

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134925/VO/2022

Date registered valid: 12 September 2022

Proposal: City Council Development for installation of new and replacement weld mesh fencing and gates to Andrew Road and Slack Road

Address: Playing Fields , Andrew Road, Manchester, M9 8AY

Ward(s): Harpurhey Ward

Applicant: Mr Carl Smith, Manchester City Council, Level 8, Town Hall Extension, St. Peters Square Elevation, Manchester, M2 5HD

Agent (if any): Mr Carl Smith, Manchester City Council, Level 8, Town Hall Extension, St. Peters Square Elevation, Manchester, M2 5HD

Case officer: Adam Mitchell
Tel: 0161 234 4165
Email: adam.mitchell@manchester.gov.uk

Recommendation: APPROVE

Date of recommendation: 04.11.2022

Application details

Type of application: Regulation 3 Consent

Development type: Minor Other

Date of site visit: 30 September 2022

Standard consultations:

Printed: 15 September 2022 Expired: 6 October 2022

Neighbour notifications

Printed: 15 September 2022 Expired: 6 October 2022

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

The application site relates to the Playing Fields on Andrew Road within the Harpurhey ward of north Manchester. The playing fields are currently unused and are surrounded by a palisade fence measuring 2.1 metres along Andrew Road and Slack Road. A single gate and a double gate are installed within the current fencing along Andrew Road.

Description of development

The submitted application seeks planning permission for the installation of a 2.4metre and 3 metre high weldmesh fencing to Slack Road and Andrew Road frontage, involving single and double access gates to Andrew Road, to replace existing.

Planning History

132215/VO/2021- City Council Development for the installation of 2.4m in high weldmesh fencing to Slack Road and Andrew Road frontage, involving single and double access gates to Andrew Road, to replace existing. APPROVED 21.01.2022

090173/VO/2009/N1- CITY COUNCIL DEVELOPMENT Retrospective Application for the erection of 2.4 metre high galvanised chain link fence. APPROVED 24.08.2009

Consultations & Notification Responses

Local residents were notified and one response was received. The respondent questioned the future of the playing fields identifying fly tipping as a serious issue for the site. This was not considered a planning matter for this application and so was passed onto the Council's Neighbourhood Team.

Highways- Have no objections to the proposals.

Environmental Health- Have no objections to the proposals.

Greater Manchester Police- Have no objections to the proposals.

Policy

The National Planning Policy Framework (July 2021)

The document sets out the Government's Planning Policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development in terms, "For plan-making" and "For decision-taking", (paragraph 11).

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The following specific policies are considered to be particularly relevant to the proposed development:

- i. Chapter 8. Promoting healthy and safe communities- States that planning policies and decisions should aim to achieve healthy, inclusive and safe places and policies and decisions should promote public safety and take into account wider security and defence requirements.
- ii. Chapter 12. Achieving well-designed places- Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces.

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

The Core Strategy is the key document in Manchester's Local Development Framework. It 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. Of relevance are:

Policy DM1 (Development Management); which states that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document. The relevant issues are the appropriate siting, layout, scale, form, massing, materials and detail. The 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. The effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

Policy SP1 (Spatial Principles); which sets out the City Council's Core Development Principles and states that development in all parts of the City should make a positive contribution to neighbourhoods of choice, amongst these include: creating well designed places that enhance or create character, making a positive contribution to the health, safety and wellbeing of residents, considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity.

Policy EN1 (Design Principles and Strategic Character Areas); states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and have regard to the strategic character area in which the development is located.

Issues

Principle

The submitted development application is for the installation of 2.4 and 3 metre high weldmesh fencing to Slack Road and Andrew Road frontage, involving single and double access gates to Andrew Road, to replace existing. This is considered acceptable in principle as the replaced fence and gates would deter trespassing or littering. However, consideration must be given to the proposal's appearance, impact on the visual amenity of the area and impact on the neighbouring properties' residential amenity.

Visual and Residential amenity

The replacement of the fence and gates is being undertaken due to trespassing and littering at the site. The proposal would improve security. The current fence is a 2.1 metre palisade along Andrew Road and Slack Road. A single gate and a double gate are installed within the Andrew Road fence. The new weldmesh fence would be 2.4 metres in height around the majority of the site with a section of the corner of Slack Road and Andrew Road implementing a 3 metre high fence and would be higher than the existing. It should be noted that implementing a 3 metre high fence and the location of the 2.4metre fencing along Slack Road is the only difference from the previously approved application ref. 132215/VO/2021.

The proposed fencing along Slack Road would be situated 6.8metres inwards from the boundary line replacing the existing boundary treatment found on site, with the existing outer boundary treatment to be retained along the boundary edge. It is considered that the additional

fencing would not contribute to significant residential or visual amenity to neighbouring occupiers whilst providing the security impacts required for this site.

Properties along Andrew Road look into the proposal and so would be affected by the increase in height. Although the increase would be minimal, and would prevent fly tipping issues associated with this site.

Whilst the fence would be higher, it is not considered to have a detrimental impact on the visual amenity of the area. There would also be not adverse impact on residential amenity due to the distance from the neighbouring properties to the proposal.

Design and Appearance

All steelwork for the fence and gates would be galvanised and polyester coated in black, RAL 9005. The 358 weldmesh fencing would comprise of posts 80x40 RHS complete with clamp strip and bolts for fixing 2515mm wide x 2400mm high 358 mesh panels.

A double leaf gate would have dimensions of 7200mm wide x 2400mm high to suit the proposed fence with posts set in concrete. A single leaf gate would have dimensions of 1000mm x 2400mm high so suit the proposed fence with posts set in concrete. A condition will be attached to ensure the materials are in keeping with the rest of the development.

Conclusion

Overall, the proposed development may be higher but the visual appearance is considered to be more appropriate than the palisade fencing. In addition, it is acknowledged that there are current anti-social issues at the site and that security needs to be increased through the proposal.

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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. In this instance officers have worked with the applicant in a positive and proactive manner by requesting further information relating to the scheme.

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:

Documents: Application for Planning Permission

Drawings: Location and Site Plan and Proposed Works ref. MCC-B01-XX-DR-B-0010 REV B
Stamped as received by the City Council as Local Planning Authority on 12 September 2022

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) The fence and gates hereby approved shall be constructed using the materials specified within those drawings and documents specified within Condition 2 of the approval.

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 Core Strategy.

4) The proposed gates and fencing hereby approved shall be painted black.

Reason - To ensure that the colour appearance of the proposed gates are in keeping with the surrounding area, pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and Policy DM1, SP1 and EN1 of Manchester's Local Development Framework: The Manchester Core Strategy Development Plan Document.

Informatives

1) It is noted in submitted documents that vehicles will not be using the entrance and there will be no parking on site. If this is to alter in the future a visibility splay assessment would be required from the site access to ensure that the fencing would not have an impact on visibility along Andrew Road.

2) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email highwaylicenses@manchester.gov.uk.

3) CLAND Watching Brief In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is

advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

1 Olga Terrace, Slack Road, Manchester, M9 8ZA
29 Somerfield Road, Manchester, M9 8AQ
24 Allan Roberts Close, Manchester, M9 8AL
71 Surrey Road, Manchester, M9 8AU
11 Somerfield Road, Manchester, M9 8AQ
4 Marshbrook Drive, Manchester, M9 8NN
25 Connington Avenue, Manchester, M9 8BA
9 Andrew Road, Manchester, M9 8AY
21 Andrew Road, Manchester, M9 8AY
21 Allan Roberts Close, Manchester, M9 8AL
30 Allan Roberts Close, Manchester, M9 8AL
35 Connington Avenue, Manchester, M9 8BA
57 Slack Road, Manchester, M9 8NJ
43 Allan Roberts Close, Manchester, M9 8AL
31 Somerfield Road, Manchester, M9 8AQ
35 Somerfield Road, Manchester, M9 8AQ
41 Somerfield Road, Manchester, M9 8AQ
9 Somerfield Road, Manchester, M9 8AQ
23 Somerfield Road, Manchester, M9 8AQ
33 Somerfield Road, Manchester, M9 8AQ
25 Somerfield Road, Manchester, M9 8AQ
37 Somerfield Road, Manchester, M9 8AQ
55 Slack Road, Manchester, M9 8NJ
1A Andrew Road, Manchester, M9 8AY
3 Marshbrook Drive, Manchester, M9 8NN
63 Slack Road, Manchester, M9 8NJ
1 Marshbrook Drive, Manchester, M9 8NN
2 Marshbrook Drive, Manchester, M9 8NN
58 Surrey Road, Manchester, M9 8AU
27 Somerfield Road, Manchester, M9 8AQ
21 Somerfield Road, Manchester, M9 8AQ
15 Somerfield Road, Manchester, M9 8AQ
45 Allan Roberts Close, Manchester, M9 8AL
41 Allan Roberts Close, Manchester, M9 8AL
37 Allan Roberts Close, Manchester, M9 8AL
28 Allan Roberts Close, Manchester, M9 8AL
19 Somerfield Road, Manchester, M9 8AQ
33 Allan Roberts Close, Manchester, M9 8AL
27 Allan Roberts Close, Manchester, M9 8AL
23 Allan Roberts Close, Manchester, M9 8AL
39 Somerfield Road, Manchester, M9 8AQ
25 Allan Roberts Close, Manchester, M9 8AL
17 Somerfield Road, Manchester, M9 8AQ
38 Allan Roberts Close, Manchester, M9 8AL
6 Marshbrook Drive, Manchester, M9 8NN
69 Slack Road, Manchester, M9 8NJ
31 Allan Roberts Close, Manchester, M9 8AL
38A Allan Roberts Close, Manchester, M9 8AL

