

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138927/FO/2023

Date registered valid: 8 January 2024

Proposal: Installation of replacement windows and doors, along with associated elevational alterations, to nursery building and provision of 6 additional parking spaces.

Address: Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ

Ward(s): Didsbury West Ward

Applicant: Mr Zahid Hafeez Manchester Islamic Education Trust

Agent (if any): Mr Atba Al-Samarraie Archi-Structure Limited

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 01 March 2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 19 January 2024

Standard consultations: Printed: 11 January 2024 Expired: 1 February 2024

Neighbour notifications: Printed: 11 January 2024 Expired: 1 February 2024

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

In 2021/2022, Manchester Islamic Educational Trust (MIET) acquired Fielden Campus, No.141 Barlow Moor Road, the former Manchester College in Didsbury, with the intention of bringing both Manchester Islamic Grammar School for Girls (MIGSG) and Manchester Muslim Preparatory School (MMPS) together on the 6.5-acre site.

The site itself consists of the 'main block', a 6-storey tall building, which houses the majority of the school's teaching facilities, an assembly hall, a kitchen and dining area, a gymnasium, car parking facilities, and tennis courts, all set within the school's own grounds which is bordered by an abundance of trees and mature foliage.

The site is located in a predominantly residential setting and is bounded to the north by Barlow Moor Road, to the south by the river Mersey, and to the east and west by residential properties.



Figure 1. Elevation facing Barlow Moor Road.



Figure 2. Elevation facing site access road.



Figure 3. Southwestern side elevation.



Figure 4. Southeastern side elevation.



Figure 5. Existing parking area.

Description of development

The applicant is seeking permission for the installation of replacement windows and doors, along with associated elevational alterations, to nursery building and provision of 6 additional parking spaces.

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

Highways made the following comments in response to this application:

- The proposed parking bays and elevational alterations are located within the site curtilage and do not encroach onto the adopted highway or affect vehicle/pedestrian access.
- Adequate aisle width is provided to enable vehicular access/egress to each parking bay. The bays are also demarcated in alignment with MCC minimum dimensions (2.4m x 4.8m).
- Highways have no objections.

Policies

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

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles

The National Planning Policy Framework (NPPF, 2023)

- Chapter 12 – Achieving Well-Designed Places

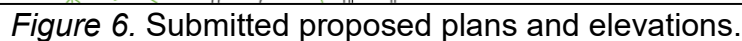
Places for Everyone

The Inspectors’ Report on the examination of the Places for Everyone plan was published on 15 February 2024. The Inspectors’ Report sets out and justifies their recommendations in relation to the plan, and they have concluded that all legal requirements have been met and that with the recommended main modifications set out in the appendix to their report, the Places for Everyone plan is ‘sound’.

The nine constituent local authorities will now consider the Inspectors’ Report and the adoption of Places for Everyone, with the plan going to the Full Council meeting in Manchester on 20 March 2024. The first Council meetings to approve the plan will be Salford and Wigan (28 February).

There will be a period of six-week post adoption (i.e. from 21 March) when a judicial review challenge may be made. This will trigger a process of consideration by the Courts as to whether a JR is sufficient grounds to be heard (there is a one-step oral hearing appeal process if a Judge decides to reject the ground for a JR from the outset).

Given the stage the Plan has reached, the Plan and its policies is 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.



Issues

Principle – the principle of the proposal, to install replacement windows and doors together with associated elevational alterations to the site's nursery building to improve the energy efficiency of the building as well as the provision of 6no. additional car parking spaces to allow for the creation of a designated drop-off area, is generally acceptable. However, consideration must be given to the proposal's appearance, and impact upon visual and residential amenity, waste storage, parking, and trees.

Appearance and visual amenity – the nursery building is sited on the northwestern outskirts of the application site adjacent to the access road leading off Barlow Moor Road, with a setback of approximately 10m from the public footpath and highway.

The building's current single-glazed uPVC / metal windows would be replaced with energy efficient double-glazed aluminium-framed windows at both ground floor and first floor level on each of its elevations. The proposal would also include the widening of the existing ground floor access point along the building's rear / southwest elevation facing onto Fielden College campus, replacing the current metal single door with a set of aluminium-framed outward-opening double doors. A set of aluminium-framed outward-opening double doors would also be installed on the building's left / southeast side elevation, replacing the current metal single door.

The proposed 6no. additional car parking spaces would be installed along the site's existing access road, in close proximity to the nursery building, providing a new drop-off zone for the facility. 3no. new parking spaces would be sited at either side of the existing parking zone in this area, which is sited behind the nursery building, in front of the main assembly hall and library.

Overall, the proposal is not considered to cause substantial harm to the appearance of the application site or the visual amenity of its surrounding area. With regards to the scheme's replacement windows / doors and elevational alterations, these are considered to be minor in terms of their character and nature and would not significantly alter the appearance of the building as it currently stands. Moreover, the developments would be sited approximately 10m away from the public footpath and highway, within the confines of the application site and, as such, should not feature prominently within the street scene or public realm.

The proposal therefore accords with policies DM1 and SP1 of the Core Strategy, as well as chapter 12 of the NPPF.

Residential amenity – the proposal is not believed to significantly harm the residential amenity of neighbouring occupants as the developments are considered to be relatively minor in terms of their nature and would be sited a considerable distance away from the nearest residential properties. As such, the proposal should not cause issues associated with overshadowing, and loss of light, loss of privacy, nor should it introduce an overbearing presence into the area, pursuant to policies SP1 and DM1 of the Core Strategy.

Waste storage – the current waste storage arrangements would be unaffected by the proposal.

Parking – the proposal would result in an increase in the total number of parking spaces available on site, providing an additional 6, thus improving the site's existing facilities. Each space would measure to at least 2.4m by 4.8m, which is in line with Highways' guidance. The proposal is therefore acceptable in this regard.

Additionally, Highways made no objection to the proposal, confirming its acceptability.

Trees – the submitted Support Statement confirms that the site's TPOs would not be affected by the proposal. The proposal is therefore acceptable in this regard.

Other matters – concerns were raised in relation to the proposal potentially requiring a change of use. This was relayed to the agent who confirmed that the nursery building's use would remain ancillary to the main educational function of the site. This is therefore considered acceptable.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, and impact upon visual and residential amenity, waste storage, and parking, as it complies with policies DM1 and SP1 of the Core Strategy, and chapter 12 of the NPPF.

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 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 and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

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 permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

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

- 'Application for Planning Permission', numbered 'PP-13700375', stamped as received by the City Council as Local Planning Authority on the 28th December 2023.

- 'PROPOSED SITE PLAN/ELEVATIONS', numbered '02', stamped as received by the City Council as Local Planning Authority on the 28th December 2023.

- ‘EXISTING & PROPOSED PLANS & ELEVATIONS’, numbered ‘03’, stamped as received by the City Council as Local Planning Authority on the 28th December 2023.
- ‘PROPOSED ELEVATIONS SHEET 1 OF 2’, numbered ‘04’, stamped as received by the City Council as Local Planning Authority on the 8th January 2024.
- ‘DOOR & WINDOW SCHEDULE SHEET 2 OF 2’, numbered ‘05’, stamped as received by the City Council as Local Planning Authority on the 8th January 2024.
- ‘OS PLAN’, numbered ‘OS’, stamped as received by the City Council as Local Planning Authority on the 28th December 2023.
- ‘Support Statement’, stamped as received by the City Council as Local Planning Authority on the 28th December 2023.
- Agent email correspondence, stamped as received by the City Council as Local Planning Authority on the 4th March 2024.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials to be used on the external surfaces of the development hereby permitted shall match those specified on the submitted application form and approved documents.

Reason - To ensure the appearance of the site to be developed is not adversely affected by the materials to be used in the construction of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

Coach House Cottage, 8A The Beeches, Manchester, M20 2BG
Sure Start Childrens Centre, Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ
Flat 7, 4 The Beeches, Manchester, M20 2BG
Flat 5, 4 The Beeches, Manchester, M20 2BG
Flat 6, 4 The Beeches, Manchester, M20 2BG
Flat 4, 4 The Beeches, Manchester, M20 2BG
Flat 7, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 6, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 4, 3 The Beeches, Manchester, M20 2BG
Flat 6, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 3, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 1, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 4, 2 The Beeches, Manchester, M20 2BG
Flat 1, 2 The Beeches, Manchester, M20 2BG
Flat 6, 1 The Beeches, Manchester, M20 2BG
Flat 3, 1 The Beeches, Manchester, M20 2BG
Flat 4, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 1, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 5, 6 The Beeches, Manchester, M20 2BG
Flat 2, 6 The Beeches, Manchester, M20 2BG
Flat 1, 4 The Beeches, Manchester, M20 2BG
Flat 4, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 3, 4 The Beeches, Manchester, M20 2BG
Flat 7, 1 The Beeches, Manchester, M20 2BG
Flat 6, 3 The Beeches, Manchester, M20 2BG
Flat 3, 3 The Beeches, Manchester, M20 2BG
Flat 1, 3 The Beeches, Manchester, M20 2BG
Community Centre Adjacent Fielden Park College, Barlow Moor Road, Manchester, M20 2PQ
142 Barlow Moor Road, Manchester, M20 2UT
Careers Office, Barlow Moor Road, Manchester, M20 2PQ
Flat 5, 3 The Beeches, Manchester, M20 2BG
Flat 4, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 3, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 1, 138 Barlow Moor Road, Manchester, M20 2PU
Flat 5, 2 The Beeches, Manchester, M20 2BG
Flat 3, 2 The Beeches, Manchester, M20 2BG
Flat 2, 2 The Beeches, Manchester, M20 2BG
5 The Beeches, Manchester, M20 2BG
Flat 5, 1 The Beeches, Manchester, M20 2BG
Flat 4, 1 The Beeches, Manchester, M20 2BG
Flat 2, 1 The Beeches, Manchester, M20 2BG
Flat 1, 1 The Beeches, Manchester, M20 2BG
Flat 5, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 3, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 2, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 1, 6 The Beeches, Manchester, M20 2BG
Flat 2, 4 The Beeches, Manchester, M20 2BG
Flat 6, 2 The Beeches, Manchester, M20 2BG
Flat 5, Lindale House, 8 The Beeches, Manchester, M20 2BG

Flat 1, 142 Barlow Moor Road, Manchester, M20 2UT
Flat 8, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 7, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 5, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 4, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 2, 140 Barlow Moor Road, Manchester, M20 2PU
Flat 3, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 2, Lindale House, 8 The Beeches, Manchester, M20 2BG
Flat 7, 6 The Beeches, Manchester, M20 2BG
Flat 6, 6 The Beeches, Manchester, M20 2BG
Flat 4, 6 The Beeches, Manchester, M20 2BG
Flat 3, 6 The Beeches, Manchester, M20 2BG
Flat 9, 140 Barlow Moor Road, Manchester, M20 2PU

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA