

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137679/FO/2023

Date registered valid: 26 July 2023

Proposal: Erection of 2.7 metre high weld mesh fencing to sections of the school perimeter

Address: St Elizabeths RC Primary School, Calve Croft Road, Manchester, M22 5EU

Ward(s): Sharston Ward

Applicant: St. Elizabeths RC Primary School

Agent (if any): Cesar Sanchez AHR Building Consultancy Ltd

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

Recommendation: Approve

Date of recommendation: 18th September 2023



Application details

Type of application:	Full Application Consent
Development type:	Minor Other
Date of site visit:	12 September 2023
Standard consultations:	Printed: 7 August 2023 Expired: 28 August 2023
Neighbour notifications	Printed: 7 August 2023 Expired: 28 August 2023
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 relates to a single storey detached building located within the Sharston ward area of Manchester. The site is bounded by predominantly residential properties with a wooded area northeast of the site. The perimeter of the school is enclosed by weld mesh and timber fencing.



Listed building:	Not applicable
Conservation area:	Not applicable
Tree Preservation Order:	Not applicable

Description of area

This is primarily a residential area in nature.

Description of development

The applicant is seeking planning permission for the erection of 2.7 metre high weld mesh fencing to sections of the school perimeter.

Consultations & Notification Responses

Local Residents; 3 letters of representation as a result of the proposal have been received. Summary of comments as follows:

- In favour of the fence being erected, would like existing trees to be cut down and not to block light
- Appearance, height of the fence, don't want to feel hemmed in
- Will bushes be removed, welcome the change of the bushes to a fence

Greater Manchester Police – If approved, add informative

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.

Principle of the Proposal

The principle of the proposal is acceptable in that the applicant proposes to replace the existing low fencing to a height consist with the existing green colour paladin fencing on the site. Notwithstanding this, consideration must be given to the proposed developments design and appearance and to the proposal's impact upon existing levels of residential amenity.

History

116430/FO/2017

Application Approved - 24.08.2017 Erection of single storey extension within courtyard

086740/FO/2008/S2

Application Approved - 02.07.2008 Erection of single storey extension to form enlarged entrance area and administration office

055592/FO/SOUTH3/98

Application Approved - 18.12.1998 Construction of 2.4/3.5m high security fencing

038856

Application Approved - 30.07.1991 Extension to nursery to form utility room and store

053692/FO/SOUTH3/98

Application Approved - 03.03.1998 Construction of 2.4m high security fencing

Residential Amenity

The applicant proposes to erect a 2.7m high weld mesh fencing to sections of the school perimeter. As a result of consultation, comments were made by local residents with regards to the proposed height and appearance of proposed fence.

During the site visit it was noted that some part of the school perimeter has existing weldmesh fencing and behind the existing timber fencing are walls and fences which belong to residents which bound the site. The applicant is looking to erect the new fencing so that it would be consistent around the site also providing security for the school site. The site features hedges, soft landscaping and trees along the boundary which provides a partial screen to the residential properties which abut the school boundary. This would largely remain untouched however, the likelihood is that there would be some loss due to the position of some of the new fencing.

It is considered that given the nature of the site and the fact that the applicants wish to provide a consistent approach to the security of the site, the erection of the fencing to match the existing would be considered reasonable in this case.

Overall, 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. Therefore the proposal complies with Core strategy policies SP1, EN1 and DM1.

Design and appearance

The design and appearance of the external area would be improved by the removal of the existing fencing. Material choice is set to be new polyester powder coated (RAL 6005) mesh fencing and such improvements would be in association with the existing use. 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.

Car Parking

There are no proposed changes to the existing car parking arrangements.

The site access and car parking remains unchanged and the proposed replacement fencing would enhance the amenity space around the perimeter of the site.

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 26th July 2023 numbered SEW-AHR-2003 Proposed Fencing Plan and Elevation Details

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

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.

Informatives

1) Boundaries & Access Controls

Perimeter fencing should be a minimum of 2100mm in height and comprise a welded wire mesh construction.

There should be minimal ground clearance beneath the fence, to reduce the potential for crawling into secure areas.

The entrances should be in keeping with the height of adjacent boundary fencing and should incorporate either:

A pad lockable bolt to the midpoint of the internal face or, A key operable deadlock Gate Lock

Care should also be taken to ensure there are no poles, trees or any other features immediately adjacent, on the publicly accessible side of the site boundary, that could be used as a climbing aid to scale the fencing. Any such features should be pruned or removed where possible. The site boundary treatment should also be positioned on hard standing ground. Where this is not possible, the ground conditions should be reviewed as extra measures may be required to create a secure boundary. Exposed hinges and large sliding bolt apertures/locking points to

any gates should be avoided, or fitted with shrouding/protective plates (see opposite) to avoid the creation of footholds.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Police

14 Ardmore Walk, Manchester, M22 5QG
32 Ardmore Walk, Manchester, M22 5QG
20 Ardmore Walk, Manchester, M22 5QG
18 Ardmore Walk, Manchester, M22 5QG
16 Ardmore Walk, Manchester, M22 5QG
12 Ardmore Walk, Manchester, M22 5QG
34 Ardmore Walk, Manchester, M22 5QG
30 Ardmore Walk, Manchester, M22 5QG
28 Ardmore Walk, Manchester, M22 5QG
26 Ardmore Walk, Manchester, M22 5QG
24 Ardmore Walk, Manchester, M22 5QG
22 Ardmore Walk, Manchester, M22 5QG
79 Haslington Road, Manchester, M22 5HT
73 Haslington Road, Manchester, M22 5HT
67 Haslington Road, Manchester, M22 5HT
63 Haslington Road, Manchester, M22 5HT
Flat 5, 111 Haslington Road, Manchester, M22 5HT
Flat 3, 111 Haslington Road, Manchester, M22 5HT
111 Haslington Road, Manchester, M22 5HT
109 Haslington Road, Manchester, M22 5HT
99 Haslington Road, Manchester, M22 5HT
89 Haslington Road, Manchester, M22 5HT
107 Haslington Road, Manchester, M22 5HT
83 Haslington Road, Manchester, M22 5HT
69 Haslington Road, Manchester, M22 5HT
105 Haslington Road, Manchester, M22 5HT
103 Haslington Road, Manchester, M22 5HT
101 Haslington Road, Manchester, M22 5HT
97 Haslington Road, Manchester, M22 5HT
95 Haslington Road, Manchester, M22 5HT
93 Haslington Road, Manchester, M22 5HT
91 Haslington Road, Manchester, M22 5HT
87 Haslington Road, Manchester, M22 5HT
85 Haslington Road, Manchester, M22 5HT
81 Haslington Road, Manchester, M22 5HT
77 Haslington Road, Manchester, M22 5HT
75 Haslington Road, Manchester, M22 5HT
71 Haslington Road, Manchester, M22 5HT
65 Haslington Road, Manchester, M22 5HT
Flat 1, 111 Haslington Road, Manchester, M22 5HT
61 Haslington Road, Manchester, M22 5HT
Flat 6, 111 Haslington Road, Manchester, M22 5HT
Flat 4, 111 Haslington Road, Manchester, M22 5HT
Flat 2, 111 Haslington Road, Manchester, M22 5HT

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 15M
Area Team Boundary - Name: SOUTH AREA