

DELEGATED REPORT

Report by Helen Pressley	Date of report: 12/06/2024	Ref: 70831/NON
Registration: 05/06/2024	LDfC:	Expiry Date: 03/07/2024
Site Visit: 12/06/2024	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MAOT

Proposal: Non-material amendment following grant of planning permission 69940: Reduction in size (building foot print area) of the temporary fire station.

Location: Whitefield Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY

Description

The application relates to the Whitefield Fire Station site. The site fronts Bury New Road, and is located on a corner plot on the junction of Bury New Road and George Street. The site is currently occupied by a three bay, double height garage with attached single storey, flat roof ancillary accommodation. A six storey training tower is located to the rear of the site. The existing building is set back from Bury New Road with landscaping to the front and corner of the site, with hardstanding areas for vehicles located to the front and rear of the site.

The site is currently accessed from Bury New Road with car parking associated with the fire station currently located to the rear of the main building.

The site is bound by a mixture of uses, with residential properties located to the north, south east, and west of the site and commercial uses located to the south and north west. The dwellings within the vicinity of the site are generally depicted by two storey terraces, or two storey detached dwellings however there are some blocks of three storey flats that directly face the site. The commercial units to the south of the site are larger in scale and massing.

Planning permission has been granted for the demolition of existing fire station and erection of a new fire station including associated external works on the same site, and the provision of a new fire station.

The proposal comprises of two phases, the first being the demolition of the existing fire station and the construction of a temporary fire station to maintain a functional interim station. The proposed temporary station would be a flat roof, modular building and would be two storeys in height. This building would be located within the north east corner of the site and accessed from George Street, with proposals to widen a redundant access to accommodate fire service vehicles. It is proposed that the interim building would be operational from May 2024 to July 2025.

The proposed new permanent building would be two storeys in height and would have a flat roof. The proposed new building would be constructed from grey brickwork and grey colour coated standing seam cladding with curtain walling, red aluminium feature fins, glass look-a-like panels and aluminium framed doors and windows. A new appliance bay will be located to the north side of the building, and will include a canopied wash area. To the rear of the proposed appliance bay it is proposed to site a new fire tower that would be four storeys in height.

The proposed new permanent building would be accessed from Bury New Road. The access from George Street will become redundant once the temporary facility is discontinued and the public footway reinstated across this crossing point.

A non-material amendment is sought to reduce the footprint of the proposed temporary fire station.

Relevant Planning History

02800/E - Demolition of existing fire station and erection of a new fire station including associated external works on the same site - Enquiry completed 03/05/2023

69940 - Demolition of existing fire station and erection of new fire station including new training tower, parking/maneuvering areas, fencing and landscaping; Provision of temporary fire station on site for the duration of the redevelopment - Approve with Conditions 06/03/2024

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

CF1	Proposals for New and Improved Community Facilities
CF1/1	Location of New Community Facilities
EN1/2	Townscape and Built Design
EN1/1	Visual Amenity
EN6	Conservation of the Natural Environment
EN5/1	New Development and Flood Risk
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/5	Waste Water Management
HT6/2	Pedestrian/Vehicular Conflict
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
EN8/2	Woodland and Tree Planting
PFE	Places for Everyone

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act

2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Design and Layout

The proposal seeks to reduce the footprint of the temporary fire station element of the approved scheme. The overall width of the proposed temporary station would be increased by approximately 250mm and the length would be reduced from 18m to 15.4m. This would lead to an overall decrease in footprint.

The overall functional design of the building, and siting would be retained as previously approved. Tracking shown on the submitted site plan indicates that sufficient turning space is retained to the front of the building for the required fire apparatus.

Residential Amenity

The siting of the temporary building would be similar to that of the approved scheme and would not move any closer to any of the adjacent residential properties.

Openings on the west facing elevation would be decreased.

The north facing elevation would have an additional first floor obscure glazed window. As this window would be obscure glazed no overlooking is foreseen.

Openings on the south facing elevation would be retained as previously approved.

The arrangements of the first floor windows within the east facing elevation would be amended due to the decreased length of the building however the number of obscure windows (6no.) is the same. An additional ground floor obscure glazed window is also proposed. As this window would be obscure glazed no overlooking is foreseen.

Conclusion

The proposed amendments would not impact adversely on the design and layout of the proposed development or the residential amenity of the neighbouring properties. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 69940 and the policies against which this was approved. As such, the application is a non-material amendment

Recommendation: Approve

Conditions and Reasons:

- 1 The proposed amendments would not impact adversely on the design and layout of the proposed development or the residential amenity of the neighbouring properties. Therefore, the proposal would still be in accordance with the overall principles in terms of the approved application 69940 and the policies against which this was approved. As such, the application is a non-material amendment

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	12/06/2024	DM -	12/06/2024