



MANCHESTER
CITY COUNCIL

PLANNING

GROWTH & DEVELOPMENT

DELEGATED OFFICER REPORT FOR PLANNING APPLICATION

APPLICATION NO. 141924/FO/2025

DATE REGISTERED VALID: 17 January 2025

PROPOSAL: Erection of fencing measuring 2.4 - 3m height

ADDRESS: 491 Wilmslow Road, Manchester, M20 4AW

WARD(S): Withington Ward

APPLICANT: Mr Tom Hennell, Parochial Church Council of Saint Paul's Church Withington

AGENT (IF ANY):

CASE OFFICER: Joshua Lee
Tel: 0161 219 2851
Email: joshua.lee@manchester.gov.uk

RECOMMENDATION: Approve

DATE OF RECOMMENDATION: 13 March 2025

APPLICATION DETAILS

Type of application:	Full Application Consent	
Development type:	Minor Other	
Date of site visit:	06 February 2025	
Standard consultations:	Printed: 30 January 2025	Expired: 20 February 2025
Neighbour notifications:	Printed: 30 January 2025	Expired: 20 February 2025
Site notice:	Posted: 6 February 2025	Expired: 27 February 2025
Press advert:	Published: 4 February 2025	Expired: 25 February 2025
Departure from Development Plan:	No	
Environmental Statement:	Not required	
Listed building:	Close to the Grade II listed St Pauls Church.	
Conservation area:	Withington Conservation Area 1983	
Tree Preservation Order:	Not applicable	

DESCRIPTION OF SITE/BUILDING

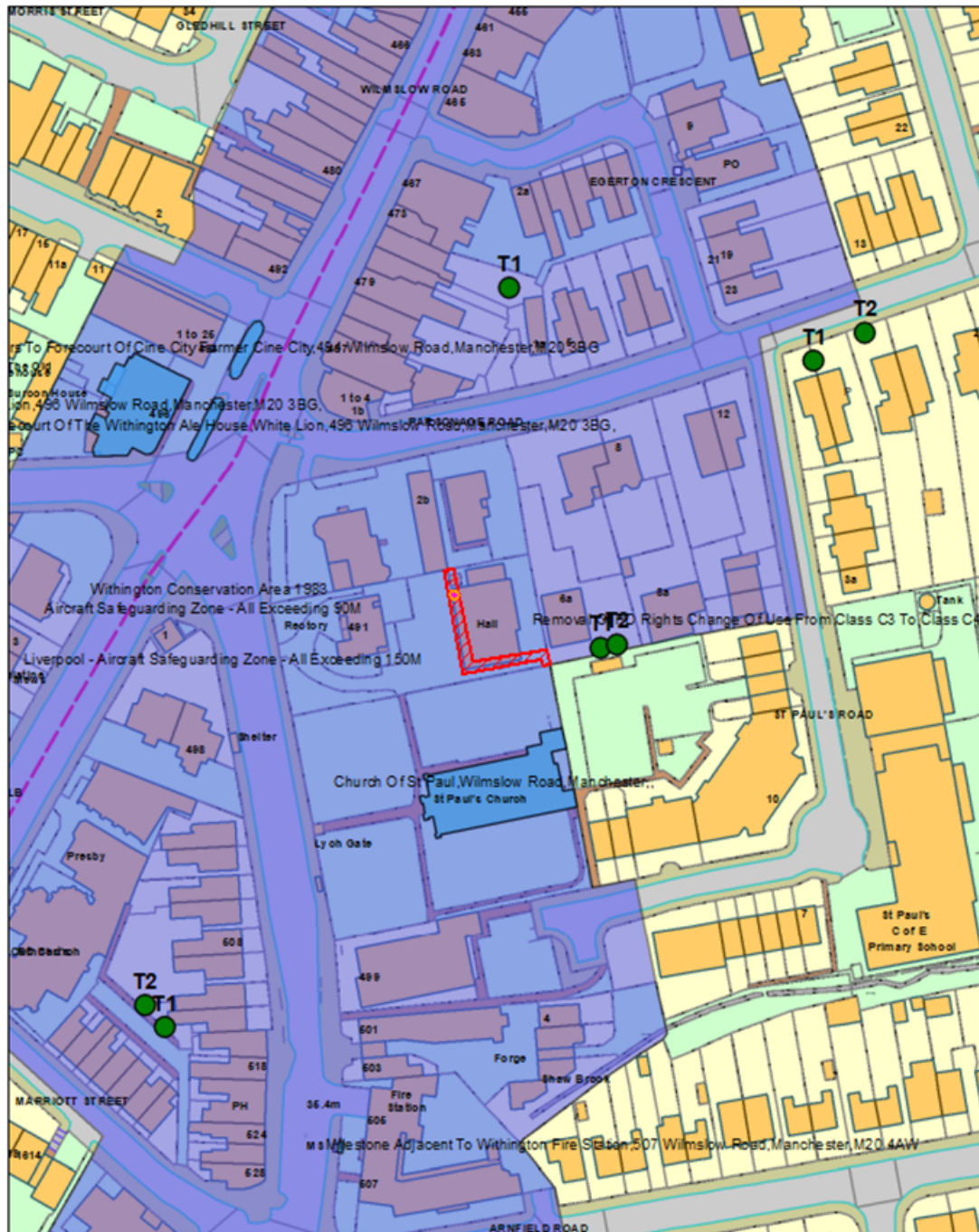
The proposal relates to the parish hall associated with St Pauls Church Withington. The parish hall is single storey flat roofed building to the rear of the site adjacent the main Church.



Figure 1. Street scene

DESCRIPTION OF AREA

The proposal is in a mostly residential part of the Withington ward of Manchester. The property sits within the Withington Conservation Area and close to Withington district centre. Adjacent the site is the Grade II listed St Pauls Church.



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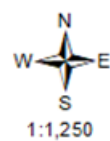


Figure 2. Location plan

DESCRIPTION OF DEVELOPMENT

Erection of fencing measuring 2.4 - 3m height

The proposed fencing is green-coated steel open-mesh or equivalent low maintenance construction, and of equivalent height to the roofline of the parish hall (2.9m). One length to connect the boiler house to the northern boundary wall of the carpark – approx. 2m in length; a second to connect the southeastern corner of the parish hall to the eastern boundary wall – approx. 4.5m in length, and then to run approximately 1.5m southwards along the wall towards the current gate into the churchyard. This short section would be cut down to the height of the trellis behind (circa 2.5m). The fence will be supported on vertical posts and pinned to the boundary wall.

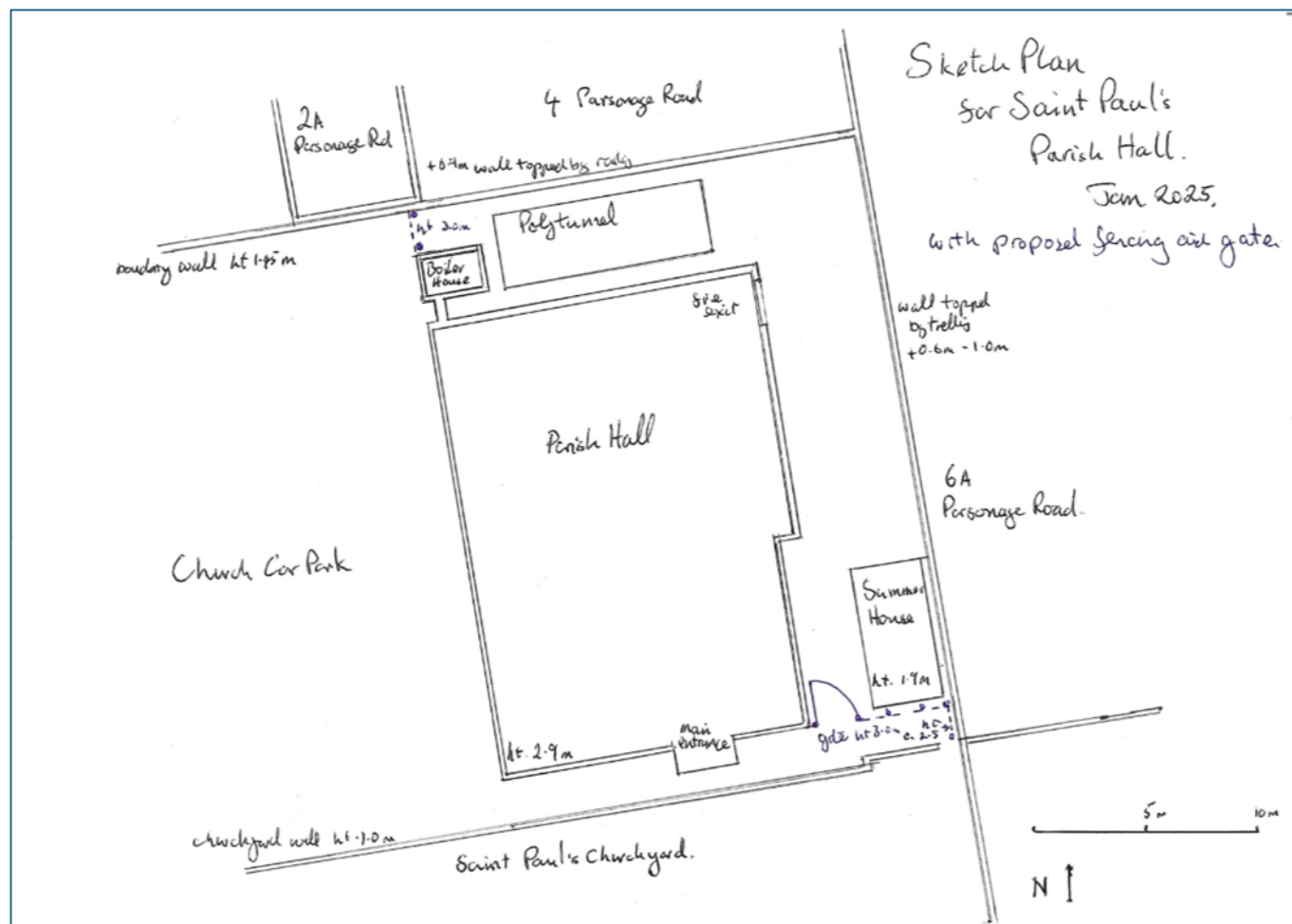


Figure 3. Site plan

PLANNING HISTORY

042028

Description: New access ramps to Church and hall

Decision: Approved 23/09/1992

CONSULTATION, NOTIFICATION & PUBLICITY RESPONSES

CONSULTATIONS

Heritage and Urban Design were consulted due to the local heritage assets. They had no objection and noted it would not affect the setting of the listed St Pauls Church.

GREATER MANCHESTER POLICE

No comment to make.

NOTIFICATIONS

LOCAL RESIDENTS

No representations received.

RESIDENTS ASSOCIATIONS AND GROUPS

A representation was received from Withington Civic Society objecting to the proposed development with concerns regarding

- The impact to the listed church (size and visual appearance)
- 'Enclosing effect' of the fence

PUBLICATIONS

SITE NOTICE AND PRESS ADVERTISEMENTS

No representations received

RELEVANT POLICIES & THE PRINCIPLE OF DEVELOPMENT

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The following policies are considered relevant.

- [The Manchester Core Strategy Development Plan Document 2012-2027](#)
 - Development Management and Planning Obligations
 - DM 1 - Development Management
 - Objective 1 - Spatial Principles
 - SP 1 - Spatial Principles (Partially replaced by PfE Policy JP-S 1)
 - Objective 6 Environment
 - EN 1 - Design Principles and Strategic Character Areas
 - EN 3 – Heritage (Deletions replaced with PfE Policy JP-P2)
- [Extant Unitary Development Plan \(UDP\) –](#)
 - Citywide Development Control Policies
 - DC18 - Conservation Areas
 - DC19 - Listed Buildings
- [Places for Everyone Plan Joint Development Plan Document 2022-2039-](#)
 - Strategy
 - JP-Strat9: Southern Areas
 - Sustainable and Resilient Places
 - JP-S1: Sustainable Development
 - Places for People
 - JP-P1 Sustainable Places
 - JP-P2: Heritage
 - JP-P3: Cultural Facilities
- [The National Planning Policy Framework \(The NPPF\) –](#)
 - Section 2 - Achieving sustainable development
 - Section 4 – Decision-making
 - Section 12 – Achieving well-designed places
 - Section 16 - Conserving and enhancing the historic environment

ISSUES

APPROPRIATE SITING, LAYOUT, SCALE, FORM, MASSING, MATERIALS, AND DETAIL

The proposed fencing is of a size and scale commensurate with the associated buildings and adds minimal massing to the building whilst securing the location. The design is green open mesh to provide security whilst minimising visual harm.

It is noted the fall back would be a 2m fence which could be installed under permitted development rights.

IMPACT ON THE SURROUNDING AREAS IN TERMS OF THE DESIGN, SCALE, AND APPEARANCE OF THE PROPOSED DEVELOPMENT.

The proposal can be marginally seen from the street however its size, massing and materials minimise any harm to the street scene and character of the area (including the wider Conservation Area). The green open mesh fencing across a short 2m and 4.5m span would be a minimal visual intrusion and is acceptable towards the rear of the site, connected to the existing Parish Hall.

EFFECTS ON AMENITY

PRIVACY

The proposal has minimal effect on privacy and is designed to limit access to the rear of the parish hall.

ACCESSIBILITY

The proposal does not change how people can get in and out of the building

COMMUNITY SAFETY AND CRIME PREVENTION.

Greater Manchester Police Design for Security review the proposal and had no comments to make.

The proposed fencing would limit access to the rear of the property and would therefore improve security in the location.

VEHICULAR ACCESS AND CAR PARKING

The proposal doesn't change how vehicles access and park at the property.

EFFECTS RELATING TO BIODIVERSITY, LANDSCAPE, ARCHAEOLOGICAL OR BUILT HERITAGE

The proposal is within the Withington Conservation Area and near the grade II listed St Pauls Church.

The Withington conservation area is situated approximately three miles south of the city centre of Manchester. It consists principally of a linear shopping centre with some nearby housing at a point where one of the main radial road routes from the city centre branches: the junction of Wilmslow Road, Palatine Road, Burton Road and Parsonage Road.

St Pauls Church is a grade II listed Church built in 1841 by Hayley and Brown, with chancel and chapel added 1864 by J.Lowe in a simplified neo-Norman style.

It is acknowledged that the proposed fencing sits within the Conservation area and near a listed asset however it is important to understand the full context of the site and area. The existing parish hall and vicarage are of modern design and the design and scale of the proposed fence is minimal compared to the existing building. The fence sits over 20m away from the listed church with a church wall and churchyard separating the parish hall with the church.

New additions have been accepted into the area and given the minimal scale of a fence the harm is minimal.

The harm to the conservation area and local heritage assets would be less than substantial (as set out in the NPPF Section 16)

GREEN INFRASTRUCTURE INCLUDING OPEN SPACE, BOTH PUBLIC AND PRIVATE

The proposal has a minimal effect on the local green infrastructure

FLOOD RISK AND DRAINAGE.

The site is not located in a flood risk area and therefore does not require a flood statement or assessment. There is negligible effect on drainage.

OTHER LEGISLATIVE REQUIREMENTS

EQUALITY ACT 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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.

CONCLUSION

Based on the review of the planning application for the erection of fencing at 491 Wilmslow Road, the proposal is deemed acceptable. The fencing, designed to be green-coated steel open-mesh, will provide security while minimizing visual impact. Despite concerns from the Withington Civic Society regarding the impact on the listed St Paul's Church and the enclosing effect of the fence, the overall harm to the conservation area and local heritage assets is considered minimal. The proposal aligns with relevant policies and has received no objections from consulted parties, including Greater Manchester Police and local residents. Therefore, the recommendation is to approve the application.

RECOMMENDATION: APPROVE

ARTICLE 35 DECLARATION

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

CONDITION(S) TO BE ATTACHED TO DECISION FOR APPROVAL

1. 3-YEAR TIME LIMIT

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. SPECIFIED PLANS

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

- | | | |
|------------------------------|-------------|-----------------------------|
| a. Application Form | 17 Jan 2025 | APPLICATION FORM |
| b. Drawing - Location Plan | 17 Jan 2025 | THE LOCATION PLAN |
| c. Design & Access Statement | 17 Jan 2025 | DESIGN AND ACCESS STATEMENT |

d. Drawing - Site Plan	17 Jan 2025	PROPOSED SKETCH PLAN
e. Photo	17 Jan 2025	SECURITY FENCE
f. Correspondence	17 Jan 2025	COVERING NOTE

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

3. SPECIFIED MATERIALS

The materials to be used on the external surfaces hereby permitted shall match those as specified on the application form in type, size, colour, and texture.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the structure. Pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-S1 and JP-P1 of Places for Everyone.

APPENDIX 1 – LIST OF CONSULTEES & NEIGHBOURS NOTIFIED

Greater Manchester Police

Withington Civic Society

Flat 7, 4 Parsonage Road, Manchester, M20 4PQ

Flat 6, 4 Parsonage Road, Manchester, M20 4PQ

2A Parsonage Road, Manchester, M20 4PQ

Flat 5, 4 Parsonage Road, Manchester, M20 4PQ

Flat 3, 4 Parsonage Road, Manchester, M20 4PQ

Flat 4, 4 Parsonage Road, Manchester, M20 4PQ

Flat 2, 4 Parsonage Road, Manchester, M20 4PQ

Flat 1, 4 Parsonage Road, Manchester, M20 4PQ

Flat 4, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 3, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 2, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 8, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 7, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 6, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 5, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 10, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 1, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

Flat 9, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ

2B Parsonage Road, Manchester, M20 4PQ

APPENDIX 2 – PLANNING CONSTRAINTS

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Withington Conservation Area 1983

Area Team Boundary - Name: SOUTH AREA