

PLANNING STATEMENT



**Northenden Meeting Room.
88 Wythenshawe Road,
Manchester. M23 0PA.**

On behalf of:
**Quanto Enterprise Ltd. (Campus
& Co.)**

MARCH 2021

PLANNING STATEMENT

Northenden Meeting Room, 88 Wythenshawe Road, Northenden. Manchester.

M23 OPA

**Change of use for a Sui Generis members retail club, with associated parking
for Church community (members only) for a temporary 36 month period.**

Quanto Enterprise Ltd. (Campus & Co.)

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PREPARED and

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1. INTRODUCTION

- 1.1 This Report has been prepared to support a formal application on behalf of Quanto Enterprise Ltd. who will be trading as Campus & Co. branding; to temporarily change the use of the existing Brethren Meeting Room (Place of Worship), to be used as a private retail members club (Sui Generis) for the Plymouth Brethren Christian Church (PBCC) members for a period of 36 months (3 years).
- 1.2 The site is an existing red brick single storey place of worship with 22 car parking spaces.
- 1.3 Due the Covid-19 pandemic the meeting hall has been little used over the past 12 months with various lockdowns and restrictions on gatherings.
- 1.4 However, the PBCC in 2017 started to develop the concept of retail clubs for their members, which enables the profits from trading to be directed to help fund the Brethren Schools (OneSchool Global campuses).
- 1.5 The proposal is to –
- Temporarily change the use of the gross 168m² church building, to provide for retail members club (net sales area of 90m²).
 - Introduce an on-site temporary storage containers. (42m²)
 - Retained on-site parking reduced to 9 spaces.



- There will be no external alterations to the building except for a new canopy on the north elevation, with no external signage or shopfronts.
- The unit will provide for a private members retail club (Sui Generis). This is for a Brethren retail outlet club by Campus & Co. to provide goods to members only to cross fund education facilities within the Plymouth Christian Brethren Church. (PBCC)

1.6 The submission comprises –

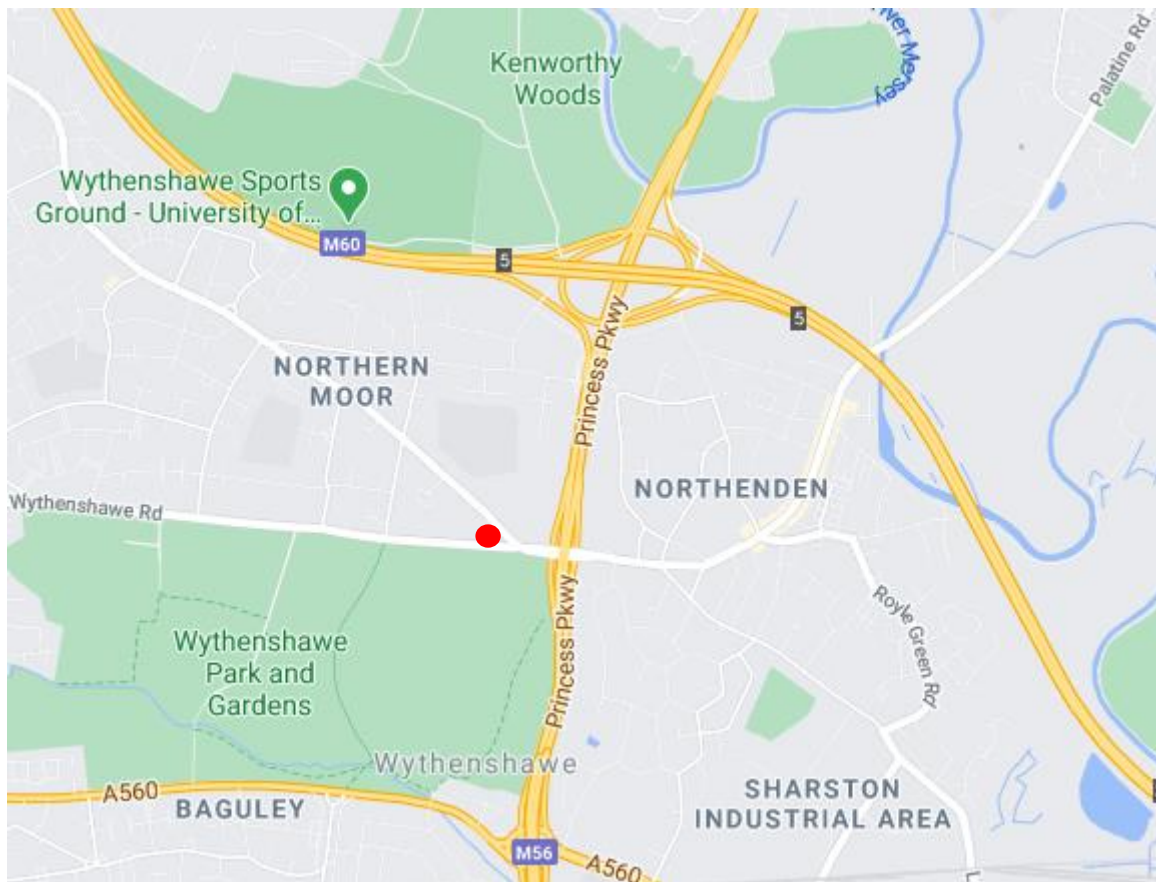
- Application forms & certificates (Planning Portal submission)
- Site Location Plan
- Existing and proposed plans (ABP 01-06)
- Planning Statement

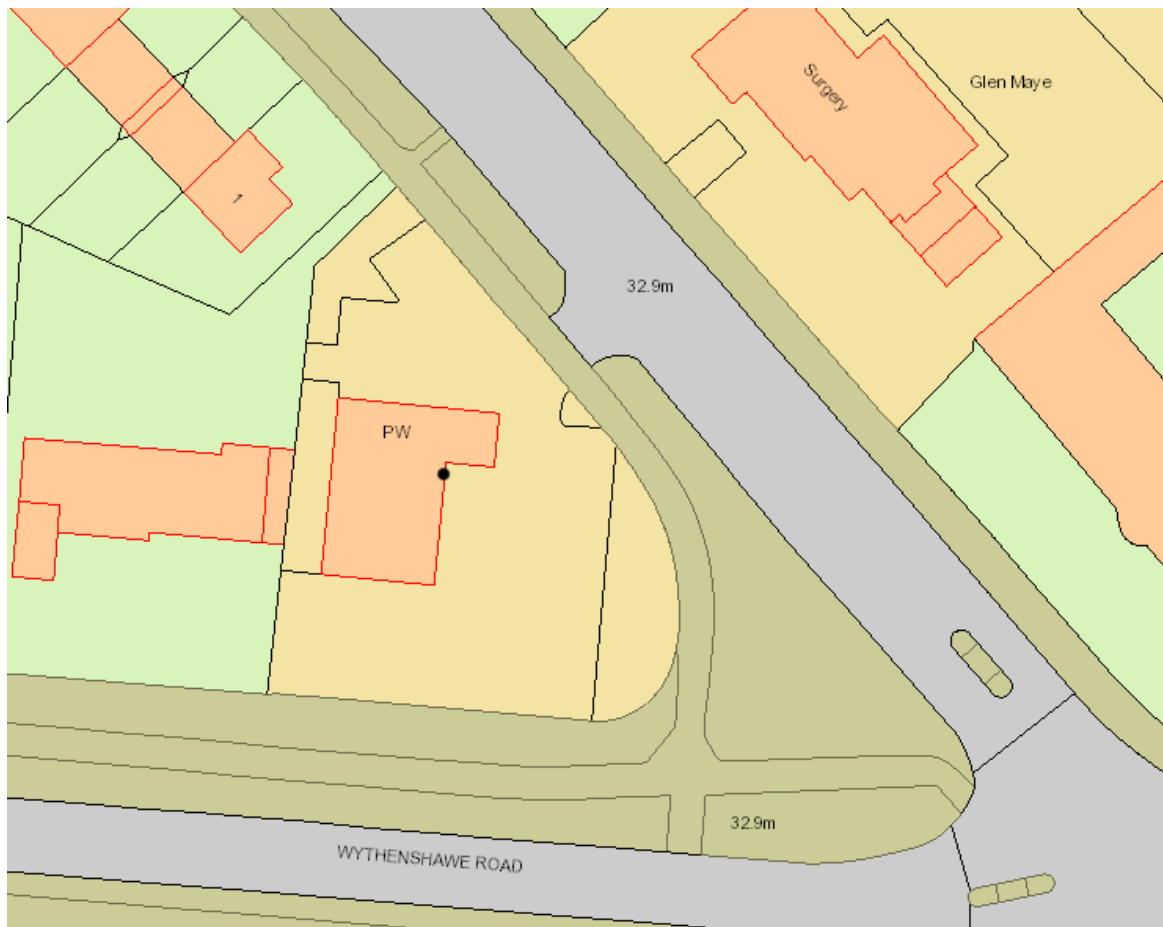
2 SITE LOCATION & DESCRIPTION

2.1 The application site is located on the junction of Wythenshawe Road and Sale Road, Manchester, close to the M60 and M56 interchange.

2.2 The access to the site is from Sale Road.

2.3 The site is known as the Northenden Meeting Room and is an established place of worship consisting of a single storey brick building, site boundaries of brick piers and metal fencing and car parking provision. The site has mature planting predominantly on the Wythenshawe Road side.





View on approach to site.



View along Sale Road



Front view



View to rear from Wythenshawe Road.



3 SITE HISTORY.

- 3.1 The site was originally a dwelling house, but the church use dates back to an original permission in 2001. The site history set out on the Manchester City Council website is –

Ref. No: 063516/OO/SOUTH2/01 | Status: Application Approved

Erection of single storey Christian meeting hall after demolition of existing dwellinghouse, including laying out of 22 car parking spaces and enlarged vehicular entrance from Sale Road.

Ref. No: 067313/FO/SOUTH2/03 | Status: Application Approved

Erection of single storey place of worship and associated car parking, formation of new access and landscaping following demolition of existing house.

Ref. No: 069440/FO/2003/S2 | Status: Application Approved

Retrospective application – erection of boundary railings with brick piers to a height of 2.1 metres and erection of a single storey plant room for air conditioning equipment to west elevation.

Ref. No: 068238/FO/2003/S2 | Status: Application Approved

Erection of new 2.1m high railings and gates in connection with previously approved place of worship.

- 3.2 The applications due to their age (now 20 years) do not have any documents uploaded onto the system except for the decision notices. There are no restrictions on hours of operation, and the fencing was to be green.

4. POLICY CONTEXT

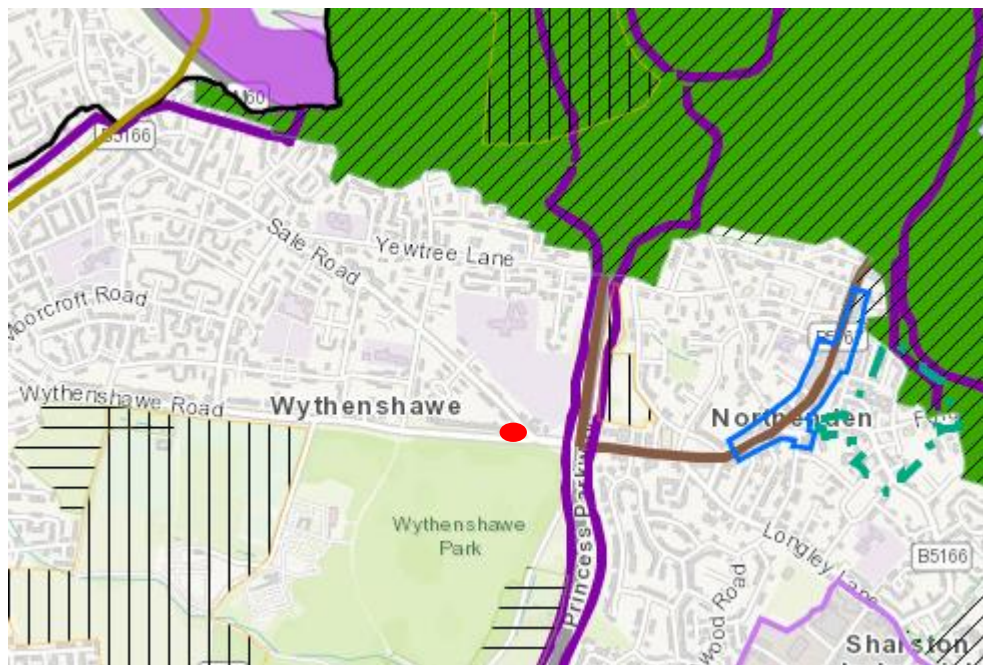
4.1 The site falls within the administrative area of Manchester City Council.

4.2 The Development Plan is made up of the -

Core Strategy Adopted 2012

Site Allocations & DM policies Adopted 2016.

4.3 The site is shown within the Policies Map as undesignated within the urban settlement area.



4.4 Key Policies are –

CC2 – The Council is particularly supportive of the growth of the independent retail sector.

C1 – Retail hierarchy – district and local centres



Policy C 9

Out-of-centre development

Development of town centre uses in locations which are outside a centre identified in policy C1 or a strategic location identified for such uses will be inappropriate unless it can meet the following criteria:

- There are no sequentially preferable sites, or allocated sites, within the area the development is intended to serve that are available, suitable and viable
- The proposal would not have unacceptable impacts, either individually or cumulatively with recently completed and approved schemes and having regard to any allocations for town centre uses, on the vitality and viability of the City Centre and designated district and local centres. An assessment of impacts will be required for retail developments of more than local significance; and,
- The proposal is appropriate in terms of its scale and function to its location.

Development that improves the environment of an existing out-of-centre facility or its relationship with surrounding uses will be supported, providing that it also meets the other criteria in this policy.

4.5 National policy in respect of retail is set out in NPPF 2019. The relevant element to this application is set out below.

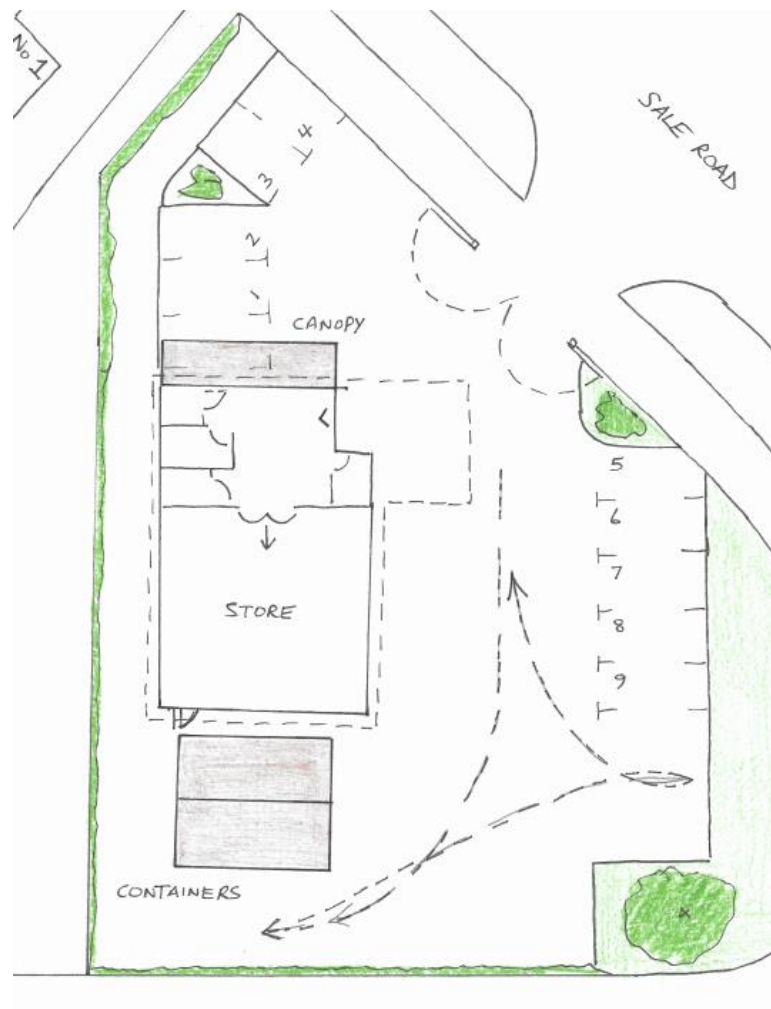
89. When assessing applications for retail and leisure development outside town centres, which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500m² of gross floorspace). This should include assessment of:
- a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).
90. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the considerations in paragraph 89, it should be refused.

5. PROPOSED SCHEME

5.1 The proposal is to temporarily operate the members retail club from the church building -

- **90m²** net retail members club (sui generis)
- 9 car parking spaces
- Turning space for deliveries to the rear.
- Temporary storage units

5.2 The retail members club will have no shop front introduced and no external signage, just a single entrance door as existing. The central church space will be laid as the retail club.





- 5.3 It is for private members use only (by the Brethren church community) and not open to the public. The store is utilised by only approximately 100 households in the Manchester area.
- 5.4 Campus & Co. are set up as a branding to support funding for the Brethren OneSchool Global UK sites, which provides education for children of the PBCC. This site supports the Northwich School Campus.
- 5.5 The operations at the premises will consist of wholesale delivery, mainly of food and household goods, and then onward sale to members of the Church community only. The store is run by staff during core hours and supplemented by volunteers where necessary, and all profits are donated to the school charities.
- 5.6 The store is staffed at core hours and outside of those times members can gain access and purchase by self-scanning and bespoke registration ID numbers.
- 5.9 The store overall hours are Mon to Fri 07:00 to 20:00, Saturdays 07:00 to 13:00 and no use on Sundays. Core hours are 10:00 to 16:00.
- 5.10 It consists of the following breakdown of space:

<i>Element of use</i>	<i>Proposed size (net)</i>
Shop area	90m ²
Storage area	42m ²
Ancillary wc's, entrance	36m ²
Total net sales	90m²
Total gross area	168m²



6 KEY ISSUES

Principle of development

RETAIL

- 6.1 The retail strategy is to direct shops to a hierarchy of town centres / district centres and local parades. Proposals should ensure that the vitality and viability of existing centres are not adversely harmed.

- 6.2 Shops are defined in the Use Classes Order as Class E(a) –

"SCHEDULE 2

Article 3

PART A Commercial, Business and Service

Class E. Commercial, Business and Service

Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food principally to visiting members of the public.
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for—
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - (iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.



- 6.3 This proposal is not for visiting members of the public, so it constitutes a retail members club. This is therefore **Sui Generis** and not retail.

Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically excluded from classification by legislation, and therefore become 'sui generis'. These include:

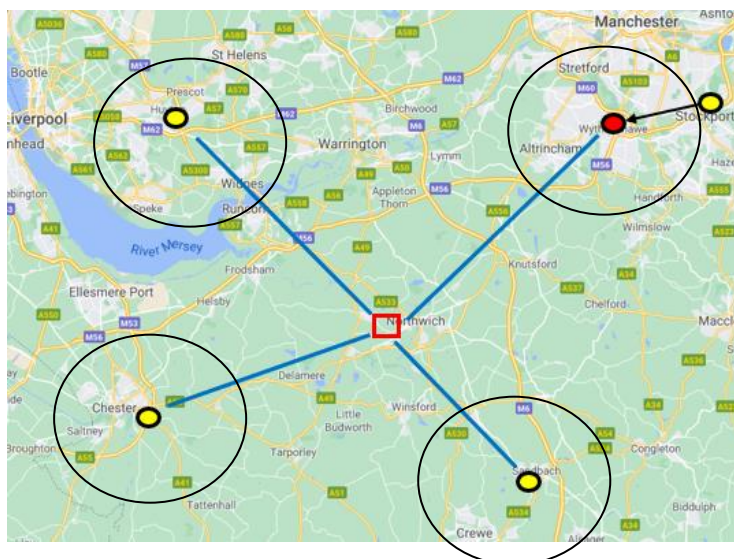
- *retail clubs*

- 6.4 The proposal does not impact adversely on retail strategy because:

- It is not open to members of the public and therefore will not direct trade from other Wythenshawe or Sale centres – Town centre or local parades.
- It is small scale, akin to a corner shop with a net floorspace of only **90m²**. In terms of scale it will not impact on other local public shops.
- The number of visitors is extremely low, with a local members community of only approximately 100 households. The diversion of this trade is 'de minimus' from any other centre.
- The turnover covers approximately net profit of only £10,000 per month which is transferred to fund Northwich OneSchool, which is a minimal spending to impact on the established retail hierarchy.
- In close proximity are existing local shops serving the general population, which will not be impacted by such a small select members club, so this 'de minimus' club cannot adversely harm retail centres when this provision exists alongside it.

- 6.5 There will be no adverse retail impact from the store given its minor scale.

- 6.6 It will not impact upon Manchester's general public shopping.
- 6.7 The use is unique and bespoke and thus does not create retail conflict.
- 6.8 In terms of policy it is located in an urban sustainable area and central to the wider congregation around Manchester and the site can be accessed by public transport.
- 6.9 The Brethren school is at Northwich which operates for pupils by minibus on an hour catchment. The intention is to deliver a number of stores around Manchester to serve the area and school set out below.
- 6.10 At present, the nearest Brethren retail club is at Stockport, which will be replaced here creating shorter journeys for the majority of households. Other stores supporting Northwich school are at Crewe, Chester, and Liverpool.
- 6.11 The intention is for each store to serve approximately 100 households. The strategy is to seek to provide local provision across the UK serving a 15-25 minute maximum journey to reduce overall travel. As more stores are developed this journey time should reduce with stores located to congregation spread.



Regional distribution (red square = school, circles = stores) Local stores supporting regional school.

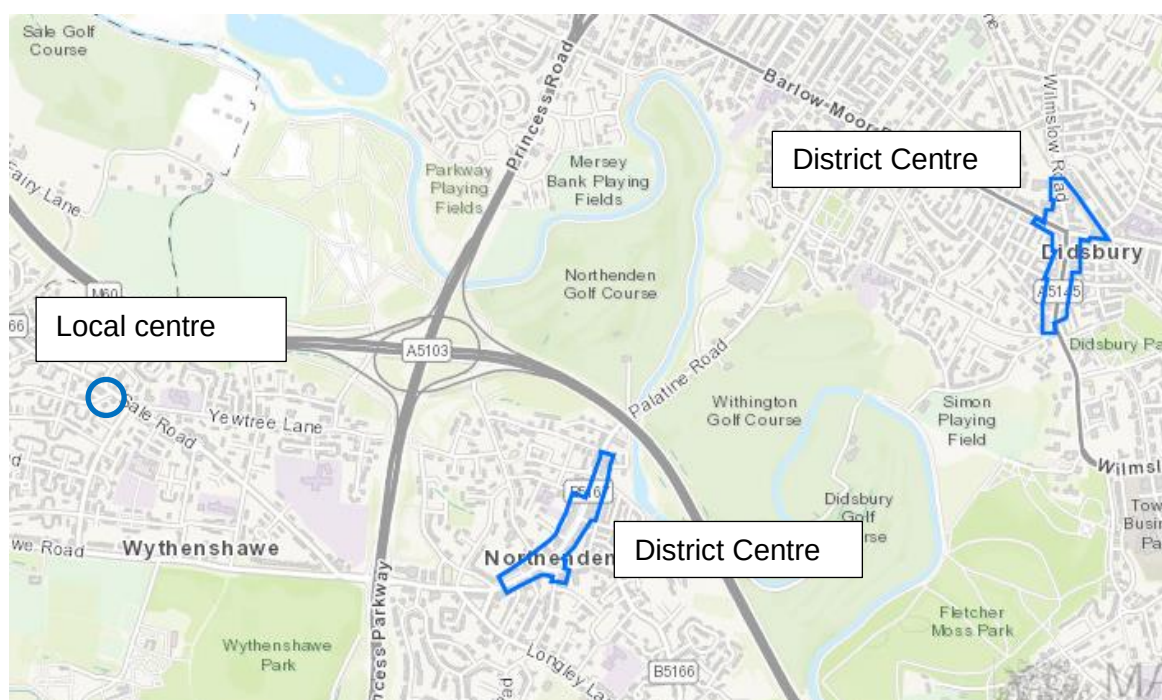


- 6.12 Whilst new retail is not normally directed to non centres, as a 'sui generis' use, retail policy is protected as the building cannot be used for other E(a) shop uses. A change of use application would be required for any other use and allows control by the LPA in the future.
- 6.13 The building does not have the appearance of a shop and is maintained as a long-term church building with reversible internal works only.
- 6.14 The use is too small to require a retail impact assessment and given its scale its impact can be no higher than 'de minimus'.
- 6.15 Whilst the use is not directed by policy (CC2, C1, C9) to the site location there is no adverse harm to retail policy as this is a bespoke unique Sui Generis case.
- 6.16 Finally, the site is already established as a Brethren facility and the travel patterns are already established for the previous church services.

SEQUENTIAL ASSESSMENT

- 6.17 The retail club is a town centre use as established by Paragraph K article (3)6 of the amended 2005 GPDO. This stemmed from the Costco Thurrock 1993 case. However, whilst size is not specifically mentioned, this use is not a 'warehouse' club, this use cannot be compared to a Costco, Mako, Booker members club which are usually in the region of 2000m² and have members in the thousands.
- 6.18 The requirements for the Brethren store are as follows -
- Must be freehold and detached.
 - Maximum 300m² size
 - Central to church congregation.

- 6.19 Also given the need to direct charity profits to education, capital expenditure of site purchase is limited, thus an existing Brethren site can direct full profits to the school.
- 6.20 Whilst an assessment is made of nearby retail provision, it is very important to note, that if this use were to be located into a nearby local centre it would actually harm the vitality of viability of that centre. It would introduce a 'dead' frontage into the centre with no shop front or signage and also create very little footfall from the patronage.

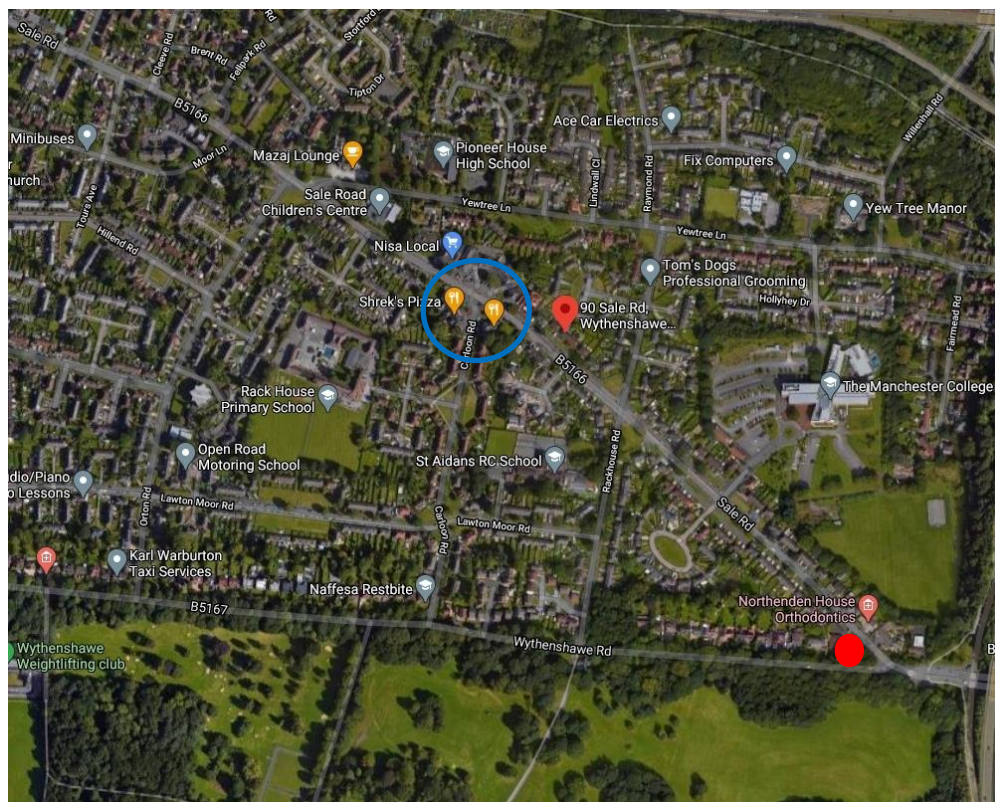


The nearest centres to the site are shown above.

An assessment of the local Sale Road centre and Northenden District Centre has been undertaken and shows these areas to have existing strong convenience retail food provision, and as the retail club does not serve the public it can result in no harm or adverse impact upon those centres.



- 6.21 The local centre at Sale Road would be disadvantaged if a members only club was introduced, creating a dead unit. The properties all have upper floor floorspace that would not be required by the use.
- 6.22 The centre appears healthy, but with lockdown restrictions it is difficult to gauge occupancy rates, with temporary closures.



Use will not detract from existing local provision along Sale Road. The use will not serve the public and draw Brethren members from a wider area.

Will the proposal harm Northenden District Centre?

6.23 The scale of Northenden District Centre will not be affected by a non-public 90m² retail club.

6.24 There is already strong convenience food shopping provision in Northenden with existing stores –

Tesco Metro / Co-op



LOCATION

- 6.25 The site is located within a sustainable urban settlement area.
- 6.26 The store is in close proximity to the Brethren catchment area and already use the site as a church.
- 6.27 The site is on existing public transport routes.



- 6.28 The site is accessible by public transport and cycling to the nearest households and traffic generation is anticipated to be only around 4 visits per hour maximum and spread through the day. Trip generation will not be in one block of use like a church service, so parking can be temporarily reduced to 9 from 22. There will be no off-site impacts for parking or deliveries which can be all accommodated within the site.

RESIDENTIAL AMENITY

- 6.29 The site is located on the convergence of Wythenshawe Road and Sale Road on a triangle site adjacent the traffic lights. There is only one immediate



neighbouring house and this is already screened with fencing and planting.

The rear of the hall is located adjacent the side flank of the house screening the site from the neighbour.

6.30 The entrance door is on the other side of the building from the neighbour.

6.31 The retail club will not create adverse environmental impacts. The use is small scale and will not result in

- Excessive activity/ trip movements
- Noise and disturbance
- Odour or fumes

6.32 The comings and goings from the car parking would be being undertaken during normal daytime working hours and previously a 6.00 a.m. Sunday morning service was held without any resulting nuisance.

6.33 The additional temporary storage unit is proposed along the rear elevation to maximise distance and not be visible from the neighbours property.

TRANSPORT

6.34 The site location is highly accessible within the urban area. It is centrally located to the wider catchment of church households around Manchester.

6.35 The scale of development gross 168m² and net 90m² usable quasi retail floorspace will not generate significant trip generation and the site already generated trips from its church use.



- 6.36 The trips for the retail club would otherwise be on the network accessing other retail premises.
- 6.37 The use is low level trips during the day and will not create adverse impacts.
- 6.38 Car Parking spaces are proposed for 9 vehicles (reduced from 22) and the level of trips is not expected to be more than 4 per hour for the retail club and is thus 'de minimus'.
- 6.39 Whilst shopping for family food shops is unlikely to utilise cycling and buses, the site is well located to buses, cycle routes and walking.
- 6.40 The temporary re-use proposals for this building results in no overall significant difference of impact in transport terms to the use.
- 6.41 This location will reduce journeys as currently members have to travel to the nearest Brethren retail clubs further afield.
- 6.42 The NPPF states that -

"109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

- 6.43 This proposal does not create severe impacts given its 'de minimus' scale and existing accesses and parking – there is no transport harm and is a sustainable location.
- 6.44 The 9 car parking spaces provided on site, is a reasonable level of parking for the use. The layout also provides for adequate turning space for delivery vehicles, which are not HGV's but Transit vans, Luton vans and small lorries from other club experience.



Other Benefits

- 6.45 The proposal will enhance facilities for Brethren community use, covering ancillary church use and support for educational use. The funding in turn saves the LEA funding by not having to provide additional school places at local LEA schools, which are covered currently by OneSchool places and Campus & Co.

7 CONCLUSIONS

- 7.1 The scheme is a bespoke retail facility as a 'retail club' - Sui Generis in planning use class terms, not open to the general public. It provides a retail club for a church congregation. It will not impact upon the Town Centre retail strategy or local shopping parades due to its limited scale and limited customer base of only 100 households.
- 7.2 The store is only 168m² gross but only includes an approximate 90m² net retail area, below the threshold for retail impact statements, similar to a 'corner shop'.
- 7.3 Whilst the site lies outside of centres where new retail development which undermines the role of the town centre would not be acceptable, this store will not harm the other centres due to
- Limited scale
 - Limited customers, members only
 - Location of existing local shops nearby
 - Condition restricting use will ensure no public use.



7.4 The store will generate low numbers of traffic generation. Access is provided within existing road networks in a sustainable location. It is a 'de minimus' use and there are no severe traffic impacts.

7.4 Given the unique and bespoke nature of the limited club use, there are no policy aspects that do not warrant approval of this community facility on an established site as part of the urban settlement. There is a 'other material considerations' case in relation to scale and being a members club and that it is proposed for only 3 years and will be reversible.

7.6 Policies CC2, C1 and C9 are not compromised in the overall planning balance.

7.7 In order to protect retail policy at the site, the use should be conditioned in additional to the Sui Generis permission to use only by the Brethren community members.

"Use to be for the sole purpose of the members of the Plymouth Brethren Christian Church as a retail club and for no other purpose"

" The use shall cease to take effect and revert to the lawful church use after 3 years from the date of this permission."

7.8 In terms of the overall, planning balance, there are no significant factors to withhold consent.