Application Number	Date of Appln	Committee Date	Ward
086842/FO/2008/N1	16th Jun 2008	11th Sep 2008	Charlestown Ward

Proposal Erection of 1 portacabin to provide a temporary classroom for a period of 3 years including ramped and stepped access

Location North Manchester High School For Girls, Brookside Road, Lightbowne, Manchester, M40 5GT,

Applicant North Manchester Community School For Girls, Brookside Road, Moston, Manchester, Lancashire, M40 9QJ,

Agent Mr Richard Henderson Portakabin Ltd Total Solutions, The Drove, Bridgwater, Somerset, TA6 4AG,

Description

The Site - This application relates to North Manchester High School for Girls that is located on Brookside Road in the Moston area of North Manchester. The area surrounding the application site is residential in nature.

The Proposal - Planning permission is sought for a temporary classroom for a period of 3 years. The classroom would be located at the front of the school site, on an area of land to the rear of the houses that front onto Inchfield Road. The classroom would not be located directly adjacent to the rear gardens of these houses but would be positioned adjacent to the existing school building. This would leave a minimum distance of 20m between the new classroom and the rear gardens of the houses that front onto Inchfield Road. The classroom would measure 12.234m x 6.872m and would be accessible via a ramp (1:20 gradient) or steps.

The classroom is needed as the school has been struggling to cope with the numbers of pupils they have experienced in recent years and a further increase in numbers is expected in the new school year. This temporary classroom solution gives the school time to plan for a permanent future development. The proposed location for the classroom has been chosen to allow easy disabled access into it and also because the rest of the grounds surrounding the school have no road access to allow delivery of the new building.

Consultations

Neighbours - Occupiers of properties surrounding the application site were notified of the proposal. 3 local residents submitted representations but their main concern was the unauthorised works that have taken place at the school in terms of the resurfacing of the car parking area to the rear of the houses that front Inchfield Road rather that the new classroom itself. However it should be noted that one objection was received regarding the new classroom if it would mean car parking being brought closer to their property.

Contaminated Land Section - No objections

North Manchester Regeneration Team - No representations received

Greater Manchester Police - Initially had concerns about the ease of access the classroom would offer to the flat roof so recommended a reconfiguration of the eaves and said to raise the height of the building, thus limiting ease of access onto the flat roof. The agent responded saying that the school had confirmed that there are already areas of the school offering a greater ease of access to roofs which have not been made use of by vandals. Therefore there is no reason to suspect that this will be the case with the new classroom. In addition, the school is sealed when not in use by a tall fence approx 8ft high. Following receipt of these comments, GMP stated that in this instance they were reasonably happy that the risk of vandalism would be minimised.

Ward Councillors - Councillor Risby reiterated the comments made by one of the neighbours who made representations

Issues

The Unitary Development Plan for Manchester - The proposed temporary classroom is considered to be acceptable as it would be of an appropriate design for a temporary building, would be fully accessible, and would not adversely affect visual or residential amenity within the area. For these reasons, the proposal is acceptable and would be consistent with UDP policies H2.2 'Housing' and DC9.1 'New Commercial and Industrial Development - Access for Disabled People.

The proposed use - The new classroom is considered to be acceptable in terms of its use on the site as it would complement the education function of the rest of the existing school and would provide the extra teaching accommodation that the school currently requires. The new classroom would be fully accessible.

Appearance and Location - The proposed location for the temporary classroom is considered to be acceptable as it would only be located there for a period of 3 years and would be positioned right up against the existing school building, thereby leaving a minimum distance of 20m between the classroom and the rear gardens of the houses that front Inchfield Road. Due to the location and positioning of the classroom, it is not considered that it would be harmful to visual or residential amenity within the area.

Car parking - The proposed classroom would be located in a car parking area at the front of the school. This car parking area has recently been resurfaced, demarcated and extended without the benefit of planning permission. A retrospective application for these works is due in very shortly. The car parking area, prior to the works that have recently been undertaken, used to have approximately 25 cars parked on it in a random fashion. The area has now been demarcated so that it will accommodate 44 no. car spaces, 2 of which would be fully accessible spaces.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation APPROVE

Approve in the light of policy DP3 of the Regional Spatial Strategy and policies H2.2 and DC9.1 of the Unitary Development Plan on the basis that the proposal would be of an appropriate design for a temporary building, would be fully accessible, and would not adversely affect visual or residential amenity within the area.

Conditions and/or Reasons

1) The permission hereby granted is for a limited period only, expiring on 31 August 2011 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 1 month in accordance with a scheme previously approved, which shall include tree planting, and timetable of implementation to be submitted to and approved in writing by the City Council local planning authority before this permission expires.

Reason - As the development is of a temporary nature only, pursuant to UDP policy H2.2

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

TS-RH 220036660, stamped as received by the Local Planning Authority 4 June 2008
HD/CRS/07 Rev B, stamped as received by the Local Planning Authority 16 June 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 of the Manchester Unitary Development Plan.

3) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

06.00 to 20.00 Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086842/FO/2008/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Contaminated Land Section
North Manchester Regeneration Team
Greater Manchester Police
1 Inchfield Road, Manchester, M40 5QH
11 Inchfield Road, Manchester, M40 5QH
13 Inchfield Road, Manchester, M40 5QH
15 Inchfield Road, Manchester, M40 5QH
17 Inchfield Road, Manchester, M40 5QH
19 Inchfield Road, Manchester, M40 5QH
21 Inchfield Road, Manchester, M40 5QH
23 Inchfield Road, Manchester, M40 5QH
25 Inchfield Road, Manchester, M40 5QH
27 Inchfield Road, Manchester, M40 5QH
29 Inchfield Road, Manchester, M40 5QH
3 Inchfield Road, Manchester, M40 5QH
31 Inchfield Road, Manchester, M40 5QH
33 Inchfield Road, Manchester, M40 5QH
35 Inchfield Road, Manchester, M40 5QH
37 Inchfield Road, Manchester, M40 5QH
39 Inchfield Road, Manchester, M40 5QH
41 Inchfield Road, Manchester, M40 5QH
43 Inchfield Road, Manchester, M40 5QH
45 Inchfield Road, Manchester, M40 5QH
47 Inchfield Road, Manchester, M40 5QH
49 Inchfield Road, Manchester, M40 5QH
5 Inchfield Road, Manchester, M40 5QH
51 Inchfield Road, Manchester, M40 5QH
7 Inchfield Road, Manchester, M40 5QH
9 Inchfield Road, Manchester, M40 5QH
North Manchester High School For Girls, Brookside Road, Manchester, M40 9QJ
2 Croft Hill Road, Manchester, M40 9GL

Representations were received from the following third parties:

Contaminated Land Section
Greater Manchester Police
Ward Councillors
Mrs G. A. Horton, 15 Inchfield Road , Moston , Manchester

Relevant Contact Officer : Carolyn Parry
Telephone number : 0161 234 4022
Email : c.parry@manchester.gov.uk