

REPORT FOR DECISION

Agenda Item	
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MEETING: PLANNING CONTROL COMMITTEE

DATE: 8th March 2005

SUBJECT: PLANNING APPLICATION 42914 – SITE AT JUNCTION OF STANLEY ROAD/BURY NEW ROAD, WHITEFIELD – DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT WITH CLASS A1 (FOODSTORE), ASSOCIATED SERVICE AREA AND CAR PARKING WITH NEW CAFÉ UNIT

REPORT FROM: BOROUGH PLANNING & ECONOMIC DEVELOPMENT SERVICES OFFICER

CONTACT OFFICER: TOM MITCHELL, DEVELOPMENT MANAGER

TYPE OF DECISION:

REPORT STATUS: For Publication

PURPOSE/SUMMARY:

The Planning Committee are requested to consider an additional condition requiring the provision of temporary public car parking provision during construction.

OPTIONS AND RECOMMENDED OPTION (with reasons):

The Committee is recommended to approve the addition of an extra condition to the planning permission.

IMPLICATIONS -

**Financial Implications and
Risk Considerations**

Corporate Aims/Policy Framework:

Do the proposals accord with the Policy Framework? Yes No

Are there any legal implications? Yes No (see paragraph)
Considered by Monitoring Officer: Yes Comments

Statement by Director of Finance and E-Government:

Staffing/ICT/Property: The public car park within the site is owned and operated by the Council.

Wards Affected: Pilkington Park and Unsworth

Scrutiny Interest: N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
Scrutiny Panel	Executive	Committee	Council

1.0 BACKGROUND

- 1.1 Members will recall that the application was considered on 12th October 2004. Committee was minded that the application should be approved subject to its referral to the Secretary of State as a departure from the Development Plan and to the making of a s. 106 Agreement concerning the provision of a shoppers car park, contributions towards traffic monitoring and a residents car parking scheme, traffic calming on the adjacent estates and a limit on the gross floorspace of the store and its net sales area.
- 1.2 In response to the referral the Secretary of State has decided not to call in the application for his determination, leaving the Council to make a decision. The position now is that planning permission can be granted following the completion of the s106 Agreement.

2.0 ISSUES

- 2.1 The site contains existing public car parking and there is concerns that the conditions to be attached to the consent would not ensure the continued availability of public car parking during the construction phase. This is likely to lead to significant additional parking within the adjacent residential area.

3.0 CONCLUSION

3.1 To ensure that this potential problem is addressed it is recommended that the planning permission should include the following additional condition:

37. Prior to any development commencing, a phasing plan showing details of the temporary car parking areas and contractors compounds shall be submitted to and approved in writing by the Local Planning Authority. The car parking areas shall thereafter be provided in accordance with the approved details and retained for the duration of the construction period, unless otherwise agreed in writing with the Local Planning Authority.

**BRIAN DANIEL
BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER**

List of Background Papers:-

The application file

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