42 Allan Roberts Close, Manchester, M9 8AL
9 Connington Avenue, Manchester, M9 8BA
37 Connington Avenue, Manchester, M9 8BA
1B Sidney Road, Manchester, M9 8AT
7 Connington Avenue, Manchester, M9 8BA
17 Andrew Road, Manchester, M9 8AY
81 Slack Road, Manchester, M9 8NJ
19 Connington Avenue, Manchester, M9 8BA
79 Slack Road, Manchester, M9 8NJ
3 Andrew Road, Manchester, M9 8AY
71 Slack Road, Manchester, M9 8NJ
61 Slack Road, Manchester, M9 8NJ
59 Slack Road, Manchester, M9 8NJ
3 Olga Terrace, Slack Road, Manchester, M9 8ZA
32 Allan Roberts Close, Manchester, M9 8AL
5 Connington Avenue, Manchester, M9 8BA
19 Andrew Road, Manchester, M9 8AY
33 Connington Avenue, Manchester, M9 8BA
13 Connington Avenue, Manchester, M9 8BA
25 Andrew Road, Manchester, M9 8AY
73 Slack Road, Manchester, M9 8NJ
4 Olga Terrace, Slack Road, Manchester, M9 8ZA
44 Allan Roberts Close, Manchester, M9 8AL
22 Allan Roberts Close, Manchester, M9 8AL
77 Slack Road, Manchester, M9 8NJ
2 Olga Terrace, Slack Road, Manchester, M9 8ZA
14 Saxwood Avenue, Manchester, M9 8GS
1A Sidney Road, Manchester, M9 8AT
18 Allan Roberts Close, Manchester, M9 8AL
21 Connington Avenue, Manchester, M9 8BA
15 Connington Avenue, Manchester, M9 8BA
11 Connington Avenue, Manchester, M9 8BA
5 Andrew Road, Manchester, M9 8AY
15 Andrew Road, Manchester, M9 8AY
11 Andrew Road, Manchester, M9 8AY
29 Connington Avenue, Manchester, M9 8BA
11A Saxwood Avenue, Manchester, M9 8GS
39 Allan Roberts Close, Manchester, M9 8AL
26 Allan Roberts Close, Manchester, M9 8AL
5 Marshbrook Drive, Manchester, M9 8NN
11A Somerfield Road, Manchester, M9 8AQ
31 Connington Avenue, Manchester, M9 8BA
17 Connington Avenue, Manchester, M9 8BA
1 Andrew Road, Manchester, M9 8AY
23 Andrew Road, Manchester, M9 8AY
27 Connington Avenue, Manchester, M9 8BA
67 Slack Road, Manchester, M9 8NJ
36 Allan Roberts Close, Manchester, M9 8AL
23 Connington Avenue, Manchester, M9 8BA
35 Allan Roberts Close, Manchester, M9 8AL
34 Allan Roberts Close, Manchester, M9 8AL
3 Connington Avenue, Manchester, M9 8BA
67 Middlesex Road, Manchester, M9 8AX
75 Slack Road, Manchester, M9 8NJ

65 Slack Road, Manchester, M9 8NJ
29 Allan Roberts Close, Manchester, M9 8AL
20 Allan Roberts Close, Manchester, M9 8AL
14 Connington Avenue, Manchester, M9 8BA
1 Connington Avenue, Manchester, M9 8BA
7 Andrew Road, Manchester, M9 8AY
27 Andrew Road, Manchester, M9 8AY
13 Andrew Road, Manchester, M9 8AY

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