

Planning

Growth & Development

Delegated officer report for planning application

Application no. 133292/FO/2022

Date registered valid: 23 May 2022

Proposal: Installation of 3 metre high weld mesh fence to Arlington Street perimeter

Address: Cravenwood Primary School, Cravenwood Road, Manchester, M8 5AE

Ward(s): Crumpsall Ward

Applicant: Mrs Lauren Hull, Cravenwood Academy, Cravenwood Primary School , Cravenwood Road, Manchester, M8 5AE

Agent (if any):

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

Recommendation: Approve

Date of recommendation: 01/07/2022

Application details

Type of application: Full Application Consent

Development type: Minor Other

Standard consultations:

Printed: 25 May 2022 Expired: 15 June 2022

Neighbour notifications

Printed: 25 May 2022 Expired: 15 June 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

This application relates to Cravenwood Primary School that is located on Cravenwood Road in the Crumpsall area of North Manchester. The area surrounding the application site is residential in nature. The school is adjacent to the Crumpsall Lane Conservation Area.

The section of the site, to which the application relates, features the main entrances area and the adjacent soft landscape areas running adjacent to Arlington Street. Directly opposite the site along Arlington Street is a large Tesco Superstore and associated car parking facilities. Residential cul-de-sacs are located to the north and south of the Primary School.

Description of development

The application seeks consent for the installation of 3 metre high weld mesh fence to Arlington Street perimeter.

Consultations & Notification Responses

Local residents were notified however none responded.

Highways Comments:

Highways have no objections regarding the proposed erection of a 3 metre high weld mesh fence to the Arlington Street perimeter. It is understood that the proposals would not have an impact on the approved pedestrian/vehicular access, parking, circulation or the external

highway network. All gated accesses will provide inward opening gates to ensure they do not impact on the adopted footway or highway which is acceptable to Highways.

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 - highwaylicences@manchester.gov.uk

Greater Manchester Police Comments:

Boundaries & Access Controls

Perimeter fencing should be a minimum of 2500mm in height and comprise a welded wire mesh construction.

There should be minimal ground clearance beneath the fence, to reduce the potential for crawling in to 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

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.

In summary, the application is supported subject to further consideration of the above matters.

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 frontage along Arlington Street is utilised for illegal car parking for the Primary School during peak times, with cars blocking pedestrian access and increasing the danger for pedestrians accessing the main gates to the Primary School. 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 and Visual Amenity

The proposal seeks to extend on the existing fencing to surround the soft landscaping adjacent to Arlington Street. The proposed development would create a new 3 metre fencing line along the western boundary of the application site. This small grassed area is currently utilised as off street car parking during peak times. The nearest residential properties consist of properties along St Mary's Road to the north and dwellings along Arlington Street to the south of the application site, therefore it is not considered 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, 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 Arlington Street 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 and will match the existing high green mesh fencing currently in place along Arlington Street elevation.

Conclusion

No comments or objections have been received from local residents, 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 22 March 2022.

Document- Fencing Specification stamped as received by the City Council as the Local Planning Authority on 23 May 2022

Drawing- Location Plan stamped as received by the City Council as the Local Planning Authority on 20 April 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 the following materials:

358 mesh metal fencing (green) 2.4m wide and 3m high

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
Greater Manchester Police

Pharmacy, Tesco, Thomas Street, Crumpsall, Manchester, M8 5DP
Tesco, Thomas Street, Crumpsall, Manchester, M8 5DP
Flat At, Egerton Inn, 19 Hanlon Street, Manchester, M8 5BY
Flat 6, 8 Cravenwood Road, Manchester, M8 5AE
2 Brockton Walk, Manchester, M8 5BZ
Flat 7, 8 Cravenwood Road, Manchester, M8 5AE
Flat 5, 8 Cravenwood Road, Manchester, M8 5AE
Flat 4, 8 Cravenwood Road, Manchester, M8 5AE
Flat 3, 8 Cravenwood Road, Manchester, M8 5AE
Flat 2, 8 Cravenwood Road, Manchester, M8 5AE
Flat 1, 8 Cravenwood Road, Manchester, M8 5AE
Egerton Inn, 19 Hanlon Street, Manchester, M8 5BY
6 Cravenwood Road, Manchester, M8 5AE
4 Cravenwood Road, Manchester, M8 5AE
2 Cravenwood Road, Manchester, M8 5AE
1 Brockton Walk, Manchester, M8 5BZ

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
Area Team Boundary - Name: NORTH