Application Number	Date of Appln	Committee Date	Ward
085456/OO/2007/S1	15th Sep 2008	18th Dec 2008	Hulme Ward

Proposal OUTLINE APPLICATION for the erection of a part four/part three storey building to accommodate 6th Form

Location Trinity C E High School, Cambridge Street, Hulme, Manchester, M15 6HP,

Applicant The School Governors, Trinity C E High School, Cambridge Street, Hulme, Manchester, M15 6HP,

Agent Cowan & Co 18 Eaton Avenue, Matrix Park, Euxton, Preston, PR7 7NA

Description

This is an outline application seeking approval of the principle of the proposed development, the siting of the building and the means of access. All other issues are reserved for approval at a later date.

Trinity high School occupies an irregular shaped site on the east side of Boundary lane to the north of Coupland Street. The school is housed in an assortment of flat roofed modular units of varying heights, scale and mass, typical for a school building of the 1960's and 70's. There are a number of green areas fronting Boundary Lane. This application relates to an area of land at the south west corner of the site. It is currently occupied by a care takers house and an area of grass containing 17 trees.

To the south across Coupland street is a vacant warehouse surrounded derelict land whilst to the west across Boundary Lane are modern low rise high density homes built as part of the regeneration of Hulme.

It is proposed to erect a part three part four storey building following the demolition of the caretakers house to accommodate a sixth form. The building would be rectangular in footprint presenting its short frontage to Boundary Lane. The indicative drawings suggest that the building would be contemporary in its styling. An additional 10 parking spaces would be provided as part of the development and they would utilise an existing entrance from Boundary Lane. Of the 17 trees within the site 14 would be lost to the development.

Consultations

Local Residents/businesses - no representations received.

Greater Manchester Police Architectural Liaison Unit - No objection in principle to the proposed development. Recommends that the perimeter fencing be improved to protect the building from attack. External doors should be single leaf to make them less easy to force particularly if high value goods are store inside. Requests that the Secured by Design condition be attached to any approval.

Green Spaces Division - There are a number of trees in fair condition that will be lost to development. The retained trees should be given appropriate protection During Development.

Education - The demographics point towards a reduction in the 15-19 cohort of 12.4% between now and 2015 (The Manchester College would dispute this drop saying that the City of Manchester will buck the trend and continue to pull people into the City).

There are two very successful sixth form colleges (Loreto and Xaverian) nearby. Each college currently recruits 50-60 learners from Trinity High School.

There is an Academy (Manchester Academy) about 500 metres from Trinity with a virtually empty sixth form and another (William Hulme's) about one mile away with spare capacity. There are seven new academies on stream with 840 sixth form places and a presumption at Newall Green with 180 places.

There will be a new facility at Brownlee Rd Wythenshawe with 600 sixth form places - this particular Manchester College application is very likely to be approved by the LSC as well as a 140 place extension at Harpurhey.

As it stands at the moment Education cannot see the above being fully utilised without at least an estimated 2000 additional individuals (above the 1200 already coming in to Manchester for post 16 education) coming into the city from surrounding Boroughs.

To add further to this already challenging landscape would be unhelpful.

As things stand the City Council and the Learning Skills Council would have difficulty supporting the numbers to allow revenue to flow to Trinity.

Hulme Manager - Any comments will be reported.

Head of Engineering Services - there is insufficient information available for them to fully assess the scheme.

Issues

Unitary Development Plan - There are no site specific policies contained within the plan

Regional Spatial Strategy - The Regional Spatial Strategy was adopted as part of the City Council's Development Plan in September 2008.

Under the heading of social objectives the Strategy seeks to promote cohesive, mixed and thriving communities, where people will want to live, now and in the future. It aims to deliver the objective of ensuring that everyone can have a decent home, which they can afford, in a secure environment, with reasonable access to health care, educational provision and recreational facilities.

The spatial planning agenda stresses the need for local authorities to take issues beyond traditional land use into full account within their plans, strategies and programmes, making use of appraisal tools like health impact

assessments. This policy does not seek to provide an exhaustive list of facilities or services which contribute to a healthy, sustainable community.

Policy L1 of the Regional Spatial Strategy says that particular attention should be given to improving access to and addressing spatial disparities in service and facilities provision.

Principle - This is an outline application seeking approval of the principle of the proposed development the site layout and the means of access. Whilst this is an existing education campus and there is space within it to accommodate the proposed building the Regional Spatial Strategy requires the local Planning Authority to consider the wider implication for the provision of such facilities. In this instance both the Director of Education and the Learning Skills Council do not support the proposal. They point to existing and proposed provision within the area and express the view that the proposed development would undermine that provision. The principle of the proposed development is not therefore considered to be acceptable.

Need - Trinity currently sends between 50 and 60 students to both Loreto and Xavarian Colleges, both of which are successful colleges. In addition there is Manchester Academy nearby with a virtually empty sixth form and William Hulme with spare capacity. In addition there are in excess of 2,000 new places in the pipeline around the City and it is anticipated that to fill them it will be necessary to attract 2,000 students from outside the City. Currently there are 1,200 students in sixth forms from outside of the City. In addition it is anticipated that there will be a 12.4% decline in the 15 to 19 cohort by 2015.

The provision of an additional sixth form on a new campus would result in a dilution of the resources available to existing colleges and undermine their ability to provide a wide range of courses resulting in less choice for students.

Despite the success of the 11-16 provision made by the Trinity, the City Council cannot support a proposal that will place established high quality post-16 provision at risk and threaten the viability of neighbouring institutions.

Conclusion - Whilst the application makes no reference to the number of places to be provided in the proposed Trinity sixth form, the head of Planning accepts the assertion of the Director of Education that there is ample capacity within the existing and proposed supply of sixth form spaces in the immediate area and the wider City and that the creation of additional spaces would undermine the existing Strate

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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation REFUSE

Conditions and/or Reasons

1) The proposed sixth form does not form part of the City Council and Learning Skills Council strategy for the provision of sixth form education within the City. The proposed development would therefore result in an oversupply of sixth form places which would have a detrimental impact on the quality of provision elsewhere within the City. The proposed development would therefore be contrary to the provisions of policy L1 of the Regional Spatial Strategy.

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: 085456/OO/2007/S1 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:

Engineering Services
Environment & Operations (Trees)
The Chief Education Officer
South Manchester Regeneration
Greater Manchester Police
Judith Sadler, Crime Reduction Officer
The Hulme Alliance
Environment & Operations (Trees)
Engineering Services
Environment & Operations (Trees)
The Chief Education Officer
South Manchester Regeneration
Greater Manchester Police
Judith Sadler, Crime Reduction Officer
The Hulme Alliance
Environment & Operations (Trees)
7, 9, 33 - 43 Eyre Street,
2a – 2e, 4 - 14 Bronte Street,
1 –5, 7, 9, 10, 12, 18a, to 18d Greenheys Lane,
Mcdougall Centre, Burlington Street,
The Bungalow, Coupland Street
Direct Works, Greenheys Lane,
Flat 1, to flat 12 Ocean House, Boundary Lane,

2f, 8 Bronte Street,
2 to 16 Epping Street
1 to 9 Epsley Close,
1 to 5 Arnott Crescent,
Flat 1, to 70 Fulton Court, Boundary Lane,
1 to 4 Flatley Close,
1 to 5 Eyre Street,

Representations were received from the following third parties:

Director of Education
Head of Engineering Services

Relevant Contact Officer : Dave Morris
Telephone number : 0161 234 4539
Email : d.morris@manchester.gov.uk