

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133943/FO/2022

Date registered valid: 31 May 2022

Proposal: Installation of 3m high fence together with associated pedestrian and access gates

Address: Loreto High School, Nell Lane, Manchester, M21 7SW

Ward(s): Chorlton Park Ward

Applicant: Loreto High School, Loreto High School Nell Lane, Manchester, M21 7SW

Agent (if any): Mr Daniel Markwart, Studio OL3 Ltd Unit 23 , Oldham Broadway
Business Park, Broadgate, Oldham, OL9 9XA

Case officer: Adam Mitchell
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Recommendation: Approve

Date of recommendation: 21.07.2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 10 June 2022 Expired: 1 July 2022

Neighbour notifications

Printed: 10 June 2022 Expired: 1 July 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 Loreto High School a coeducational Catholic high school in the Chorlton Park area of South Manchester, comprising a mixture of different sized and height buildings. The surrounding area is a mixture of residential and education with two high schools also located in this area.

Description of development

The applicant is seeking planning permission for the installation of a 3 metre high fence together with associated pedestrian and access gates to boundaries facing Nell Lane and Arrowfield Road.

Consultations & Notification Responses

Local residents were notified and 2 comments were received, 1 in support and 1 objection letter.

Support

The existing fence is an eyesore and needs to be replaced with an aesthetically pleasing green coloured fence. Is there room in the budget for planting more trees around the boundary?

Objection Letter

Nell Lane's boundary is currently environmentally friendly vegetation that creates greenery along a busy road and is visually appealing. Adding fencing to this would detract from the visual appearance and go against policies stated in the application.

Furthermore, fencing would impact local residents views and damage the visual appearance from properties. How can a 3 metre fence be justified? Can a smaller fence not achieve the same objective?

Comments on Objection: The proposal does not include the removal of the vegetation screening along Nell Lane's boundary only the erection of the fence behind the existing hedge. Additionally the proposed fencing will be slightly lower than the existing boundary treatment. Furthermore, it is not considered that there would be undue residential amenity to the neighbouring properties as a result of the proposal, with the fencing not encompassing an incongruous feature within the street scene.

Highways Comments

No objection to the erection of a 3 metre high paladin fence and gates to the Nell Lane and Arrowfield Road school boundary. Highway also provide comments on construction management and traffic management arrangements for the highway works.

Planning History

129044/FO/2021 Elevational alterations to provide new entrance to school building with canopy. APPROVED 05.03.2021

115913/FO/2017 Relocation of existing student cycle shelter; new 20 space cycle compound; 6 space Sheffield stands; upgrading of existing route from Nell Lane and installation of parking barriers. APPROVED 12.06.2017

Policy

The following policies are considered relevant to provide guidance and consideration to this application:

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

Chapter 8: Promoting health and safe communities

91. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: promote social inclusion, are safe and accessible and enable and support healthy lifestyles.

Chapter 12: Achieving well-designed places

124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Core Strategy

Manchester's Core Strategy was adopted on 11th July 2012 and is the Key Development Plan Document in the Local Development Framework. It states that all new developments should

follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

Policy SP 1 - Specifies the Core Development Principles for parts of the City. In this case the relevant principles relate to the extent to which the development:

- Makes a positive contribution to neighbourhoods of choice including the creation of well-designed places that enhance or create character; making a positive contribution to the health, safety and well-being of residents,
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible;

Policy DM 1 Development Management- All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

- 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.

Policy EN1 relates to design principles and strategic character areas and states that all development in Manchester will be expected to follow the seven principles of urban design listed below:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Issues

Principle

This is an existing educational complex and the proposed development is intended to better control the safeguarding of the children attending the school restrict access (unless controlled by school representatives) and restrict vehicle access. The applicant states that the existing soft landscaping screening along Arrowfield Road and Nell Lane will be retained and the proposed boundary fencing to be installed behind the existing boundary treatment. Given the reasoning above, the proposed development is considered to have positive benefits for the site/Primary School but this needs to be balanced against the visual impact of the development.

Residential Amenity

The proposal seeks to replace the existing 3.6m high fencing along Arrowfield Road and fence panels to Nell Lane. The proposed development would create a new 3 metre fencing line along the southern and eastern boundary of the application site. The nearest residential properties are situated across the highway along Nell Lane and Arrowfield Road; therefore it is not considered that that existing levels of residential amenity currently experienced by surrounding residents would be significantly harmed as a result of this fence, pursuant to the policies contained within Core Strategy and NPPF.

The development is proposing to increase the control of pedestrian and vehicle access to the site via new gates along Nell Lane, which are not considered to cause any significant increase

in noise and disturbance to neighbouring occupiers than would currently exist through the usual activities of students entering and leaving the school of a week day. Therefore it is deemed that the proposal would not lead to undue residential amenity.

The fencing would be uniform along both Nell Lane and Arrowfield's elevation and it is not considered to have a significant visual impact on the visual amenity of the area, or the outlook from neighbouring residential properties. The proposed weld mesh type fencing in dark green is common feature of schools due to its benefits to security.

Conclusion

The proposal broadly complies with policies DM1, SP1, EN1 and NPPF, particularly Chapter 8, in which it states that local planning authorities should give great weight to the need to create, expand or alter schools. Additionally, it is not considered to significantly harm the residential or visual amenity of the area, therefore the proposal is considered acceptable when judged against the above identified national and local policy guidance.

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.

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 date of three years beginning with the date of 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:

Document- Application form stamped as received by the City Council as the Local Planning Authority on 31 May 2022.

Document- Design and Access Statement stamped as received by the City Council as the Local Planning Authority on 31 May 2022

Drawing- Location Plan ref P-01 stamped as received by the City Council as the Local Planning Authority on 31 May 2022.

Drawing- Block Plan ref P-03 stamped as received by the City Council as the Local Planning Authority on 31 May 2022.

Drawing- Elevations ref P-04 stamped as received by the City Council as the Local Planning Authority on 31 May 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.

- 3) The proposed fencing hereby approved shall be constructed in accordance with the approved details set out in the documents and drawings as specified in Condition 2 of this approval.

Reason- In the interest of the visual appearance of the fencing and streetscene, pursuant to policy DM1 of the Manchester's Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services

