkinson,

Re: Proposal for 2G/3G facility

We understand that we need to obtain the support of Sport England in order to proceed with our plans to install an all-weather facility on our ground and we are anxious to explain the background to our proposal and the necessity of providing such a facility.

The Club has been in existence since the late 19th century primarily as a cricket club but also as a social hub for members of the local community. Burnage has had two adult teams throughout this period until cricket ceased to be played in 2011. The reasons for this cessation were;

- a) Worsening problems with drainage, caused by ageing and inadequate drainage systems, poor soil and increasingly wetter weather as a result of global warming
- b) The increasing costs of maintenance of the cricket square and outfield, exacerbated by a) above, and
- c) The declining interest in playing cricket by young adults, primarily as a result of competing interests in the modern world and the cessation of cricket being part of school curriculums.
- d) As a result of all of the above points, the Club failed to fulfil a number of fixtures during the 2010 and 2011 seasons, culminating in the few remaining active players leaving to join en bloc with another struggling cricket club.

Despite a number of attempts to reintroduce cricket over the subsequent two years, the members were forced reluctantly to concede that cricket was no longer a viable option for the Club. Since the land occupied by the Club is held in trust which has a Covenant which stipulates that the land must be used for amateur sport and recreation the Club's

management have been seeking ways in which we can comply with the covenant and provide services to the community.

For the reasons outlined in a) and b) above we do not consider it feasible or cost effective to continue with a grass outfield and thus the membership felt that a combination of 2G and 3G areas would enable us to accommodate as many sports as possible, particularly for young children.

To more fairly reflect our new aims and objectives, the name of the Club was changed at our AGM in 2014 to 'Burnage Community Sports & Social Club' to replace the previous title of Burnage Cricket & Social Club'.

Burnage is a typical inner city area with problems with poverty, unemployment and crime, which will no doubt be worsened as a result of the ongoing Covid-19 pandemic. The club has always considered itself to be a safe haven for local residents who wish to enjoy sport and a quiet social life.

We understand that the areas of concern relate to the loss of grassed area and the possibility of balls striking cars etc. We believe that converting the grassed area to 2G/3G will lead to a far greater usage due to the issues on the ground outlined above. The slight reduction in size means that it will not be suitable for adult cricket other than for practice, which, if utilised, would be played in nets. Conversely, junior cricket is eminently suitable because it is played with plastic or tennis balls which would not be prone to causing damage. The size restrictions would also not be appropriate for adult football or hockey other than for training and small-sided practice.

We understand that the possibility of cricket balls being hit out of the ground has been raised as a potential cause of concern. It is important to point out at this juncture that cricket balls being hit out of the ground in adult cricket matches has caused a serious safety hazard at the ground, stretching as far back as a legal injury claim back in 1904 from a local resident. The relatively small size of the ground and the encroaching building of shops and houses used to result in at least 5 cases per season of repairs being required to local roofs and windows, particularly along Mauldeth Road, as a result of cricket ball damage. This would clearly no longer be an issue under the new proposals, since adult cricket would not be played.

In summary, the Club has always been an integral part of the community and is anxious to provide a sporting facility for local residents, at a low or minimal cost in accordance with our ethos as a social, non-profit making organisation. We do not believe that there are sufficient weather-resistant organised facilities for local youngsters at price ranges which are affordable to them and we see this as an opportunity to continue providing a service to our community in accordance with our Constitution and under the terms of our Covenant.

We understand that a further area of contention relates to the installation of the car park at the top end of the ground. We view this car park as an integral part of our plans to provide the enhanced facility. It should be noted that the lack of car parking space throughout most of the years the Club had cricket teams caused major problems to participants, local residents and shopkeepers along Mauldeth Road. Lack of parking space and blockages outside local houses and shops was commonplace on match days or when functions were held and resulted in constant complaints and disputes over many years. This culminated in extensive yellow lines and parking restrictions on Mauldeth Road being enforced approximately 20 years ago, which has seriously added to congestion and parking issues for Club members and visitors. The Club and its partners have invested heavily in the Clubhouse in recent years to provide a spacious and welcoming clubhouse, with functions providing a considerable proportion of our income. In view of the extensive further usage the Club expects to generate with the new sports facility, a substantial area of internal parking is an absolute necessity in order to both support the Club's activities and lessen the impact on local shops and houses.

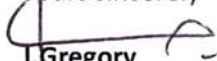
Our general intention is to primarily to provide sporting facilities to cover as wide a range of sports as possible, mainly for children from 5/6 years old to young adults, but also practice facilities for adults. We envisage the sports to be played to include football, cricket, hockey, tennis, running and general fitness but we would be open to providing any activity required by the community which could be delivered safely in a controlled environment.

In financial terms, there would be relatively little upkeep and maintenance costs for the ground, and as a non-profit making organisation, we would only need to cover the cost of providing qualified coaches for each session which required supervision. The Club has a modern clubhouse capable of holding functions for up to 150 people which provides the perfect environment for fundraising events, so overall, we would expect all sport and recreation for children to be able to be provided at either nil or minimal cost.

We should stress that the fundamental ethos of the Club's aims is to provide sport and recreation in a safe and controlled manner within our community, at as little cost as possible to the participants, and the proposed facility would create a unique environment for this to be achieved.

We trust that the above explanations provide sufficient supporting information for our proposals, but should either yourself, Sport England, or the planning authorities require anything further please do not hesitate to contact us.

Yours sincerely


J. Gregory
Chairman