

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135512/FO/2022
Date registered valid: 12 December 2022
Proposal: Installation of a temporary (5 years) 2 single storey Portakabins
Address: Police Station, 2 Claytonbrook Road, Manchester, M11 1PP
Ward(s): Clayton & Openshaw Ward

Applicant: Mr Rob Sankey
Agent (if any): Mr Tom Myers, Portakabin Ltd
Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE
Date of recommendation: 07.02.2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 12 January 2023

Standard consultations:

Printed: 21 December 2022

Expired: 11 January 2023

Neighbour notifications

Printed: 21 December 2022

Expired: 11 January 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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of Site/Area

Claytonbrook complex is a police training unit, situated on Claytonbrook Road at the end of Louisa Street. There are various buildings on site within the large police complex. The Tactical Aid Unit (TAU) building consists of an arena, canteen, locker rooms and offices.

Description of development

The applicant seeks temporary consent of 5 years to install two single storey portakabins to provide training provision for officers.

Consultations & Notification Responses

Local residents were notified however none responded.

Environmental Health had no comments at the time of consultation.

Highways Services had no objections to the proposal.

Policy

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 11th July 2012:

- Policy DM1 - Development Management
- Policy SP1 - Spatial Principles
- Policy EN1 - Design Principles

The National Planning Policy Framework (NPPF, 2021):

- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 12 – Achieving Well-Designed Places

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

Issues

Principle

The principle of installing temporary portakabns for training provision in the form of classrooms within the Police Station curtilage is considered acceptable, however consideration must be given to the proposals siting, scale and massing and impact upon amenity.

Siting, Scale and Massing

The proposed portakabins would be sited close to the southern boundary along Claytonbrook Road in between the boundary treatment and one of the main buildings within the curtilage. The proposed structures will be situated on some poor quality green space. Each individual structure would measure 4m in width, 9.7m in depth and 3m in height. The portakabins are deemed subservient and would provide the required classroom training facilities for the Police Station. The location, scale and necessity of the extension is considered acceptable, in line with policy DM1 and NPPF.

Appearance and Visual Amenity

The portakabins would be constructed of plastic coated steel cladding to the walls (grey) and roof (white) which ensures it is weather and UV resistant, with anthracite door and PVC-U windows. The proposal would feature a door and window along the front elevation with an additional window on the remaining three other elevations. The design is to be expected of such a development and the Station is not Listed nor sited within a conservation area. It should be noted that the proposal would be visible along Claytonbrook Road however given the distance to the residential dwellings opposite (14 metres) and the temporary permission of the structures it is not considered significant to warrant a refusal. After the expiration of 5 years the structure will be removed, in accordance with a condition. For these reasons above the extension is not considered to have a negative impact upon the Police Station or the wider area's visual amenity, pursuant to policies SP1, DM1 and EN1 and the NPPF.

Residential Amenity

The proposed portakabins will be sited within the curtilage of the Police Station and be situated close to the southern boundary. The nearest residential dwellings are approx. metres away along Claytonbrook Road from the site of the extension, therefore overshadowing/loss of light, privacy and noise are not deemed an issues.

Conclusion

No comments or objections have been received, the proposal complies with policies DM1, SM1 and EN1 and the NPPF. It is not considered to harm the residential or visual amenity of the area, therefore the development may commence in accordance with the following conditions and approved drawings.

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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The application has been determined in a timely manner and pursuant to policies SP1 and DM1 of the Core Strategy.

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

- 1) The permission hereby granted is for a limited period only, expiring 5 years from the date of this permission, and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued.

Reason- In order to protect the amenity of local residents in accordance with policies SP1 and DM1 of the Core Strategy.

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

Drawings: Elevations

Drawings: Elevations ref. GE0001

Drawings: Floor Plan

Drawings: Location Plan ref. TMGMP PLB01

All stamped as received by the City Council as Local Planning Authority on 17 November 2022

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

44 Reading Close, Manchester, M11 1UA
34 Reading Close, Manchester, M11 1UA
40 Reading Close, Manchester, M11 1UA
48 Reading Close, Manchester, M11 1UA
46 Reading Close, Manchester, M11 1UA
42 Reading Close, Manchester, M11 1UA
38 Reading Close, Manchester, M11 1UA
36 Reading Close, Manchester, M11 1UA
32 Reading Close, Manchester, M11 1UA
30 Reading Close, Manchester, M11 1UA
Continental Tyres, Claytonbrook Road, Manchester, M11 1BR

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 - Not Affected
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 250m Buffer -
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA