MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	127998/FO/2020
Date registered valid:	17 December 2020
Proposal:	Installation of 3no. 6m high flag poles
Address:	Didsbury High School, 4 The Avenue, Manchester, M20 2ET
Ward(s):	Didsbury West Ward
Applicant:	Laurus Trust, Didsbury High School, 4 The Avenue, Manchester, M20 2ET
Agent (if any):	Ms T Croghan, Pozzoni Architects, Woodville House, 2 Woodville Road, Altrincham, WA14 2FH
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	APPROVE
Date of recommendation:	**28.01.2021**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None undertaken due to Covid 19 pandemic- Officers knowledge of site and aerial and gis resources reviewed

Standard consultations:
Printed: 21 December 2020 Expired: 11 January 2021

Neighbour notifications
Printed: 21 December 2020 Expired: 11 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site is located within the wider site of the former Withington Community Hospital in the Chorlton Park ward of south Manchester, approximately 8 km south of Manchester city centre.

The application site itself is approximately 2.13 hectares in size and is bounded by residential properties to the east (Clearwater Drive), commercial offices in One Didsbury Point to the north and Princess Road (A5103) dual carriageway to the west. To the south, the site is immediately bounded by Paupers Wood, a small area of private woodland which is subject to a Woodland Tree Preservation Order (Paupers Wood, Nell Lane, Chorlton Park) TPO 2005). Beyond Paupers Wood, Nell Lane runs to the north-west joining with Princess Road. The wider area is predominately residential in use, with commercial properties on Princess Road. To the south-east of the site, on The Boulevard, there is also a small group of commercial uses at Albert Place (comprising a café and a gym).

The site was historically part of the former Withington Hospital complex of buildings prior to their closure and subsequent demolition of buildings, but was recently redeveloped to form a secondary school with the main buildings located on the western side of the site with playing pitches and car parking sited on the eastern side closest to residential properties.

Description of development

Planning permission 118539/FO/2017 for the erection of a part two, part three and part four storey school building with associated sports facilities, landscaping, boundary treatments, car parking and associated external works was granted in March 2018.

The current application proposals are for the installation of 3 no. 6 metre flag poles to the front entrance to the school within a grassed landscaped area.

Consultations & Notification Responses

Residential properties close to the site were notified of the proposals, no responses were received.

Highway Services have no objections regarding the proposed erection of three 6metre high flag poles on private land at Didsbury High School. Sufficient headroom and carriageway clearance will be provided.

The proposed flag poles will not be located on and will not project over the adopted highway network. As such, a Projection over License will not be required. It is understood that the proposals will not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external highway network.

WDRA - No objections.

Policy

The National Planning Policy Framework (2019)

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- An economic role, contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support its health, social and cultural well-being; and
- An environmental role, contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate The NPPF states that where proposed development accords with an up-to-date Local Plan it should be approved

'The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key Development Plan Document in the Local Development Framework (LDF). The Core Strategy is to be used as the framework that planning applications will be assessed against.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-
- 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, odours, litter, vermin, birds, 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.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques.

Issues

The principle of the installation of flag poles to the front of an existing school is considered to be acceptable subject to consideration of impacts on the visual amenity of the area.

Visual Amenity – The proposals would be visible from limited public vantage points from the north and north east of the site. Residential properties to the east would have views across playing pitches and car parking but these views would have the backdrop of the school building. As such the proposals are not considered to give rise to unacceptable impacts on the visual amenity of the area.

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 polices 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

The application has been determined in a positive and proactive manner. In this instance no issues have arisen and the decision has been issued within statutory timescales.

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:

4938.FP_1101 Rev A and 4938.FP_1102 Rev A received on the 17th December 2020

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
West Didsbury Residents Association

Didsbury High School, 4 The Avenue, Manchester, M20 2ET
40 Clearwater Drive, Manchester, M20 2ED
32 Clearwater Drive, Manchester, M20 2ED
38 Clearwater Drive, Manchester, M20 2ED
36 Clearwater Drive, Manchester, M20 2ED
34 Clearwater Drive, Manchester, M20 2ED
28 Clearwater Drive, Manchester, M20 2ED
24 Clearwater Drive, Manchester, M20 2ED
30 Clearwater Drive, Manchester, M20 2ED
Third Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
Second Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
First Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
Ground Floor, One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
One Didsbury Point, 2 The Avenue, Manchester, M20 2EY
26 Clearwater Drive, Manchester, M20 2ED
22 Clearwater Drive, Manchester, M20 2ED
20 Clearwater Drive, Manchester, M20 2ED
12 Clearwater Drive, Manchester, M20 2ED
18 Clearwater Drive, Manchester, M20 2ED
16 Clearwater Drive, Manchester, M20 2ED
14 Clearwater Drive, Manchester, M20 2ED
10 Clearwater Drive, Manchester, M20 2ED
8 Clearwater Drive, Manchester, M20 2ED
6 Clearwater Drive, Manchester, M20 2ED
4 Clearwater Drive, Manchester, M20 2ED
2 Clearwater Drive, Manchester, M20 2ED

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