

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00076/FUL	Hamish Rigg	09/05/2024

Address: Jumbo Community Centre, Grimshaw Lane, Middleton, M24 2BR

Proposal: Installation of new 1.8m high v mesh security fencing and 1 x single gate following removal of 1.2m high fencing to north of site.

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?	Y	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/a
-----	--	-----

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Grant subject to conditions
----------------	-----------------------------

CHECKED AND SIGNED OFF BY: RK

DATE: 17/05/2024

SITE

The application relates to the Jumbo Community Centre, a detached single-storey 'warehouse- style building' on Grimshaw Lane, Middleton. Owned by Rochdale Borough Council, the community centre is used by the public for events, meetings, youth services, and as a library. The site falls within a residential setting, surrounded by a variety of flats, terraced, and semi-detached housing.

The centre is set back from the roadside on Grimshaw Lane, and surrounded by grass areas to the south, east, and north. It faces west, overlooking a residential car park. To the east it borders the curtilage of Middleton Hall Care Home, to the north it fronts Nelson Street, and to the south it fronts Grimshaw Lane.

PROPOSAL

Permission is sought for the installation of a green wire mesh fence along the boundary of the curtilage on Grimshaw Lane, a section of the car park, and a section of Nelson Street, measuring 1.8 in height, and including a gate at the south-west corner of the library.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – December 2023

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-P1 Sustainable places

Adopted Rochdale Core Strategy (CS):

Adopted Rochdale Core Strategy (CS):

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

T2 Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Arboriculture 26/03/2024:

There are a couple of trees located in small shrub beds on the grass plot. My view is the installation of a fence would have no detrimental effect on the trees and don't see the need for an arb survey as the work would be outside any root protection zone that would be needed to comply with BS5837.

REPRESENTATIONS

Letters of notification were sent to surrounding properties 03/04/2024 and a general site notice was displayed 02/05/2024; no objections were raised.

ANALYSIS

Design

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

In light of the above, it is recognised that the proposed fence would be a prominent feature that does not conform to other boundary treatments within the area. By fronting the pavement, and standing at 1.8m in height, the proposed fence has the potential to detract from appearance of the landscape which is generally open and accessible.

Notwithstanding, attempts have been made to reduce the visual impact of the fence by proposing wire mesh and a green finish. The green colouring will be required by a suitable worded condition.

The proposed fence is intended to formalise an outdoor area for users of the community centre, including children. The greenspace surrounding the community centre has the potential to be a valuable asset which can be used for social events and outdoor activity. However, as the outdoor space fronts the car park, Nelson Street, and Grimshaw Lane (a relatively busy road and bus route), it is exposed to vehicular traffic. Furthermore, without a cordoned off area it is difficult to monitor the comings and goings of users of the community centre and/or members of the public. Public access also exposes the space to litter and dog mess. As such, the outdoor area isn't considered to be a wholly safe or pleasant area, particularly for children, and is not being used to its full potential as an outdoor space. These issues have been highlighted by ward members who have sought to drive this proposal as a solution to the benefit of society.

Therefore, whilst the proposed fence raises minor conflict with design policies in respect of its visual impact on the area, this would be demonstrably outweighed by the functional benefits of the fence in providing a safe and valuable outdoor space for users of the community centre, and the wider public. It is therefore in accordance with policy DM1 of the adopted Core Strategy.

RECOMMENDATION

Grant subject to the following 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, and proposed site plan, elevations, and fence detail: A1/147/001 REV A.

And the development shall be carried out in complete 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. The metalwork of the fence hereby approved shall be colour treated Green RAL 6005 upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Hamish Rigg