60A Nell Lane, Manchester, M21 7SN

52 Nell Lane, Manchester, M21 7SN

1 Cressfield Way, Manchester, M21 7RW

3 Cressfield Way, Manchester, M21 7RW

8 Arrowfield Road, Manchester, M21 7UP

Flat 15, 115 Nell Lane, Manchester, M21 7SW

Flat 12, 115 Nell Lane, Manchester, M21 7SW

Flat 23, 115 Nell Lane, Manchester, M21 7SW

Flat 17, 115 Nell Lane, Manchester, M21 7SW

Flat 6, 115 Nell Lane, Manchester, M21 7SW

2 Weller Avenue, Manchester, M21 7TB

6 Pinetop Close, Manchester, M21 7RN

20 Arrowfield Road, Manchester, M21 7UP

14 Arrowfield Road, Manchester, M21 7UP

10 Arrowfield Road, Manchester, M21 7UP

4 Pheasant Drive, Manchester, M21 7UN

2 Pheasant Drive, Manchester, M21 7UN

1 Pinetop Close, Manchester, M21 7RN

Flat 16, 115 Nell Lane, Manchester, M21 7SW

Flat 13, 115 Nell Lane, Manchester, M21 7SW

Flat 20, 115 Nell Lane, Manchester, M21 7SW

Flat 9, 115 Nell Lane, Manchester, M21 7SW

Flat 4, 115 Nell Lane, Manchester, M21 7SW

Flat 1, 115 Nell Lane, Manchester, M21 7SW

18 Pheasant Drive, Manchester, M21 7UN

132 Nell Lane, Manchester, M21 7DA

126 Nell Lane, Manchester, M21 7DA
102 Nell Lane, Manchester, M21 7DA
16 Arrowfield Road, Manchester, M21 7UP
26 Pheasant Drive, Manchester, M21 7UN
58 Nell Lane, Manchester, M21 7SN
Flat 22, 115 Nell Lane, Manchester, M21 7SW
120 Nell Lane, Manchester, M21 7DA
112 Nell Lane, Manchester, M21 7DA
100 Nell Lane, Manchester, M21 7DA
78 Nell Lane, Manchester, M21 7DA
104 Nell Lane, Manchester, M21 7DA
98 Nell Lane, Manchester, M21 7DA
94 Nell Lane, Manchester, M21 7DA
70 Nell Lane, Manchester, M21 7DA
90 Nell Lane, Manchester, M21 7DA
86 Nell Lane, Manchester, M21 7DA
10 Pinetop Close, Manchester, M21 7RN
20 Pheasant Drive, Manchester, M21 7UN
4 Weller Avenue, Manchester, M21 7TB
Flat 5, 115 Nell Lane, Manchester, M21 7SW
Flat 2, 115 Nell Lane, Manchester, M21 7SW
114 Nell Lane, Manchester, M21 7DA
66 Nell Lane, Manchester, M21 7DA
64 Nell Lane, Manchester, M21 7DA
24 Pheasant Drive, Manchester, M21 7UN
138 Nell Lane, Manchester, M21 7DA
136 Nell Lane, Manchester, M21 7DA
82 Nell Lane, Manchester, M21 7DA
12 Arrowfield Road, Manchester, M21 7UP
4 Pinetop Close, Manchester, M21 7RN
5 Pinetop Close, Manchester, M21 7RN
118 Nell Lane, Manchester, M21 7DA
3 Pinetop Close, Manchester, M21 7RN
62 Nell Lane, Manchester, M21 7DA
107 Nell Lane, Manchester, M21 7SW
111 Nell Lane, Manchester, M21 7SW
56 Nell Lane, Manchester, M21 7SN
84 Nell Lane, Manchester, M21 7DA
2 Pinetop Close, Manchester, M21 7RN
50 Nell Lane, Manchester, M21 7SN
74 Nell Lane, Manchester, M21 7DA
106 Nell Lane, Manchester, M21 7DA
12 Pinetop Close, Manchester, M21 7RN
72 Nell Lane, Manchester, M21 7DA
76 Nell Lane, Manchester, M21 7DA
80 Nell Lane, Manchester, M21 7DA
92 Nell Lane, Manchester, M21 7DA
68 Nell Lane, Manchester, M21 7DA
88 Nell Lane, Manchester, M21 7DA
103 Nell Lane, Manchester, M21 7SW
109 Nell Lane, Manchester, M21 7SW
105 Nell Lane, Manchester, M21 7SW
6 Arrowfield Road, Manchester, M21 7UP
2 Arrowfield Road, Manchester, M21 7UP

Flat 19, 115 Nell Lane, Manchester, M21 7SW
Flat 18, 115 Nell Lane, Manchester, M21 7SW
Flat 8, 115 Nell Lane, Manchester, M21 7SW
Flat 14, 115 Nell Lane, Manchester, M21 7SW
Flat 10, 115 Nell Lane, Manchester, M21 7SW
Flat 24, 115 Nell Lane, Manchester, M21 7SW
Flat 3, 115 Nell Lane, Manchester, M21 7SW
Flat 21, 115 Nell Lane, Manchester, M21 7SW
Flat 7, 115 Nell Lane, Manchester, M21 7SW
Flat 11, 115 Nell Lane, Manchester, M21 7SW
134 Nell Lane, Manchester, M21 7DA
128 Nell Lane, Manchester, M21 7DA
108 Nell Lane, Manchester, M21 7DA
96 Nell Lane, Manchester, M21 7DA
113 Nell Lane, Manchester, M21 7SW
116 Nell Lane, Manchester, M21 7DA
4 Arrowfield Road, Manchester, M21 7UP
60 Nell Lane, Manchester, M21 7SN
22 Arrowfield Road, Manchester, M21 7UP
124 Nell Lane, Manchester, M21 7DA
122 Nell Lane, Manchester, M21 7DA
54 Nell Lane, Manchester, M21 7SN
101 Nell Lane, Manchester, M21 7SW
130 Nell Lane, Manchester, M21 7DA
110 Nell Lane, Manchester, M21 7DA
8 Pinetop Close, Manchester, M21 7RN
18 Arrowfield Road, Manchester, M21 7UP
22 Pheasant Drive, Manchester, M21 7UN

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
Historic Landfill Site 250m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH