

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134063/NMC/2022

Date registered valid: 15 June 2022

Proposal: Non-material amendment to planning approval reference 132513/VO/2021 to allow amendments to: the treatment of the first floor terrace balustrading on the west elevation; and the external air source heat pump compound

Address: Hough End Leisure Centre , 480 Princess Road, Manchester, M20 1NA

Ward(s): Chorlton Park Ward

Applicant: Mr Neil Fairlamb, Manchester City Council, Level 1, Town Hall Extension, Manchester, M60 2LA

Agent (if any): Mr Neil Adshead, Ellis Williams Architects, Wellfield, Chester Road, Preston Brook, Runcorn, WA7 3BA

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 05.07.2022

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: None required for this type of application

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of application site

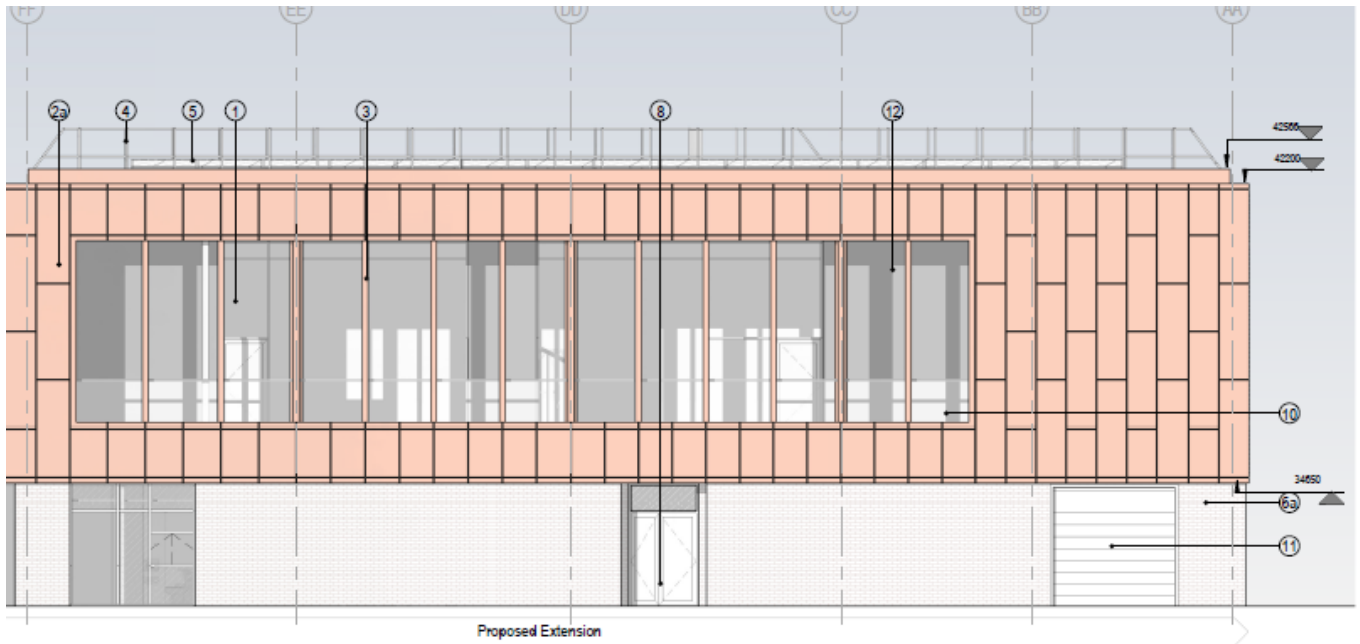
The application site comprises part of the Hough End Playing Fields which are located to the west of Princess Road, to the south of Mauldeth Road West to the north of the Didsbury Metrolink Line and to the east the Broughton Park Rugby Club and GMP Hough End Centre. The wider site extends to approximately 35 hectares in area and comprises grass playing fields (consisting of football, rugby and Gaelic sports pitches); a belt of trees along its eastern Princess Road and northern Mauldeth Road West boundary; Red Lion Brook crosses the northern section of the playing fields separating the existing Gaelic football pitches in the north from the main area of playing fields and sports pitches to the south and has areas of trees to both its northern and southern banks. Framley Road which forms part of National Cycleway 85, and which was rerouted from Princess Road as part of the development of the existing Leisure Centre building, provides a pedestrian and cycle link off Princess Road towards Mauldeth Road West to the north. There are allotments located to the south of the wider Playing Fields site across the Metrolink line and to the north-west separated by Houghend Crescent.

The site is related to the area of the Hough End Playing Fields comprising the former Changing Pavilion which lies to the south west of the Leisure Centre building, an existing substation located to the north east of the existing building and areas of grass playing fields to the south, west and north of the pavilion. The site is relatively flat, with very little level change across its extent.

Description of proposals

Planning permission reference 132513/VO/2021 granted consent for the erection of a two-storey extension to the Leisure Centre to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping.

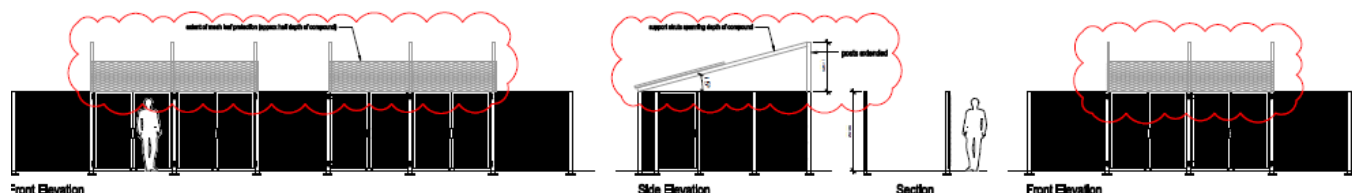
The current non-material amendment application seeks changes to the elevational treatment to the first floor glazed element of the extension building together with the addition of mesh covers to the air source heat pump compounds to prevent leaf litter falling into the machinery.



Previously approved elevation



Proposed elevation under this application



ASHP Compound with additional mesh cover

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

The application proposals are for a change to the elevational treatment to the glazed area to the first floor of the extension building together with additional mesh covers to the air source heat pump compound. Overall it is considered that the proposed revisions are of a minor nature and would have no more impact upon either visual or residential amenity than the approved scheme. The amendments would still accord with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework (NPPF)

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

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

1) The proposed amendments relate to the elevational treatment of the first floor terrace on the west elevation; and the external air source heat pump compound

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

HEV- EWA- 01- ZZ- DR- A- 40600 Rev P0 GA Sections

HEV- EWA- 02- XX- DR- L- 49020 Rev P1 Site Demolitions as proposed

HEV- EWA- 02- XX- DR- L- 49041 Rev P1 BLOCK PLAN, PROPOSED SITE LAYOUT
HEV- EWA- 02- XX- DR- L- 79007 Rev P7 SITE HARD PAVING PLAN
HEV- EWA- 03- XX- DR- L- 49042 Rev P9 PITCHES SITE LAYOUT AS PROPOSED
HEV- EWA- 02- XX- DR- L- 49021 TREE RETENTION & REMOVAL (Sheet 1) Rev P1
HEV-EWA-01-00-DR-A-40400 Rev P1 Level 00 - Ground Floor
HEV-EWA-01-R1-DR-A-40402 Rev P0 LEVEL R1 ROOF PLAN
HEV-CUR-XX-XX-RP-C-92001 Revision: V02 Flood Risk Assessment and Drainage Strategy
Waste Management Strategy prepared by Ellis Williams Architects and accompanying Refuse
Storage and Collection plan reference HEV-EWA-02-XX-DR-A-45100 Rev P2
076910-CUR-00-XX-RP-TP-003 Revision: V04 Interim Travel Plan
HEV-EWA-02-XX-DR-L-49022 Rev P1 CONSTRUCTION PHASE SITE PLAN
Crime Impact Statement version B ref 2013/0769/CIS/02
Landscape Management Plan & Maintenance Regime

All as received by the City Council as local planning authority on the 16th December 2021

HEV-CUR-00-XX-RP-TP-002-V05 Transport Assessment
HEV-EWA-ZZ-XX-RP-A-90412-RevP4 Planning Statement
HEV-EWA-ZZ-XX-RP-A-99000-RevP2 Design and Access Statement
HEV-ISG H&S-GP-FO-0051-RevC Construction Phase Plan
HEV-ISL-20343-RevB BS5837 Trees and Construction Arboricultural Report
HEV-ISL-20343-RevE3 PEA Preliminary Ecological Appraisal Report
HEV-LKK-CL-602-LKC 20 14880-02-R1 Phase 2 Geo-Environmental Report
HEV-MCC-ZB-XX-RP-C-00002-P1 Statement of Consultation
HEV-SRL-RP-YQ-02-S2-P1 Air Quality Detailed Assessment_Management Strategy
HEV-WBS-BSD13812 29.0-Rev1 Renewable and Sustainability Planning Report
HEV-WBS-BSD13812 29.0-Rev1 Ventilation System Planning Report
HEV-WBS-WIE17320-100-R-2.4.2 Noise Impact Assessment
HEV-CUR-00-XX-DR-TP-75002-P07 Proposed Highway Improvements
HEV-EWA-02-XX-DR-L-79001-RevP12 Site Masterplan
HEV-EWA-02-XX-DR-L-79008-RevP6 Softworks Plan
HEV-EWA-03-XX-DR-L-49043-RevP4 Turf+Non-Turf Pitches Surfaces & Fences
HEV-WBS-01-XX-DR-E-63100-RevP5 External Lighting Layout Horizontal Illuminance
HEV-WBS-01-XX-DR-E-63101-RevP5 External Lighting Layout Vertical Illuminance
HEV-WBS-01-XX-DR-E-63204-RevP4 External Lighting Layout
As received by the City Council on the 18th February 2022

HEV- EWA- 03- XX- DR- L- 49043- Rev P5 - Non-turf PITCHES SURFACING & FENCING
As received by the City Council as local planning authority on the 9th March 2022

DR- A- 40401 REV P2 LEVEL 01 - FIRST FLOOR
DR- A- 40500 REV P1 GA ELEVATIONS
DR- L- 79005 REV P7 SITE FENCING & FURNITURE PLAN
DR- L- 79302 REV P2 PLANS & ELEVATIONS
As received by the City Council on the 15th June 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.

2) Following an assessment of the details submitted, the Council can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no significant material impact upon the appearance on the development within the

streetscene or character of the wider area. It is also considered that the proposals would not have any impact on the amenity of any existing residential properties.

Appendix 1 – List of consultees & neighbours notified

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

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH