

APPLICATION NUMBER: 24/00015/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00015/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 10.04.2024 EXT OF TIME 26.04.24

Address: Brownhill Learning Community Sutherland Road Heywood Rochdale
OL10 3PY

Proposal: Erection of 2.5m high security boundary 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

CHECKED AND SIGNED OFF BY: LA

DATE: 25.04.24

SITE

The site relates to Brownhill Community Learning School, this is a special education needs and pupil referral unit. The site is accessed off Sutherland Road. There is an existing timber fence that borders the school and new housing development. The housing development is on higher ground at the north west corner.

Sutherland road runs north of the site, this road had provides access to residential dwellings opposite the site. East of the site is residential dwellings, south of the site lies a grassed area and beyond this is the East Lancashire Railway. West of the site is a new development of residential houses. These houses on Edstone Grange will be nearest the site.

The site is within the Defined Urban Area as designated by the UDP Proposals Map and the land is protected by saved UDP Policy G/3 - Protection of Existing Recreational Open Space (schools).

PROPOSAL

The application proposes the erection of a black metal, 2.5m high security boundary fence with a cranked top. The proposed fence will be in the north west corner of the site and the existing fence will remain in situ.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub Regional Policy

Places For Everyone

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

SO2 C7	Creating successful and healthy communities Delivering education facilities
SO3 P3	Improving design, image and quality of place Improving design of new development
SO4 G9	Promoting a Greener Environment Reducing the impact of pollution, contamination and land instability
DM1 SD1	General development requirements Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1
G/3

Defined Urban Area
Protection of Existing Recreational Open Space

RELEVANT SITE HISTORY

02/D39672 - Replacement Of Existing Windows And Overcladding Of Existing Elevations. – Approved

09/D52422 - Installation Of Prefabricated Unit For Use As A Classroom (Retrospective) Together With Erection Of 2.4M High Fencing – approved

17/00053/FUL Demolition of existing buildings/structures within application boundary and construction of 17 No. new dwellings (4 No. 3 bed, 2 storey semi-detached; 10 No. 3 bed, 2 storey townhouse; 3 No. 2 bed, 2 storey townhouse) - resubmission of 16/01288/FUL - Approved

18/00427/FUL- Single storey infill extension, removal of existing bike shelter and installation of replacement cycle storage facilities together with the erection of timber storage shed and relocation of existing air conditioning unit - part retrospective – approved

23/01103/FUL - Erection of four number additional classrooms to south-west elevation and additional office space extension at east elevation, creation of new vehicular access off Sutherland Road and vehicle turning circle for drop off and pick up, landscaping, erection of fence a gate at the entrance and through the site – Approved

CONSULTATION RESPONSES

Highways And Engineering

No objections

Env Health - Noise/Odours

No objections

Environment Agency

No comments received to date

Schools Service

No objections

Lead Local Flood Authority/Drainage

No objections

REPRESENTATIONS

Letters of representation have been sent out to surrounding neighbours and a site notice displayed in the vicinity. No comments have been received

ANALYSIS

Principle of Development

Under Policy G3 in the Unitary Development Plan the development of public or private recreational open space for any other purpose will not be permitted unless one or more of the following exceptions applies:

- a) The development is for a non-commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;
- b) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations; 120 Rochdale UDP 2006 Greenspace
- c) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and
- d) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.

The proposed development is for a non-commercial use and meets exception a). The development encroached slightly on recreational open space and on balance will not harm the remaining open space. The proposed fence only encroaches on the open space marginally and the principle of development is considered acceptable.

Design and Visual Amenity

Policies DM1 and P3 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. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

PfE Policy JP-P1 sets out the ambition for Greater Manchester to become one of the most liveable cities in the world, consisting of a series of beautiful, healthy and varied places and sets out a number of requirements for new development to adhere to which generally conform to the guidance set out in the documents linked above. This includes creating places which respect and acknowledge the character and identity of the locality and are visually stimulating, creating interesting and imaginative environments.

The fencing will be 2.5m in height and will go 1m below the ground. The fence will run part of the western boundary and follow the line of an existing timber fence. The fence is proposed to be black, this is considered acceptable.

The fence will not have a negative effect on surrounding occupiers as it will be slightly visible from the dwellings who have rear gardens bordering with the school. Due to the difference in height the proposed fence will be located on lower ground in the north west corner of the site and will have limited visibility from dwellings on Edstone Grange. This means the proposal will not have a negative impact on their residential amenity.

The application would therefore accord, in this regard, with policy P3 and DM1 in the adopted Core Strategy and the NPPF and relevant PfE policies.

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 - A1/303/02

Site Plan and Existing Fence Line – A1/303/02

Fence Details and Proposed Fence Line – A1/303/02

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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.

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 Aimee Bovaird