

APPLICATION NUMBER: 23/00005/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00005/FUL	Tom Hiles	22 February 2023

Address: Rochdale Sixth Form College College Road Rochdale OL12 6HY

Proposal: Installation of a temporary two-storey Portakabin building to provide an ancillary class facility for sixth form college

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?	Y

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/A

RECOMMENDATION	Approve with conditions
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CHECKED AND SIGNED OFF BY: LA

DATE: 27.03.2023

SITE

The application site forms part of Rochdale Sixth Form College. The campus comprises the main college building and car parking areas.

The site is bounded by an ASDA superstore to the west, Hopwood Hall College to the north-east (on the far side of the River Roch), Rochdale Police Station and Touchstones to the east (on the far side of St Mary's Gate), and the St Mary's Gate interchange to the south. The nature and character of the site is characterised by its position adjacent to the major road junction and mainly surrounded by large commercial and institutional buildings.

The site is within the setting of the nearby Rochdale Art Gallery, grade II listed and the Rochdale Town Centre Conservation Area, both located to the east on the far side of St Mary's Gate.

The site is within a defined urban area and the Inner Rochdale regeneration area.

PROPOSAL

Planning permission is sought for the temporary installation of a two-storey temporary cabin building to provide interim classrooms. A three-year permission is requested. The building would be located to the south of the main building, within a service/turning area adjacent to the boundary with St Mary's Gate. The installation would have a height of around 6m. External materials would comprise plastisol-coated steel cladding.

It is understood that the temporary classrooms are required while work to extend the main building (subject of a pending application) is being undertaken.

The application is supported by a Flood Risk Assessment, Design and Access Statement and Heritage Statement.

In response to concerns raised by the Highways Officer, details on how vehicle movements would be managed during the siting of the building to avoid conflict with site users have been provided by the applicant's agent. These details are set out in the highways section of the appraisal part of this report.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO5 - To improve accessibility and deliver sustainable transport

SP3/R - The Strategy for Rochdale

P1 - Improving image

P2 - Protecting and enhancing character, landscape and heritage

P3 - Improving design of new development

DM1 - General development requirements

C7 - Delivering education facilities

Unitary Development Plan (UDP):

RELEVANT SITE HISTORY

22/01441/PSID - Erection of 6 storey extension to create additional teaching facility including alterations to existing car park, associated landscaping and PV (Photovoltaic) panels at roof level. Under consideration.

21/01401/TELE - Installation 6no. antennas, 4no. 600mm dish antennas supported on 3 separate, new rooftop 'pod' systems, installation of radio equipment cabinets and other ancillary apparatus including cable gantries and handrails on roof top with 1no. cabinet located a.. Approved, 2021-11-18

21/00138/ADV - 3 no. external mesh printed banners currently in place on East, West and South elevation of the building. Approved, 2021-04-09

17/01323/FUL - Proposed extension to the main entrance of the college to provide additional internal space, increased draught lobby and relocate security barriers. Approved, 2018-02-02

16/00824/FUL - Alterations to existing car park to create additional car parking spaces. Approved, 2016-10-21

14/01319/FUL - Extension of fifth floor in place of existing roof terrace on north east elevation to create additional study space. Approved, 2014-12-29

09/D52576 - Formation Of Vehicular Turning Head And Further External Recreational Space In Relation To New Sixth Form College. Approved, 2009-12-09

08/D51561 - Erection Of New Sixth Form College With Associated Landscaping And Temporary Bridge For Construction Access. Approved, 2009-02-17

CONSULTATION RESPONSES

Conservation And Design

The proposed development would be situated approximately 40 metres away from both the boundary of the Rochdale Town Centre Conservation Area, as well as the Grade II Rochdale Central Library, Museum and Art Gallery.

The proposed development would not result in harm to the designated heritage assets, the Rochdale Town Centre Conservation Area and the Grade II listed Rochdale Central Library, Museum and Art Gallery, on the basis of the proposed scale of the structure, its siting and that it would be for a temporary basis.

I would request a condition to ensure that this structure is removed after the outlined three year period.

Lead Local Flood Authority/Drainage

Because the proposed Portacabins will be located on a car-park 'hard-standing' area and are temporary, I have no objections and see no need to impose any drainage conditions.

Highways And Engineering

(I) Our main concern regarding this application is that the Portacabins appear to be located within the turning head which provides access for larger service vehicles into this area of the College. The introduction of classrooms in this area will increase footfall by students and servicing demand which has the potential to increase the conflict between vehicles and pedestrians in this area. The loss of the turning head will lead to larger vehicles having to undertake difficult manoeuvres or reverse long distances in an area where pedestrians will be present and this would have a detrimental impact in the safety of those pedestrians the majority of which will be students.

We would therefore require further information on how pedestrian and vehicle movements could be safely managed in this area prior to Highways supporting this application.

We would not envisage that there would not be any detrimental impact on the adopted highway network as a result of the development.

(II) – following response from agent (noted below):

We are satisfied with the rationale provided in support of the application.

Could we ask that the servicing arrangement outlined below are formalised via planning condition.

Canal And River Trust

No comments

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice was posted at the front of the site. No public comments have been received.

ANALYSIS

Principle of Development

The proposed development would form a functional, if temporary, element of the established Sixth Form college, located within the defined urban area, wherein saved policy G/D/1 notes the Council wishes to ensure that new development is concentrated in order to support regeneration and to protect the countryside.

The building is required temporarily to facilitate expansion of the Sixth Form college. Policy C7 *Delivering education facilities* notes that the Council will improved education, skills and training in the borough and raise educational achievement by measures including promoting the growth and expansion of further and higher education linked to the Colleges at St Mary's Gate. The proposal will support this objective.

For these reasons, the proposed temporary classrooms are considered to be acceptable in principle.

Design and Heritage

Core Strategy policy P1 *Improving image* notes that the Council will require high quality design in all new developments, and will ensure new development improves the image of the borough by measures including requiring design which is of a high

standard, demonstrating innovation and originality. Policy P3 *Improving design of new development* notes that the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design. NPPF paragraph 130 notes that planning decisions should ensure that developments will add to the overall quality of the area, and are visually attractive as a result of good architecture and layout, and are sympathetic to local character and history, including the surrounding built environment.

The application site and parts of the surrounding context are generally contemporary in architectural character, with the exception of older buildings and spaces located on the east side of St Mary's Gate. The proposed installation would be functional in appearance and it is not considered that it would be successful in design terms as a permanent addition to the site. However, the appearance of the cabins are largely determined by their temporary nature, as required due to the anticipated circumstances at the college. Given the need for the proposal is anticipated to be transitory, it is considered that the temporary installation of the building for a limited period would be acceptable in terms of the impact upon the character of the application site and the surrounding area, and therefore would accord with local policies P1 and P3 and the design expectations of the NPPF.

CS policy P2 *Protecting and enhancing character, landscape and heritage* notes that the Council will protect the borough's heritage by measures including conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. As indicated by the Conservation Officer, the application site is within the setting of Rochdale Town Centre Conservation Area, and the Grade II-listed Rochdale Central Library, Museum and Art Gallery. Whilst the proposed installation would, as noted above, be somewhat at odds with the character of the site and the wider area (particularly the area to the east and south-east), the impact upon the settings of the designated heritage assets would be temporary and as such is not considered to be materially harmful. Subject to the temporary permission as suggested by the Conservation Officer, it is considered that the proposal would be acceptable in terms of impacts upon heritage assets and therefore to be compliant with policy P2 and paragraphs 199-200 of the NPPF.

Access and Highways Safety

Core Strategy policy DM1 *General development requirements* notes that all development proposals will be expected to demonstrate that they provide satisfactory vehicular access, with adequate parking, manoeuvring, and serving arrangements taking into account the proposed use and location. NPPF paragraph 111 notes 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 initial and updated comments from the highways officer are noted. On the basis of the following response from the agent, the highways officer has raised no objection to approval subject to condition that the described arrangements are implemented whilst the temporary building is in place and used:

The cabins will be Heras fenced off and access only made via the pedestrian gate near main entrance. Heras fencing has also been used as a barrier to stop any students assessing the existing delivery road.

The turning circle will not be in use. The turning circle has not been in use for the last 12 months due to work taking place on the new roof and the college has not

experienced any problems as RAMS have been put in place with all staff and students abiding by strict procedures.

Vehicles are stopped at the entrance barriers where they notify estates and reception on their arrival, this gives us the opportunity for site and security to go outside to ensure the safe arrival. All suppliers have been informed also of the procedures to follow.

Subject to a condition to this effect, it is considered that the proposal would be acceptable in terms of vehicle access and highways safety, and therefore to be compliant with these aspects of policy DM1 and NPPF paragraph 111.

Residential Amenity

Core Strategy policy DM1 *General development requirements* notes that all development proposals should not adversely affect the amenity of residents or users through impacts including visual intrusion, overbearing impact, overshadowing or loss of privacy.

There are no residential dwellings within the immediate surroundings of the application site and given the scale, layout of the proposal, it is not considered any harm would arise in amenity terms, including in terms of visual intrusion or loss of privacy. The temporary building would be adjacent to the car park at the neighbouring supermarket, and would otherwise be at least 40m from any other buildings. As such the proposal is considered to accord with the amenity requirements of policy DM1.

Drainage and Flood Risk

Parts of the college campus are located within Flood Risk zones 2 and 3, but these areas do not include the proposed location for the installation. On the basis of the advice from the drainage engineer, it is not considered that the proposal would give rise to any considerations for surface water management or flood risk.

RECOMMENDATION

RECOMMENDATION: Approve 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. Permission is granted on a temporary basis only. The use of the temporary classrooms shall cease no later than three years following the date of their first use on site. The buildings shall then be removed no later than four weeks following the date of their last use. The site shall then be returned to its former condition no later than three months following the date of removal.

Reason: For the avoidance of doubt and in the interest of protecting the character of the local area and the setting of nearby designated heritage assets, in accordance with policies P1, P2 and P3 of the Rochdale Core Strategy 2016.

3. This permission relates to the following plans:

- TM220199513 Proposed Block Plan / Location Plan
- GF0015 Rev J TN124 2 Storey Spec Drawing with Intermediate Landing External Staircase

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The materials used in the construction of the proposed installation shall be in accordance with those specified in the application.

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.

5. The development shall be managed in accordance with the access and fencing arrangements set out in the email received from the applicant's agent on 06.03.2023. The described arrangements shall be fully implemented before the first use of the approved temporary classrooms and retained throughout the duration of their use. Any temporary fencing and similar elements shall be removed within three months of the removal of the temporary buildings.

Reason: In order to ensure the safety of site users and to avoid harm to highways safety, in accordance with policy DM1 of the Rochdale Core Strategy 2016.

Article 35 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 Tom Hiles