

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141896/FO/2025

Date registered valid: 14 January 2025

Proposal: Erection of 2.4m high mesh fencing / gates to the Kingdom Hall site boundary along Chorlton Road and partially along the boundary bordering Marple Street

Address: Kingdom Hall Of Jehovahs Witnesses, Chorlton Road, Manchester, M15 4AL

Ward(s): Hulme Ward

Applicant: Steve Abbott, Kingdom Hall Trust

Agent (if any): Nikita Purves, EVLN Design

Case officer: Tracie Simpson
Tel: 0161 234 4537
Email: tracie.simpson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 5th March 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 25 February 2025

Standard consultations:

Printed: 21 January 2025 Expired: 11 February 2025

Neighbour notifications

Printed: 21 January 2025 Expired: 11 February 2025

Site notice

No site notice has been produced

Press advert

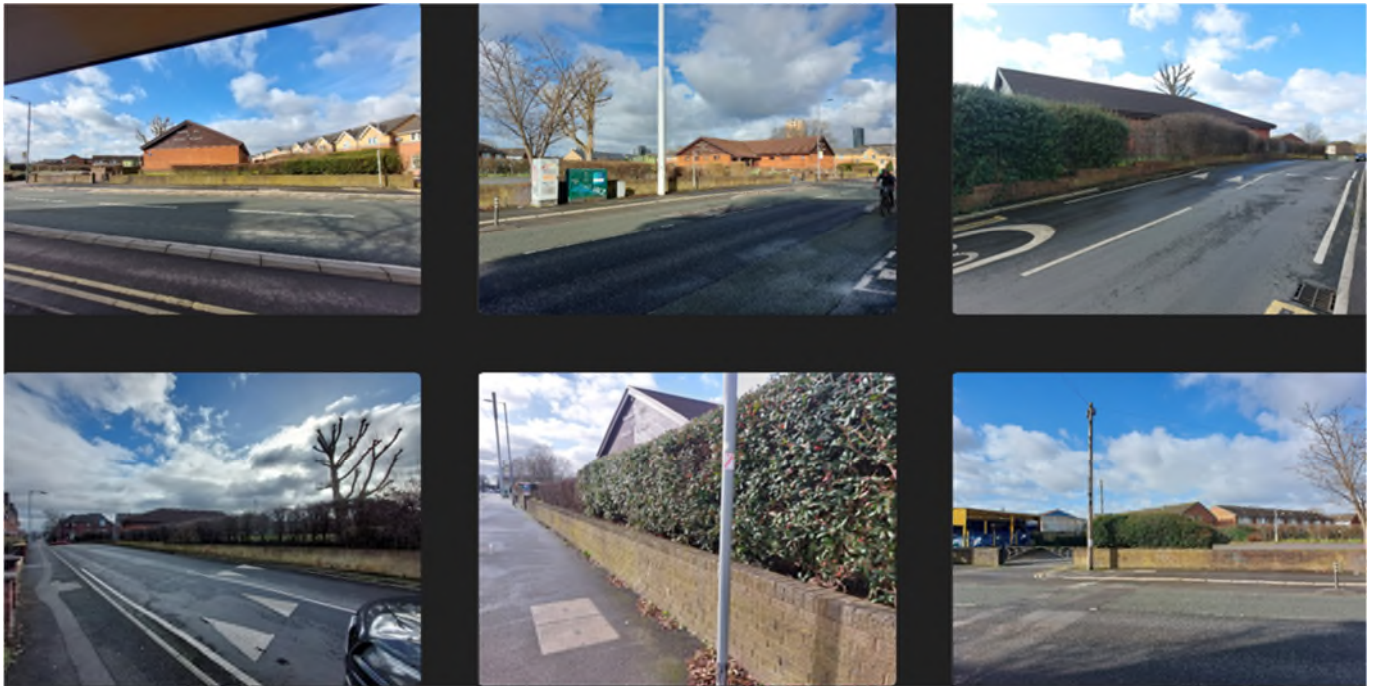
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site/building relates to a single storey detached building located along Chorlton Road and Marple Street. The buildings current use is a place of worship with a car park located south of the site. The site is bounded by railings and hedging with low level vehicular access gates and pedestrian access along Chorlton Road.



Views along Chorlton Road and Marple Street

Listed building: Not applicable

Conservation area: Not applicable

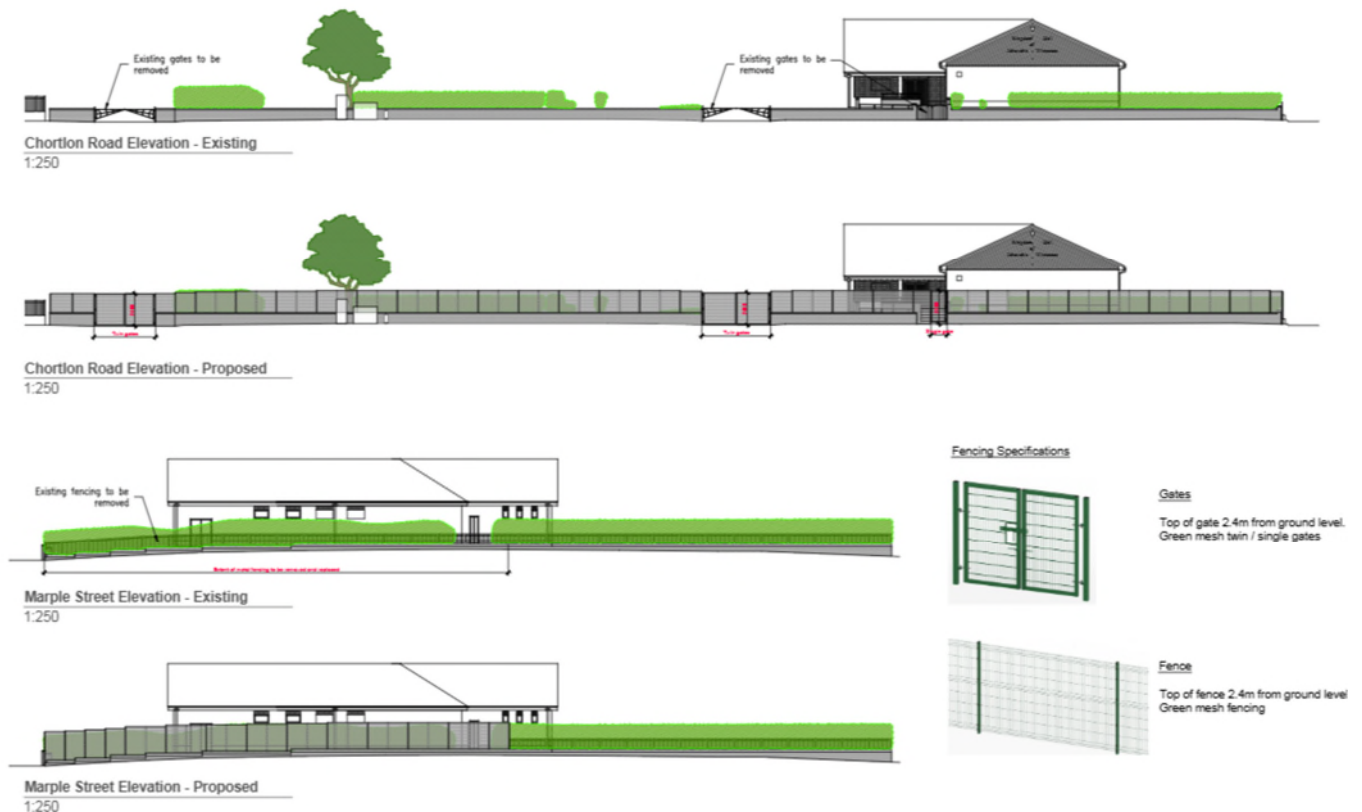
Tree Preservation Order: Not applicable

Description of area

The site is situated along a busy route into the City Centre and with the exception of a large industrial estate located south of the site, the surrounding area is predominantly residential in nature.

Description of development

The applicant is seeking planning permission for the erection of 2.4m high mesh fencing / gates to the Kingdom Hall site boundary along Chorlton Road and partially along the boundary bordering Marple Street.



Consultations & Notification Responses

Local residents – no comments received as a result of this proposal.

HIGHWAYS RESPONSE – No objection – attach informative

GMP - Having looked at the proposals - have no comments

Trees – satisfied that no trees would be impacted upon during works

Policy and Issues

The following policies are considered relevant in the consideration of this application.

- o The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012.
- o Policy DM 1 - Development Management
- o Policy SP1 - Spatial Principles
- o Policy EN1 - Design Principles
- o The National Planning Policy Framework (NPPF)

For reasons to be outlined below, it is considered the proposal accords with the principles of this policy document.

Places for Everyone Plan (2022 - 2039)

We have assessed the proposal against the following policies of the Places for Everyone Plan.

JP-S1: Sustainable Development

JP-P1 Sustainable Places

This policy outlines how we aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy, and varied places.

We consider this proposal to accord with the principles of this policy.

History relating to Kingdom Hall - Chorlton Road

096297/FO/2011/S1 - Recv: 17.05.2011 - Application Approved - 11.07.2011 Installation of new disabled access ramp and demarcation and layout of new car park

029235 - Recv: 28.05.1987 - Application Approved - 16.07.1987 Erection of a single storey building to form a place of worship with ancillary accommodation and 26 car parking spaces

026598 - Recv: 18.04.1986 - Application Approved - 25.06.1986 Erection of a single storey building to form a religious meeting hall with car parking for a minimum of 25 cars

Residential Amenity

The site is bounded by residential properties on the East, North and West and although they are within close proximity to the application site, it is not anticipated that the proposed development, will impact upon the existing levels of residential amenity currently being enjoyed by occupants of adjoining properties including loss of privacy, light or overshadowing.

Boundary Treatment - The site is enclosed by railings and hedging and a large part of the railings located along Chorlton Road and part way along Marple Street will be removed and replaced with weld mesh fencing retaining the existing hedging. The applicants have stated that the proposal is to provide security for the site due to ongoing use of the site by non-users of the premises. The colour of the new fencing would be green which is considered to blend in with the existing surrounding area. In addition, the existing gates located along Chorlton Road, would be replaced with 2.4m high green mesh twin and single gates.

Design and appearance - The design and appearance of the proposed fencing is acceptable and is detailed as what is normally expected of such improvements and would enhance the outlook of the external area.

It is not considered that this would adversely impact upon the residential amenity of the surrounding area.

Highways - It is noted that the existing 2no. vehicular gates and 1no. pedestrian gate along Chorlton Road will be removed with the existing fencing on Marple Street also removed. The proposed mesh fencing and gates appears to be visually permeable and located within the boundary of the site. This is acceptable in principle from a Highways perspective. Based on the Proposed Site Plan, the vehicular and pedestrian access gate on Chorlton Road opens inwards away from the adopted footway/highway.

The application form notes that the existing brick wall is to be retained. Detail should be sought from the applicant in relation to any proposed construction or fitout arrangements, where there is an impact on the highway.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Trees - Concerns were raised with regards to the impact of the works to the roots of the trees, however, the applicant confirmed that these would not be harmed due to the method of installation. This is considered to be acceptable.

Conclusion - This application complies with city council policies and will not harm the appearance and character of the area.

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.

Recommendation: Approve

Article 35 Declaration

Positive and proactive working - 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. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

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

Stamped received on 14th January 2025 numbered CHO-P-200 Existing and Proposed Elevations

Stamped received on 14th January 2025 numbered CHO-P-500 Existing and Proposed Site Plan

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

3) The materials and finishes of the fencing hereby permitted shall match those as specified on the application form and approved drawings set out in condition 2 of this permission.

Reason - To ensure the appearance of the site is not adversely affected by the materials to be used in the construction of the fencing, pursuant to policy DM1 of the Manchester Core Strategy.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars set out in condition 2 of this decision; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

Informatives

1) The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk. The applicant is required to discuss and agree any

requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Appendix 1 – List of consultees & neighbours notified

Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police

143B Chorlton Road, Manchester, M15 4JG
141E Chorlton Road, Manchester, M15 4JG
141B Chorlton Road, Manchester, M15 4JG
143G Chorlton Road, Manchester, M15 4JG
125B Chorlton Road, Manchester, M15 4JG
4 Marple Street, Manchester, M15 4AH
16 Marple Street, Manchester, M15 4AH
143D Chorlton Road, Manchester, M15 4JG
143 Chorlton Road, Manchester, M15 4JG
125E Chorlton Road, Manchester, M15 4JG
143A Chorlton Road, Manchester, M15 4JG
143C Chorlton Road, Manchester, M15 4JG
143E Chorlton Road, Manchester, M15 4JG
143F Chorlton Road, Manchester, M15 4JG
141D Chorlton Road, Manchester, M15 4JG
141C Chorlton Road, Manchester, M15 4JG
141A Chorlton Road, Manchester, M15 4JG
141 Chorlton Road, Manchester, M15 4JG
125 Chorlton Road, Manchester, M15 4JG
125C Chorlton Road, Manchester, M15 4JG
125D Chorlton Road, Manchester, M15 4JG
125A Chorlton Road, Manchester, M15 4JG
145 Chorlton Road, Manchester, M15 4JG
139 Chorlton Road, Manchester, M15 4JG
137 Chorlton Road, Manchester, M15 4JG
135 Chorlton Road, Manchester, M15 4JG
129 Chorlton Road, Manchester, M15 4JG
127 Chorlton Road, Manchester, M15 4JG
2 Marple Street, Manchester, M15 4AH
6 Marple Street, Manchester, M15 4AH
10 Marple Street, Manchester, M15 4AH
14 Marple Street, Manchester, M15 4AH
18 Marple Street, Manchester, M15 4AH
20 Marple Street, Manchester, M15 4AH
133 Chorlton Road, Manchester, M15 4JG
12 Marple Street, Manchester, M15 4AH
131 Chorlton Road, Manchester, M15 4JG
8 Marple Street, Manchester, M15 4AH

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA