

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141566/FO/2024
Date registered valid:	9 December 2024
Proposal:	Erection of a 2.9 metres high spectator stand and single storey toilet block
Address:	Wythenshawe Town FC, Timpson Road, Manchester, M23 9LL
Ward(s):	Brooklands Ward
Applicant:	Mr. T. Knight
Agent (if any):	Mr Waseem Azam LMP Architects
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	16 January 2025



Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 11 December 2024

Expired: 4 January 2025

Neighbour notifications

Printed: 11 December 2024

Expired: 4 January 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/area

Wythenshawe Town FC pitch and clubhouse located off Timpson Road. To the north of the site is Altrincham Road and beyond that Brookway Retail Park. To the west of the site there are semi-detached and terraced dwellings, while to the south there is a car park associated with the football club. To the east of the site is the car park associated with the adjoining Tesco supermarket.

Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

Erection of a 2.9 metres high spectator stand (Site A) and single storey toilet block (Site B).

Consultations & Notification Responses

Local Residents – One letter of objection has been received, the comments are summarised as follows:

- The noise from the field is bad enough ,and has being getting worse over the years to the extent at one point last year it sounded like there was a funfair outside my front door /loud music and shouting carried on that day until 9,30 pm please don't forget this is a residential housing estate full of mostly older people and young children.
- The car parking on the estate is overcrowded at the best of times but on match days and nights we have the customers of the club using the estates car parks for their own use then when they come out of the club house (some of them seven sheets to wind) singing and laughing they disturb everyone.
- The outside of the club is a eyesore , rubbing being dumped in the hedges etc and where their entrance is very slippery due to the car washing business that is being run from the second field.

Cadent Gas Ltd – No objections to the proposal.

Highway Services – There are currently 20 car parking spaces in place at the site. The current on-site parking offering is to be retained and as such, Highways have no concerns regarding vehicular build up on- street. It is anticipated there will be no change to the existing waste management strategy.

Environmental Health – No objections to the proposal. The size of the proposal and the existing use of the site does not warrant the imposition of a noise condition.

Policies

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key

document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

Policy SP1, *Spatial Principles* – Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

its appearance and retail function. Further small retail units will be appropriate. Development of the evening economy will be carefully managed to ensure that this complements the vitality of the retail and the amenity of nearby residents.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, the most relevant of which are listed below:

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.
- Existing or proposed hazardous installations.

Saved UDP Policies – Policy DC26, *Development and Noise*, states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

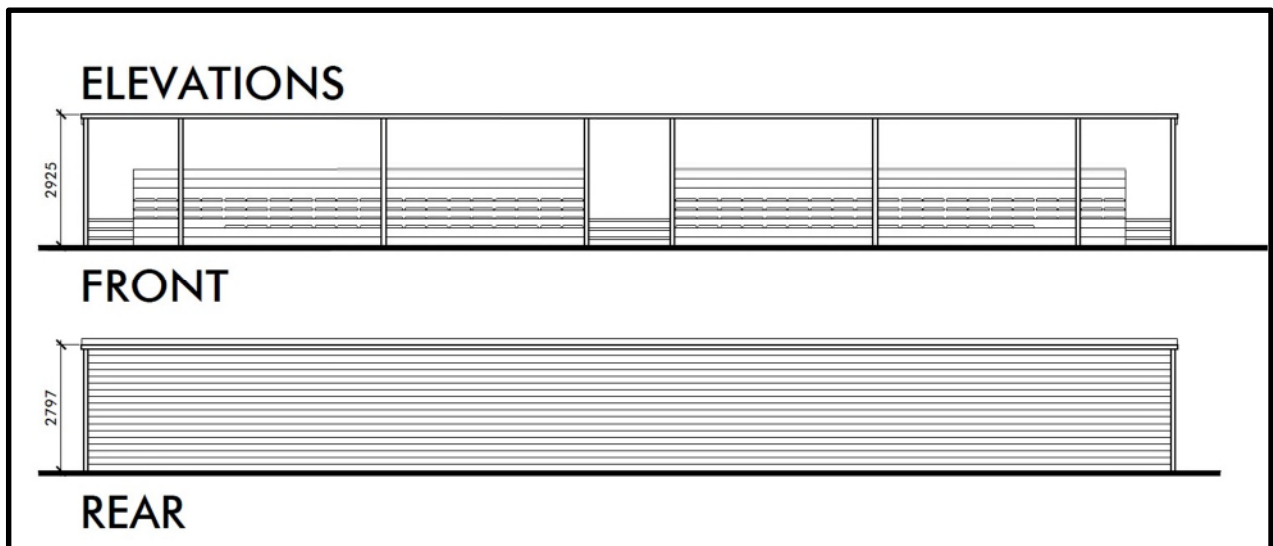
Issues

Principle – The principle of the proposal is considered acceptable. Notwithstanding this, consideration must be given to the proposal's impact on existing levels of residential and visual amenity and pedestrian and highway safety.

Design – The proposal consists of two elements, the 2.9 metre high spectator stand and the 2.7 metres high toilet block. The stand, which can accommodate 152 people, would be located along the western side of the pitch in an area already used by spectators and would adjoin a smaller capacity stand. The approximate location is shown below:



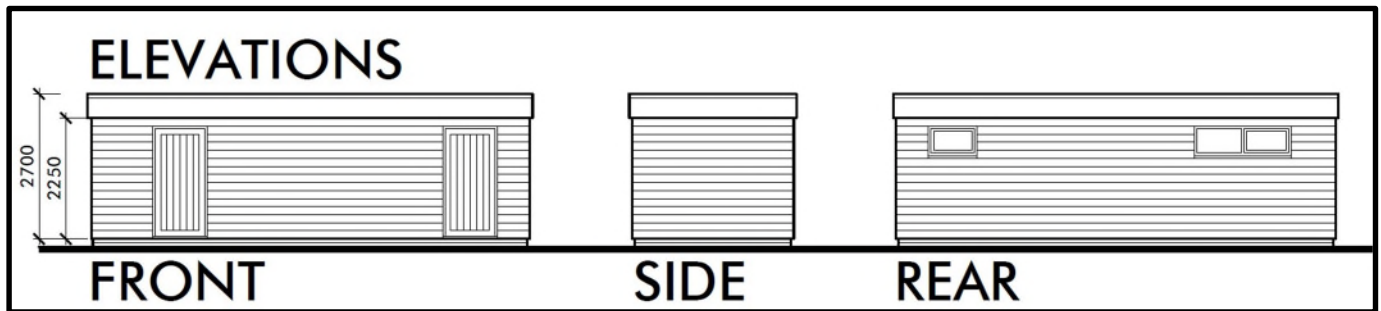
The proposed stand would be linear in shape and similar in scale to the existing stand. It would be constructed from a composite cladding over a steel frame and topped by a EPDM rubber roof. The elevations are shown below:



The toilet block would be located along the eastern edge of the site as indicated below:



The toilet block would also be constructed from a composite material:



While the design of the proposed buildings is simplistic it is considered acceptable in this instance given the nature of the use and the design of the existing structures.

A condition is suggested which would require the applicant to submit details of the elevational treatment.

Residential Amenity – As this part of the site is already used by spectators to watch football matches it is not considered that siting a stand in this location would exacerbate any disamenity associated with the site. On the contrary, it is considered that providing a structure to house the spectators may help reduce the overall noise levels to some degree.

Overall, it is not considered that the proposal would have a detrimental impact on the existing levels of residential amenity enjoyed by the occupants of the adjoining dwellings.

The objector has raised issues associated with the use of the clubhouse for functions. However, these are not material considerations in the determination of this proposal.

Visual Amenity – Given the scale of the proposed buildings and the presence of the existing clubhouse, it is not considered that the development would have a detrimental impact upon the levels of visual amenity enjoyed within the vicinity of the site.

Pedestrian and Highway Safety – It is not considered that the erection of this modest spectator stand and separate toilet block would have a detrimental impact upon the levels of pedestrian and highway safety enjoyed along Timpson Road.

Drainage – There are no drainage implication arising from the proposal.

Trees – The proposal would not have a detrimental impact upon any existing trees.

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

Officers have worked with the applicant in a positive and proactive manner to resolve any matters arising in relation to dealing with the planning 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:

- a) Location Plan, received on 21 November 2024
- b) Drawing no. 24/019/P10, received on 21 November 2024
- c) Drawing no. 24/019/P11, received on 9 December 2024
- d) Drawing no. 24/019/P12, received on 21 November 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Cadent Gas Ltd

Highway Services

Environmental Health

50 Churchstoke Walk, Manchester, M23 9AD

34 Churchstoke Walk, Manchester, M23 9AD

12 Churchstoke Walk, Manchester, M23 9AD

2 Churchstoke Walk, Manchester, M23 9AD

16 Churchstoke Walk, Manchester, M23 9AD

10 Churchstoke Walk, Manchester, M23 9AD

52 Churchstoke Walk, Manchester, M23 9AD

44 Churchstoke Walk, Manchester, M23 9AD

4 Churchstoke Walk, Manchester, M23 9AD

28 Churchstoke Walk, Manchester, M23 9AD

22 Churchstoke Walk, Manchester, M23 9AD

56 Churchstoke Walk, Manchester, M23 9AD

8 Churchstoke Walk, Manchester, M23 9AD

6 Churchstoke Walk, Manchester, M23 9AD

54 Churchstoke Walk, Manchester, M23 9AD

48 Churchstoke Walk, Manchester, M23 9AD

46 Churchstoke Walk, Manchester, M23 9AD

42 Churchstoke Walk, Manchester, M23 9AD

40 Churchstoke Walk, Manchester, M23 9AD

38 Churchstoke Walk, Manchester, M23 9AD

36 Churchstoke Walk, Manchester, M23 9AD

32 Churchstoke Walk, Manchester, M23 9AD

30 Churchstoke Walk, Manchester, M23 9AD

26 Churchstoke Walk, Manchester, M23 9AD

24 Churchstoke Walk, Manchester, M23 9AD

14 Churchstoke Walk, Manchester, M23 9AD

Appendix 2 – Planning constraints

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA