

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00496/FUL	Aimee Bovaird	8 August 2023

Address: Cardinal Langley Rc High School Rochdale Road Middleton Rochdale M24 2GL

Proposal: Construction of a Multi-Use Games Pitch (MUGA) with 3.0m high perimeter fence

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

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?	N

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: 25.10.2023

DATE: TH

SITE

This site relates to Cardinal Langley RC High School. The school located off A664 Rochdale Road and has access off Rochdale Road. To the rear of the school are woodland and fields. There are residences to the north, west and south-west of the

site, though these are set well away from the part of the school that the application relates to. This site is within the Defined Urban Area.

PROPOSAL

The application seeks planning permission for the construction of a Multi-Use Games Pitch (MUGA) with 3.0m high perimeter fence.

The proposed pitch will be to the rear (south east) of the school. The proposed fence will be around the perimeter of the pitch and have two 900mm wide access gates.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO2 - Creating successful and healthy communities

SO3 - Improving design, image and quality of place

C7 - Delivering Education Facilities

P3 - Improving design of new development

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

RELEVANT SITE HISTORY

22/00529/FUL - Erection of a single storey extension to the front elevation of the school with the installation of 1.8m fencing to enclose outdoor breakout area - Approved

CONSULTATION RESPONSES

United Utilities

The following comments were received:

'We request that the applicant submits a plan outlining the proposed levels (including finished floor levels and ground levels) shown in metres above Ordnance Datum and an indicative foul and surface water drainage strategy (including cover and invert levels). It is our recommendation this information is submitted for our review so that any risk of sewer surcharge can be further assessed. The applicant should note that it may be necessary to raise finished floor and ground levels and / or include mitigation measures to manage the risk of sewer surcharge.'

A revised consultation response was later received without the request for levels and drainage details, and providing general advice on sustainable drainage systems, water and wastewater services, and UU assets and infrastructure.

Highways And Engineering

No objections

Lead Local Flood Authority/Drainage

The following comments were received:

'As the applicant is creating a MUGA pitch by simply painting lines over existing paved area, there is no need for a drainage condition.'

Env Health - Noise/Odours

No comments received to date

Sport England

No Objections

REPRESENTATIONS

Letters of notification have been sent out to neighbours and one letter of objection has been received. This objection raised the issue of the potential of the proposed development increasing traffic on the road. A site notice was posted on 15.06.2023.

ANALYSIS

Principle of Development

CS Policy C7 emphasises the requirement to improve education, skills and training in the borough and raise educational achievement by providing good quality educational facilities and promoting growth of existing and new facilities.

The application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The proposal is located on the existing site of the school.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy C7, Saved UDP policy G/D/1 and the NPPF

Amenity and Impact on Surrounding Occupiers

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Core Strategy policy DM1 notes that new development proposals should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy

The proposed development would be located to the rear of the school and will not be visible from the highway, this will not have an impact on amenity for surrounding occupiers. The proposed development is compatible with the surrounding land uses as the immediate area is an existing play area. This will not result in a negative impact for surrounding occupiers. The application does not include any details of any external lighting which may be required for the operation of the MUGA. External lighting could potentially result in a nuisance to nearby residents if not designed carefully, and it is therefore recommended that a condition be imposed requiring approval of any such details.

Subject to this condition, the development is acceptable in amenity terms and accords with the relevant parts of the Core Strategy Policy DM1 and the NPPF.

Design

The National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. This is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed MUGA can be considered a typical feature of a high school. The applicant has confirmed that the existing tarmac surface will be retained and overpainted with non-slip colour paint in green. This is an acceptable design.

The proposed fencing is also considered acceptable as it will be finished in galvanised powdered coats, panels and gates and be in the colour RAL 6005 Green which is considered acceptable. The mesh panels are considered appropriate in relation to the school.

The proposed development is not considered to overhaul the appearance and character of the area, and is therefore considered acceptable in design terms.

Drainage

Policy G8 of the adopted Core strategy seeks to ensure new development does not lead to increased flooding. The comments from the Council's drainage engineer and from United Utilities are noted. It is not considered that the proposed development would give rise to any flood risk or surface water management considerations. The development will therefore accord with the requirements of policy G8.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Highways officer has been consulted and raised no objections. The public comments on highways matters are noted, but it is considered that the proposal would not adversely impact on public and highway safety and the application would accord with the requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to conditions

1. The development must be begun not later than three years beginning with the date of this permission.

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

2. This permission relates to the following plans:

Location Plan PL-100
Proposed Site Plan PL-102
Proposed Layout 2098_2B
Proposed Fence Elevations PL-103 Rev C
Materials Specification Report

and the development shall be carried out in accordance with these drawings hereby approved.

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. No lighting shall be installed in association with the Multi Use Games Area without written agreement of the Local Planning Authority.

Reason: To ensure a satisfactory standard of amenity for surrounding occupiers in accordance with the Core Strategy Policies DM1 and P3 and the NPPF.

Report Author Aimee Bovaird