

Planning

Growth & Development

Delegated officer report for planning application

Application no. 126900/FO/2020

Date registered valid: 13 May 2020

Proposal: Installation of 4 No. temporary cabins to form additional classroom space following removal of existing timber shed for a period of 5 years

Address: Southern Cross School, Barlow Hall Road, Manchester, M21 7JJ

Ward(s): Chorlton Park Ward

Applicant: The Board of Governors, Southern Cross School, Barlow Hall Road, Chorlton-cum-Hardy, Manchester, M21 7JJ

Agent (if any): Mr. Kelly, Bradbury Consulting, 59 Wilmslow Road, Handforth, SK9 3EN

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: r.griffin@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 02.07.2020

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: None undertaken due to Covid 19 pandemic. Applicant provided site photos

Standard consultations:

Printed: 15 May 2020 Expired: 5 June 2020

Neighbour notifications

Printed: 15 May 2020 Expired: 5 June 2020

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 area is predominantly residential in character with two storey red brick post war housing. To the south of the site is Chorlton Cum Hardy Golf Club which along with parts of the application site form part of the Greater Manchester Green Belt.

Neighbouring occupiers were notified of the proposal one representation was received which stated:

As a resident who overlooks this side of the school, I have no objection to this plan, as long as the position of the proposed classrooms remains as shown. The wooden shed referred to is tatty. Please note that the container shown on the plans is itself there on a temporary planning agreement and now needs painting.

Highway Services – Support the application from a highway point of view.

Sports England – The proposal does not fall within their statutory remit for providing a detailed response.

Policy

National Planning Policy Framework

The National Planning Policy Framework replaced previous guidance in PPGs and PPSs, setting out the Government's planning policies and how they are expected to be applied. The NPPF underlines that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise, and that the Framework is a material consideration in planning decisions. The core message in the document is that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of development.

The Development Plan

Manchester's Core Strategy Development Plan Document forms part of the development plan for Manchester and its policies provide the basis for planning decisions in the City. The Core Strategy replaces a large number of policies in the Unitary Development Plan although a number of the UDP policies remain extant.

Policy SP1 - sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. It also sets out the core development principles, including: creating well-designed places, making a positive contribution to health, safety and well-being, considering the needs of all members of the community, and protecting and enhancing the built and natural environment. The proposal will result in the provision of improved education facilities in a modern, well-designed building and is considered that it would make positive contribution to the area.

Policy EC1 - seeks to ensure priorities for economic growth. The Council will support significant contributions to economic growth and productivity including health, education, retailing, cultural and tourism facilities and other employment generating uses.

EN10 - states that the Council will seek to retain and improve existing open spaces, sport and recreation facilities.

Policy DM1 - Development Management - This policy seeks to ensure that new development contributes to the overall aims of the Core Strategy. The issues which should be considered are those which will ensure that detailed aspects of new development complement the Council's broad regeneration priorities and particularly by contributing to neighbourhoods of choice

Issues

The principle for the provision of temporary classroom space on an existing school site is considered acceptable subject to further consideration of residential and visual amenity impacts together with consideration of any impacts on highway safety.

Residential Amenity – The closest residential property is located approximately 24 metres to the east of the standalone singular temporary classroom building. The property is separated from the residential property by the existing car park to the school site. Whilst this temporary classroom would be closer to the residential property it is single storey and is not considered to give rise to impacts sufficient to warrant refusal of the proposals. The classrooms will be temporary structures and would be removed following the expiry of the temporary period.

Visual Amenity – The temporary classrooms are of a standard type and style seen elsewhere on other school sites in the city. They have been sited towards the rear of the site so views of them would be restricted to rear views from existing residential properties. It is considered that the appearance and scale of the single storey classrooms is acceptable on an established school site.

Highways – The proposals would allow a slight increase in the number of pupils to be taught on the site. The applicant's agent has indicated there would be no increase in teaching staff. Highway services have assessed the proposals and raise no highway or pedestrian safety issues as part of the proposals.

Siting – The classrooms have been sited in a logical position away from the front of the school site. It is acknowledged that there would be a loss of some outdoor space as a result although the proposals are not located on existing playing fields which are retained and still provide outdoor playing space for pupils. Given the classrooms are required for a temporary period it is considered that the siting of the classrooms is acceptable in this instance.

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

The application has been determined in a positive and proactive manner. No issues have arisen during the consideration of the application and a decision has been issued within statutory timescales.

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 5 years from the date of this permission; and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued. The land shall be reinstated within 6 months of the date of removal of the temporary buildings and; in accordance with a scheme previously approved by the City Council as local planning authority before this permission expires.

Reason - In the interest of visual and residential amenity pursuant to Core Strategy policy DM1 as the proposals are for temporary buildings.

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

2019.119.003 'As Proposed Site Plan Area of Works'; 2019.119.004 'As proposed Cabin Layouts' both prepared by prepared by Bradbury Consulting as received by the City Council as local planning authority on the 13th May 2020 and supporting information of the temporary cabins received on the 13th May 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
Sport England

Flat At, Chorlton Cum Hardy Golf Club, Barlow Hall Road, Manchester, M21 7JJ
Chorlton Cum Hardy Golf Club, Barlow Hall Road, Manchester, M21 7JJ
56 Barlow Hall Road, Manchester, M21 7JJ
72 Maitland Avenue, Manchester, M21 7WH
23 Hallows Avenue, Manchester, M21 7WF
54 Barlow Hall Road, Manchester, M21 7JJ
11 Hallows Avenue, Manchester, M21 7WF
81A Barlow Hall Road, Manchester, M21 7JJ
81 Barlow Hall Road, Manchester, M21 7JJ
Storage Land Next To 79, Barlow Hall Road, Manchester, M21 7JJ
Visitors Centre, Chorlton Water Park, Maitland Avenue, Manchester, M21 7WH
83 Maitland Avenue, Manchester, M21 7NH
Flat 3, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
Flat 1, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
43 Godbert Avenue, Manchester, M21 7JD
70 Maitland Avenue, Manchester, M21 7WH
60 Maitland Avenue, Manchester, M21 7WH
5 Hallows Avenue, Manchester, M21 7WF
17 Hallows Avenue, Manchester, M21 7WF
Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
Flat 6, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 5, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 4, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 3, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 2, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 1, Fairway House, 62A Maitland Avenue, Manchester, M21 7WH
Flat 6, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
Flat 5, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
Flat 4, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
Flat 2, Valley Rise, 62 Maitland Avenue, Manchester, M21 7WH
47 Godbert Avenue, Manchester, M21 7JD
45 Godbert Avenue, Manchester, M21 7JD
41 Godbert Avenue, Manchester, M21 7JD
39 Godbert Avenue, Manchester, M21 7JD
37 Godbert Avenue, Manchester, M21 7JD
35 Godbert Avenue, Manchester, M21 7JD
33 Godbert Avenue, Manchester, M21 7JD
58 Barlow Hall Road, Manchester, M21 7JJ
74 Maitland Avenue, Manchester, M21 7WH
68 Maitland Avenue, Manchester, M21 7WH
66 Maitland Avenue, Manchester, M21 7WH
64 Maitland Avenue, Manchester, M21 7WH
58 Maitland Avenue, Manchester, M21 7WH
9 Hallows Avenue, Manchester, M21 7WF
7 Hallows Avenue, Manchester, M21 7WF
3 Hallows Avenue, Manchester, M21 7WF
21 Hallows Avenue, Manchester, M21 7WF
19 Hallows Avenue, Manchester, M21 7WF

15 Hallows Avenue, Manchester, M21 7WF
13 Hallows Avenue, Manchester, M21 7WF
1 Hallows Avenue, Manchester, M21 7WF
81 Maitland Avenue, Manchester, M21 7NH

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
Green Belt Land - Greater Manchester Green Belt Local Plan 1984
Green Belt Land - Green Belt Area (LDF)
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH