

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00130/FUL

CASE OFFICER

Rachel Carney

DETERMINATION DATE 06.06.2024 **EXT OF TIME** 18.06.24

Address: Middleton Campus Hopwood Hall College Rochdale Road Middleton M24 6XH

Proposal: Demolition of existing structures and erection of polytunnel, flamingo shelter, meerkat building, cattery and 4no. field shelters as well as extension and alteration of existing barn and teaching buildings to provide additional teaching and animal facilities associated with the existing animal management teaching provision (part retrospective)

PUBLICITY	Weekly list expired?	y	Site notice expired?	y
	Neighbour letters expired?	y	Press Notice expired?	y

DELEGATION	Significant departure from local plan?	n	Contrary to national policy?	n
	Applicant a Council Member or officer?	n	Contrary to previous decision?	n
	Major with 10 or more objections and recommending approval?	n	Called in or Planning Panel objection?	n

COMMENTS	Planning Panel comments received?	n
	Neighbour comments received?	y

EIA	Screening opinion completed and saved to Onbase?	n
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CONDITIONS	Pre-commencement conditions proposed?	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	APPROVE
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SITE

The application relates to part of the Middleton Campus of Hopwood Hall College which is used for the animal handling courses provided by the college. The site sits to the north of the college and adjacent to the Grade II* Hopwood Hall. The site is close to Grade II Hopwood Hall Chapel and Grade II listed gated and piers. The site is located within the Green Belt.

PROPOSAL

The application seeks various works for the demolition of existing structures and the erection of polytunnel, flamingo shelter, meerkat building, cattery and 4no. field shelters as well as extension and alteration of existing barn and teaching buildings to provide additional teaching and animal facilities associated with the existing animal management teaching provision.

The works proposed include;

Barn

Retention of the barn sited to the north of Hopwood Hall and the erection of a catslide roof extension to the north west elevation in replacement of an existing canopy. The existing larger roller shutter door to the end (SW) elevation is to be removed and replaced with standard height glazing and fenestration is also proposed to the NW and NE elevations.

The existing changing block to the south east of the barn is to be demolished and a planting buffer is proposed.

Smallbridge A

Retention of this building and changes to its elevations, including the infilling of existing windows. An extension/canopy is also proposed to the north elevation to provide an external locker zone and WC's and this would replace an existing WC block.

Smallbridge B

Retention of this building and changes to its elevations, including the provision of an external ramp to provide level access.

Cattery

This would be sited to the north west of the barn and would comprise a glazed structure with a lean to roof. The cattery building is existing but it is to be relocated from its existing site which is to the south of Smallbridge B. This existing uPVC/metal frame panels and mullions are to be sprayed black.

Alpaca Shelter

The Alpaca Shelter is proposed towards the western boundary of the site within an existing paddock. This is a horizontal timber clad structure with a lean to roof. The building is existing but it is to be relocated from its existing site which is to the west of Hopwood Hall and to the east of the paddock.

New outbuilding

A new outbuilding is proposed in the location of the existing cattery. This would be a lean to roof structure faced with vertical metal cladding.

The application also seeks permission for existing structures at the site which currently do not benefit from planning permission. These include:

Paddock field shelters

Three field shelters are proposed to the northern boundary of the paddocks. These are horizontal timber clad structures with a lean to roof. Planning permission 13/00544/FUL approved these structures to the southern boundary of the paddocks.

Polytunnel

The polytunnel is proposed adjacent the western boundary of the site and it comprises an open structure with an arched roof. The application proposes retention of its existing location and structure but with the provision of a timber fence and gates to its exterior.

Flamingo shelter

The flamingo shelter is proposed to the south west of the site and is an existing structure that is proposed for retention. This is a horizontal timber clad structure with an asymmetrical dual pitched roof.

The buildings proposed for demolition under this application are;

The alpaca shelter, meerkat shelter, WC, changing block and canopy to barn. The submitted plan also identifies the cattery for demolition, but as detailed above this is to be relocated from its existing location to a new site, North West of the barn.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-S1 Sustainable Development

JP-S4 Flood risk and the water environment

JP-G2 Green infrastructure network

JP-G7 Trees and woodland

JP-G8 A net enhancement of biodiversity and geodiversity

JP-G9 The Green Belt

JP-P2 Heritage

JP-P5 Education, skills and knowledge

Adopted Rochdale Core Strategy (CS):

C7 Delivering education facilities

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- G4 Protecting Green Belt
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability
- T2 Improving accessibility
- DM1 General development requirements

Unitary Development Plan (UDP):

G/D/2 Green Belt

D/5 Infilling at Major Existing Developed Sites in the Green Belt

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

88/D21983 - Change Of Use From Residential College To Premises For The Provision Of Education - Approved

96/D33017 - Erection Of 2 Sports Rebound Walls - Approved

13/00544/FUL - Change of use of land to create livestock and horticultural area including refurbishment of existing greenhouse, potting shed and tool shed, erection of new storage shed, toilet block, changing room, greenhouse and polytunnel, relocation of existing animal enclosures and creation of new animal enclosures with associated shelters and fencing, and erection of 2.4m perimeter fencing - Approved

18/00234/FUL - Installation of replacement 3G synthetic turf pitch including new 4m high perimeter fencing to replace existing 3m high fencing - Approved

21/00511/FUL - Alterations to existing elevations and the extension of the Technology Centre and Annex building to form an enlarged specialist education facility for Construction, Engineering and Advanced Technologies, and the erection of a recycling centre and associated hard and soft landscaping - Approved

22/00062/ANM - Application for a non-material amendment to planning permission

21/00511/FUL - alterations to include: changes to style and position of windows; removal and reduction in size of rooflights; rearrangement of internal layout; increase in height of recycling centre boundary and change to boundary materials; and, reduction footprint of northern annex at ground floor level only - Approved

22/01083/FUL - Retention of existing animal handling teaching facility and change of use to also include the public exhibition of animals (as a zoo), as well as the erection of polytunnels, animal sheds and other ancillary structures - part retrospective – Withdrawn

CONSULTATION RESPONSES

Highways And Engineering

We have no objections to these proposals.

Whilst this is an addition to the existing college we do expect significant changes in the daily traffic as a result of these proposals and therefore raise no objections.

Lead Local Flood Authority/Drainage

Suggested drainage condition.

Env Health - Noise/Odours

This section has no objections to the proposals

Tree Officer

While part of the application site encroaches into TPO 050, it would be possible to implement the proposals without substantively affecting protected trees. However, some precautions to protect retained trees are recommended.

Advise that the Tree Protection Plan described in the Arboricultural Impact Assessment provided are implemented in full by means of a Condition.

Conservation And Design

Overall the cumulative impact of the buildings, so close to the Hall do have a negative impact on its setting. The overall harm to the significance of the Hall is less than substantial. This harm needs to be weighed against the public benefits of the scheme.

Second comments

Confirmed that the additional submitted information is acceptable.

Environment Agency

No comments received to date

Joint Committee Of National Amenity Societies

No comments received to date

Rights Of Way Officer

No comments received to date

Gtr Manchester Ecology Unit

Summary

There are no significant ecological issues associated with this development. Issues relating to adjacent SBI's, bats, nesting birds, invasive species and biodiversity net gain can be resolved via condition and or informative.

GMP - Design For Security

No comments received to date

Historic England

Confirmed that no advice will be issued on this application.

Strategic Planning

No comments received to date

Friends Of Hopwood Woods

No comments received to date

Hopwood Hall Developments

No comments received to date

United Utilities

The applicant should consider their drainage plans in accordance with the drainage hierarchy.

REPRESENTATIONS

The application has been publicised with a site notice, press notice and neighbour letters. One neutral representation has been received and this notes the efforts made to restore the heritage setting of Hopwood Hall and that this application seems like a positive step forward. Careful consideration of any development that may impact the long term viability and beauty of the historic Hopwood Hall, including landscaping, noise and lighting is appreciated.

ANALYSIS

Principle of development

The application site is located within the Green Belt as allocated under the Rochdale Unitary Development Plan Proposals Map. The National Planning Policy Framework, states that 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence'.

The NPPF lists the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 154 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt unless it meets one of the listed exceptions:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Under paragraph 155 of the NPPF certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The proposed application doesn't clearly fall within any of the exceptions to inappropriate development provided above, although it could be argued that the entire site, which has education use, is previously developed land, therefore meaning that the development could sit within para 154 g. Nonetheless, saved UDP policy D5 is also relevant to the application with the site allocated as a major existing site within the Green Belt. This policy sets out that limited infilling within the major existing developed sites within the green belt will be permitted provided that the development:

- a) Is related to the continuing use of the site
- b) Is contained within the boundary shown on the proposals map
- c) Has no greater impact upon the purposes of including land in the green belt than the existing development
- d) Does not lead to a major increase in the developed proportion of the site; and
- e) Does not exceed the height of the existing buildings on site.

As set out in the description of development and the site history, the site was given planning permission to provide a livestock and horticultural area for the college under application 13/00544/FUL. Some of the development approved under that application, including the field shelters were sited in locations different to that approved and therefore comprise part of the current application.

In considering the application against the requirements of policy D5 it is clear that the proposals would be related to the continuing use of the site, to support the college in their education provision. The college offer existing animal care courses and are to introduce T level courses in animal management. In order to provide this provision the Design and Access Statement states that the facilities need to be improved to provide a state of the art, real working environment. To achieve this the college has successfully secures £1m of Department of Education funding.

Based on the above, it is clear that the facilities proposed under this application would support the existing education provision at Hopwood Hall College and allow them to provide modern facilities to complement and enable their continued provision of education. The NPPF clearly establishes the importance of education and sets out under paragraph 99 that great weight should be given to the need to create, expand or alter schools. With this in mind, subject to the development complying with criteria c-d of saved policy D5, it is considered that the proposal comprises acceptable development within the Green Belt.

Assessment under saved policy D5

The application proposes the erection and retention of several structures to support the education provision offered on site. Demolition of some existing structures is also proposed.

Examining the details submitted, it is clear that most of the development would be encompassed within the existing cluster of buildings, to the immediate north west and north of Hopwood Hall. Much of the new development in this location, including the canopy to Smallbridge A and the extension to the barn would also replace existing structures. Some development, including the field shelters, polytunnel, alpaca shelter and flamingo shelter would be sited away from this main cluster but they would be retained within the area established as part of the animal management use under application 13/00554/FUL, where other structures including an animal waste bunker, duck pond platform and field shelters (in a slightly different location) were previously approved.

Based on the extent of development approved under application 13/00554/FUL and the scale and siting of the current application it is considered that the proposals would have no greater impact upon the purposes of including land in the green belt than the existing development. Similarly, the application would not lead to a major increase in the developed proportion of the site nor would the scale/height of the buildings exceed those currently in existence.

Further to the above, it is considered that the application complies with the requirements of saved policy D5 for limited infilling of an existing major developed site within the Green Belt and the application therefore comprises acceptable development in the Green Belt in accordance with saved policies G/D/2 and D5, Core Strategy policy G4, PfE policy JP-G9 and the NPPF.

Heritage

The application site sits immediately adjacent Grade II* listed Hopwood Hall and close to Hopwood Hall College (Grade II listed) and Grade II listed gates and piers. The development has the potential to impact on the setting of these designated heritage assets and therefore the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply. This requires a local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

NPPF paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In accordance with NPPF paragraph 208, where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Places for Everyone (PfE) policy JP-P2 and Rochdale CS policy P2 also apply.

Hopwood Hall is listed at grade II* for its more than special architectural and historic interest. It is reputed to comprise fabric dating from the 1420s, while incorporating parts of an early C16th open-hall timber-framed structure, originally constructed around a quadrangular two-storey plan. The Hall largely consists of C17th and C18th construction with subsequent additions, supplementing this quadrangular plan to the

west dating from the C19th and early C20th. There is also a later 20th century flat roof addition, which is not of special interest.

The Hall has been derelict for a number of years and is listed on Historic England's Heritage at Risk Register. Planning permission was recently granted for meanwhile uses within the Hall, and the second phase of emergency works to make the building water and wind tight are currently ongoing.

The historic setting of the Hall has been compromised by the construction of buildings within close proximity and the loss of much of the landscape in which it was historically appreciated. Nevertheless, some of its gardens remain, along with the unbroken link to the grade II listed Chapel. The surviving landscape gives some idea of the grandeur of the original Hall and its landscaped setting.

Consultation has been undertaken with the Council's Conservation Officer and consideration has been given to each of the elements proposed. Consultation has also been undertaken with Historic England who have confirmed they have no comments to make on the application.

Barn – The Conservation Officer has advised of no objections to the demolition of the existing polycarbonate canopy attached to the barn or the single storey outbuilding (changing rooms) to the barns south east. These existing structure detract from the setting of the hall and their removal from site is welcomed.

In respect of the new barn extension, this extension with a catslide roof would have no greater material impact on the significance of the hall than the current arrangement and therefore no heritage objections are raised. The removal of the existing roller shutter from the barn is also welcomed as well as the removal of the front porch. Concerns have however been raised about the use of black metal cladding as it could make the building more prominent and would not be a material characteristic of the surrounding area. The Conservation Officer has suggested that painted timber cladding would be a more sympathetic material and the agent has agreed (in writing) to amend the material as requested. This can be achieved through a suitably worded condition.

Smallbridge A – The Conservation Officer has raised no objections with the alterations to the elevations, including the infilling of windows but advised that a condition will be required to ensure that materials match existing. This is reasonable and necessary and can be included on any approval. The new canopy that would replace the existing WC's is also considered to be acceptable and given its proximity to existing buildings and size its impact on the significance of the hall would not be any greater than existing.

Smallbridge B – The Conservation Officer has advised that the relatively minor changes to this building which include the infilling of existing doors and the provision of an accessible ramp would not alter the relationship of the existing building with the Hall. A condition controlling materials will however be again required and this is considered reasonable and necessary.

Cattery – The cattery is one of the buildings proposed to be relocated from the south of Smallbridge B to the northwest of the barn. The Conservation Officer has advised that this new siting would add to the clutter to the northern entrance of the Hall. However, it is advised that overall the impact would be minor given its location and relatively modest dimensions. This impact will need to be weighed against the public benefits associated with the development.

Alpaca shelter – The alpaca shelter will also be relocated from a location adjacent the western boundary of the Hall to the south west of the site. The Conservation Officer has advised that this new location would have a lesser impact on the setting of the Hall due to its greater distance of separation.

New outbuilding – The new outbuilding would be located in the location of the existing cattery. Given its similar proportions to the cattery the Conservation Officer has advised that it would have no greater impact than existing.

Paddock shelters – These shelters were given planning permission under application 13/00554/FUL but for a site to the south of the paddocks. The installed (and now applied for) location is to the north of the paddocks. The Conservation Officer has advised that this change in siting is relatively minor and does not alter the relationship with the Hall to result in any greater degree of harm to the significance of the designated heritage asset.

Polytunnel – The Conservation Officer has advised that due to the distance of separation to the Hall and the intervening presence of other buildings, any harm from the polytunnel on the Halls setting is limited and that this would not change with the provision of the proposed fencing. The Conservation Officer has however advised that there is some cumulative harm from the building group as a whole within the immediate setting of the Hall. This will need to be weighed against the public benefits associated with the development.

Flamingo shelter – The flamingo shelter is located to the southwest corner of the site adjacent to one of two large ponds. The Conservation Officer has advised that these ponds were first depicted on the 1890's OS map and it is not clear whether they were formed as part of a formal landscape around the Hall, with later OS maps showing a path connecting the ponds to the Hall. Additional information to examine the significance of these ponds with the hall has been requested and submitted. This details that the ponds have been separated from the hall by the access road/route shown across the historical maps and that this route is the secondary/rear access to the site with the primary approach to the front of the hall. There is also tree planting forming a large buffer between the pond and hall. The agent has advised that the impact from the Flamingo shelter would therefore be low. This information has been reviewed by the Conservation Officer who has confirmed that the assessment provided is acceptable and no objections are raised against this element of the scheme.

In summary the Conservation Officer has advised that the cumulative impact of the buildings so close to the Hall has a negative impact on the designated heritage assets setting (The Hall). This harm to significance is identified as less than substantial and needs to be weighed against the public benefits of the scheme. In this regard it is considered that the applicants have clearly demonstrated in the Design and Access Statement their need for the development to provide suitable facilities to offer T-Level courses in animal management and this is further demonstrated through the colleges successful bid for Dept of Education funding. As set out above, the NPPF clearly establishes the importance of education and sets out under paragraph 99 that great weight should be given to the need to create, expand or alter schools. It is considered that this provision of education facilities at the site provide a clear public benefit and this would outweigh the less than substantial harm associated with the cumulative impact of the development. The application is therefore acceptable in this regard and in accordance with the requirements of policy P2 of the Core Strategy, JP-P2 of PpE, the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Design and visual amenity

Notwithstanding the heritage assessment, consideration needs to also be given to the general appearance of the proposals and their impact on the visual amenities of the area. In this regard the buildings proposed are largely in keeping with the overall appearance of the site and appropriate for the education and animal handling use. The extensive use of timber cladding across the building is considered appropriate for the site and the further introduction of timber cladding (as agreed in writing) to the barn extension is also welcomed as a more appropriate material than the previously proposed metal. The scale of the buildings across the site have been kept to a minimum, with the proposals being functional and necessary for the education provision offered.

On the whole, it is considered that the proposal provides appropriate development of the site and one that would improve the sites appearance from its current state, through the removal of some old and unsightly structures and their replacement. As detailed in the heritage section of the report, it is important that materials are further assessed to ensure that this match with existing structures and appropriate for the buildings setting. However, subject to appropriate materials it is considered that the application is acceptable in respect of visual amenity and in accordance with the requirements of policies P1, P2, P3 and DM1 of the Core Strategy, JP-P1 of PfE and the NPPF.

Ecology

Policy G7 of the Core Strategy requires developments to protect existing biodiversity including trees and vegetation. The NPPF also requires the planning system to contribute to and enhance the natural and local environment and policy JP-G8 of PfE requires that through local planning a net enhancement of biodiversity resources will be sought.

The Greater Manchester Ecology Unit have been consulted on the application and advised that there are no significant ecological issues associated with the development and that any issues relating to the adjacent Site of Biological Interest (SBI), bats, nesting birds, invasive species and biodiversity net gain can be dealt with through condition.

In respect of the proximity to the Glade and Oaken Bank Woods SBI, this lies to the north and west of the red edge site. GMEU have however noted that the only works in close proximity to the SBI is the relocated Alpaca Shelter, with the access route along an existing unsurfaced road. GMEU have confirmed that the risks associated with the conservation of the SBI are low, but it is recommended that signage is put along the SBI boundary to advise contractors of the value of the woodland and to keep out with machinery. This is a matter that can be controlled through condition.

In regards bats, a survey have been submitted and one building has been assessed as moderate risk, with two assessed as low risk. Four trees have also been assessed as providing bat roosting potential.

GMEU have noted that the building identified as having moderate risk is to be retained as a result of this application, with the proposed works limited to windows and doors and a single storey extension. GMEU have advised that none of the works would directly impact on bat roosting features and therefore the risk is very low and can be mitigated through reasonable avoidance measures. The two low risk building have been assessed as low enough risk to demolished under a method statement.

GMEU have advised that the proposed works are acceptable, subject to a condition that controls works to the at risk buildings (6 (Smallbridge A), 9 (barn) and 10 (changing rooms) to be undertaken with the details contained in the Preliminary Ecological Appraisal Report. This includes Precautionary Working Methods which are set out in the ecological appraisal. This is a reasonable request and can be conditioned. It is also noted that the submitted report recommends submission, through condition, of a Construction and Environmental Management Plan (CEMP). However, this request is not carried over by GMEU and in light of this, it is considered that a scheme for Reasonable Avoidance Measure (detailed below) is sufficient.

In regards badgers, no evidence was recorded but badgers are assumed to be present nearby. GMEU have advised that additional surveys for badgers would not be reasonable given the nature of the developed site and the scale of works, advising that the risk of a badger sett being created within the working area is very low. However, there is a risk of a badger traversing the site during construction works, therefore reasonable avoidance measures in conjunction with other wildlife is reasonable. An informative advising the developer/applicant of the protected species of badgers and their responsibilities should be included on any approval.

In respect of other wildlife, it is noted that amphibians, reptiles and terrestrial mammals such as hedgehog and badger (as noted above) may forage and commute through the site. GMEU have advised that this is however very likely for reptiles, given their rarity in Greater Manchester and lack of records for this area. GMEU have advised that these species, and any other wildlife can be appropriately protected through submission of a reasonable avoidance measures method statement which can be conditioned on approval. It is also requested that clearance of the site does not take place within the bird nesting period, so as to avoid disturbance to nesting birds (which are protected). This is also reasonable and can be conditioned.

In regards invasive species, Rhododendron has been recorded on and adjacent to the site. GMEU have advised however that it is likely that the works can be undertaken without creating an offence under the Wildlife and Countryside Act 1981, but that an informative should be included on any approval.

In regards biodiversity net gain, section 180 of the NPPF requires that planning policies and decisions contribute to and enhance the natural environment. Biodiversity net gain became mandatory on minor sites on the 2nd April 2024. GMEU have noted that the application was submitted prior to this date.

Biodiversity net gain is also set on in PfE with policy JP-J8 stating that it is expected development achieve a measureable net gain in biodiversity of no less than 10%.

GMEU have noted that the development is primarily on existing developed land, with the exception being the relocated alpaca shelter which has a very small footprint. No biodiversity enhancement measures have been proposed as part of the application, although a landscape screen is proposed between the development and Hopwood Hall. GMEU Have recommended that biodiversity enhancement is provided for the small loss of areas of vegetated habitat, as well as nesting birds and bats. It is advised that the details can be conditioned.

Further to the above, subject to appropriate conditions and informative footnotes it is considered that ecology and wildlife at the site can be appropriately protected and any harm be mitigated. The application is therefore acceptable in this regard and in accordance with the requirements of policy G7 of the NPPF, JP-G8 of PfE and the NPPF.

Trees

Some of the application site and much of its surroundings is covered by TPO050 and an Arboricultural Impact Assessment has been submitted with the application.

Policy G6 of the Core Strategy requires applications to protect, improve and create green infrastructure and where trees are to be removed, these should be replaced at a ratio of 2:1. The protection of green infrastructure is also required under policy JP-G2 of PfE.

The nearest development to the protected trees is the relocated cattery and the demolished changing rooms. GMEU have reviewed the proposals and the submitted report and advised that it would be possible to implement the proposals without substantially affecting the protected trees. However, tree protection measures, in line with the details shown on the Tree Protection Plan described in the Arboricultural Impact Assessment should be required and conditioned on any approval. This is reasonable to ensure protection of the trees and is in line with the requirements of policy G6 of the Core Strategy, policy JP-G2 of PfE and the NPPF.

Highways

Policy T2 of the Core Strategy requires that development comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and serving arrangements, taking into account the proposed use and location.

Highway Services have been consulted on the application and advised of no objections. Highways note that the proposals would be an addition to the existing college, however they do not expect significant changes in traffic to the site as a result of the proposals and therefore no highway safety concerns are raised.

The application is acceptable in respect of highway safety and in accordance with policy T2 of the Core Strategy and the NPPF.

Drainage

Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment. Policy JP-S4 of PfE also requires that development be located and design so as to minimise the impacts of current and future flood risk.

A Proposed Drainage Layout Plan has been submitted and the application has been reviewed by the Council's Drainage Officer and United Utilities. A consultation request was also sent to the Environment Agency but no response has been received.

The Drainage Officer has noted that although the submitted drainage plan shows some existing drainage network and connections, it does not differentiate between the fold and surface water drainage, nor does it clearly show where any outfalls or connections to private or public sewage are located. The Drainage Officer advises that the site is serviced by a private sewerage and surface water drainage network and the drainage officer assumes that rainwater discharges to the brook and foul either goes to a private sewage plant or is pumped to the public sewer.

Further to the above the Council's Drainage Officer and United Utilities have raised no objections to the application. It is however requested by both parties that a condition be included on approval to require submission of foul and surface water drainage details and that surface water drainage be in accordance with the drainage hierarchy. This is reasonable and an appropriate condition should be included on approval.

Subject to inclusion of an appropriately worded condition, drainage of the site can be adequately controlled so as to not increase the risk of flooding. The application is therefore acceptable in this regard and in accordance with policy G8 of the Core Strategy, JP-S4 of PfE and the NPPF.

Noise and disturbance

Policy G9 of the Core Strategy requires that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The Council's Environmental Health Officer has reviewed the application and advised of no objections to the proposals. In this regard, it is noted that the application site is located within the existing college site, with the development resulting in relatively minor additions to the existing education facilities. The application is sited sufficient distance from Hopwood Hall to not cause adverse impacts through noise or any other forms of pollution and in this regard the application accords with policy G9 and DM1 of the Core Strategy and the NPPF.

Rights of way

The application site access is located along the route of MidRupp177, MidRupp 116a and MidFP132 are also located to the site. A consultation request was sent to the Council's Conservation Officer but no response has been received. Nonetheless, it is clear from the route of the PROW, that the application would not interfere with or block their use or enjoyment. The application is therefore acceptable in this regard and in accordance with the requirements of policy DM1 of the Core Strategy.

Summary

Further to the above it is considered that the application is acceptable. The proposals would allow for development of a major developed site within the Green Belt to support the continued provision of education at Hopwood Hall College. The public benefits associated with the provision of the education facilities would outweigh the less than substantial harm to the setting of the Grade II* listed Hopwood Hall and it is noted that this application would rectify a number of the unauthorised developments that have a detrimental impact on the setting of Hopwood Hall and re-site development to more appropriate locations. Additional information in respect of materials etc, is required but this can be conditioned. Likewise, conditions for matters such as ecology, trees, landscaping and drainage are also required. The application is therefore acceptable subject to conditions and the recommendation is for approval.

RECOMMENDATION

APPROVE

1. The development must be begun within three years of the date of this decision notice

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following application plans and documents:

Location Plan – Drawing no. 00500 Rev P02
Existing Site Plan – Drawing no. 00501 Rev P02
Demolition Site Plan – Drawing no. 00502 Rev P02
Proposed Site Plan – Drawing no. 503 Rev P04
The Barn – Existing Plans – Drawing no. 00510 Rev P02
The Barn – Proposed Plans – Drawing no. 00511 Rev P02
The Barn – Elevations – Drawing no. 00512 Rev P03
Cattery – Plans and Elevations – Drawing no. 513 Rev P01
Snallbridge A Existing & Proposed Elevations – Drawing no. 516 Rev P03
Smallbridge B Existing & Proposed Elevations – Drawing no. 00517 Rev P03
Smallbridge A Floor Plans – Drawing no. 00518 Rev P02
Smallbridge B Floor Plans – Drawing no. 00519 Rev P01
Polytunnel – Existing and Proposed – Drawing no. 00520 Rev P03
Flamingo Shelter and Field Shelter – Drawing no. 00521 Rev P03
Proposed Outbuilding and Alpaca Shelter – Drawing no. 00522 Rev P02
Proposed Items for Demolition – Drawing no. 00525 Rev P02
Drainage Layout Plan – Drawing no. 500
Tree Constraints Plan – Drawing no. 001 Rev A
Preliminary Ecological Appraisal Report, Prepared by SEED ref: 1697A-PEA-V2-A.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Prior to their use on site, details of the external facing materials and finishes to be shall be submitted to and approved in writing by the Council as Local Planning Authority. For the avoidance of doubt, notwithstanding the details on drawing no. 00512 Rev P02 (The Barn – Elevations) metal cladding to the barn is not approved and timber cladding shall be used instead. The development shall be constructed in accordance with the agreed details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. No above ground works shall take place until a scheme for the full specification of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The specification shall include, at a scale of not less than 1:20 the longitudinal and cross sectional detailing with the depth of the reveal shown, cill and lintel detailing and means of opening together with any finished treatment. The window and doors shall be installed in accordance with the approved specification prior to first occupation and retained thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Prior to their use on site, details of the materials and finishes to be used in the construction of the fence around the polytunnel shall be submitted to and approved in

writing by the Local Planning Authority. The fence shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the setting of Grade II* Hopwood Hall in accordance with policies P1, P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

6. Prior to any ground and construction works associated with the construction of the approved alpaca shelter details and location of signage to inform contractors of the value of the Glade and Oaken Bank Woods Site of Biological Interest and to require that machinery shall be kept out of the protected area shall be submitted to and approved in writing by the Local Planning Authority. The signage shall be installed as approved prior to any ground and construction works of the alpaca shelter and be retained until development of the alpaca shelter is complete.

Reason: To protect the special interests of the Site of Biological Interest and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

7. Prior to the commencement of development, including demolition works, a Reasonable Avoidance Measures Method Statement for mammals and amphibians shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the approved Method Statement.

Reason: To ensure the appropriate protection of mammals and amphibians at the site and to accord with policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: It is important to identify species prior to any ground and demolition works which may impact their habitat.

8. The development hereby approved shall be carried out in full accordance with the details to protect bats outlined in the sections 4.1.18 to 4.1.28 of the submitted Preliminary Ecological Appraisal Report, Prepared by SEED ref: 1697A-PEA-V2-A.

Reason: In order to ensure protected species are appropriately protected from the development and to accord with the requirements of policy G7 of the adopted Rochdale Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

9. Prior to first use of the development, a landscaping scheme shall be submitted to and agreed in writing with the Council as Local Planning Authority.

The scheme shall include the following:

- Layout drawing/planting plans
- Planting schedule (indicating the size, species, spacing, size, number and density of plants)
- Written specifications
- Tree pit specifications
- Ground condition enhancement (including cultivation and other operations associated with trees, shrub, hedge or grass establishment)
- Areas of hard standing

The agreed scheme shall be implemented within 6 months of first use of the development.

Any planting which within a period of 10 years of implementation dies, is removed, or become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size or species, unless the council as local planning authority gives written consent to a variation.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and to secure biodiversity mitigation in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, policy GP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

10. Prior to first use of the development hereby approved a scheme for biodiversity enhancements at the site including the provision of bird and bats boxes shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be provide prior to first use of the development and be retained thereafter.

Reason: To ensure suitable ecological mitigation and enhancement on site and to accord with the requirements of policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. The development hereby approved shall be first carried out in full accordance with the tree protection works identified in Section 5 and on drawing no. 1697a-AIP-002-A (Arboricultural Impact & Tree Protection Plan) of the submitted Arboricultural Impact Assessment, prepared by SEED, ref: 1697a-AIA-V1-A.

Reason: To ensure the protection of the TPO protected trees around the site and to accord with policy G6 of the adopted Rochdale Core Strategy, policy JP-G2 of Places for Everyone and the National Planning Policy Framework.

12. No site clearance shall take place, including works to trees or shrubs or demolition, between the 1st March and 31st August in any year, unless a detailed bird nest survey has been carried out by a suitably experienced ecologist that shows that no active bird nests are present.

Reason: In order to prevent disturbance to any nesting birds that may be present in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JP-G8 of Greater Manchester Places for Everyone and the National Planning Policy Framework.

13. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The drainage scheme shall include:

- (i) Plan(s) that clearly indicate the final destination of foul and surface water drainage network.
- (ii) Construction details for permeable paving including kerbing and cross-section of open graded sub-base, if this type of paving forms part of the sustainable drainage system.
- (iii) Attenuation of surface water drainage, if the development area is more than 100 sq.m. taking into account removal and increase of new paved and roofed areas.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to occupation/ use of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan, JP-S4 of Places for Everyone and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage infrastructure will need to be implemented prior to commencement of above ground works and a scheme therefore needs to be agreed in advance of the same.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

The applicant is reminded that under the Protection of Badgers Act 1992 it is an offence to intentionally or recklessly interfere with a badger sett. If a badger sett is found on or near the developments site work should cease immediately and a suitably experienced ecologist employed to advise on how best to proceed.

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Species such as Rhododendron are included within this schedule. If any such species will be disturbed as a result of this development a suitably experienced consultant should be employed to advise on how to avoid an offence.