

Location: SITE OF THE FORMER GEORGE HOTEL 25 BURY NEW ROAD
PRESTWICH M25 9JZ

Proposal: 523 SQUARE METRES RETAIL DEVELOPMENT - 24 NO. APARTMENTS
WITH ASSOCIATED PARKING & PUBLIC OPEN SPACE INCLUDING
TENNIS COURT

Application Ref: 43920

App Type: Full

Statutory Expiry Date: 09 March 2005

Recommendation: Minded to Approve

Minded to approve or refuse if a Section 106 Agreement is not signed in a reasonable time

Description

The site comprises and are of land, car park and bowling green that was occupied by the George Public House on Bury New Road, Sedgley Park together with the council car park on George Street.

The proposal involves the development of two blocks of buildings, one fronting onto Bury New Road that comprises retail at ground floor with two floors of residential development above (total 3 storey's viewed from Bury New Road) and a second block fronting George Street of residential development that is three storey's in height with undercroft parking. In addition the land at the rear of the two blocks will be developed as a tennis court that will be available for use by both the residents and the public.

Relevant Planning History

In 1994 consent was granted for part of the bowling green on the site to be used for car parking. (29517/94). An earlier application for a similar development was withdrawn in November 2004 to allow more detailed negotiations to take place between the Planning department and the applicant.

Publicity

The application was advertised in the press on the 18th January and neighbours notified . 3 letters of objection have been received from 7, Arlington Avenue, 12, Arlington Avenue and Dassy Weisz via email. and the objections can be summarised as follows:

- the creation of new public space may attract noisy night time activity
- retail development should close at 18.00 to prevent disturbance to neighbours
- no overflow parking should be allowed on George Street
- intensification of parking and traffic problems on George Street and Arlington Avenue.
- potential increase in litter in the area
- loss of satellite signal

Consultations

Highways - no objections subject to Section 278 Agreement (verbal)

Environmental Health - no objections subject to contaminated land condition.

Sport England - comments awaited

Landscape Practice - no objections subject to landscape and tree protection conditions.

GM Police - no objections in principal and advise on security for applicant.

Baddac - welcome the concept of life long living designed into the residential scheme and access for disabled to the tennis court. (verbal)

Ecology - request that survey be carried out on any trees that are to be removed to establish habitats for bats and owls and remedial measures that may be needed to provide alternative habitats.

Unitary Development Plan and Policies

RT1/1	Protection of Recreation Provision in the Urban Area
RT2/1	Provision of New Recreation Sites
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/1	The Strategic Route Network
EN1/2	Townscape and Built Design
EN1/6	Public Art
EN1/8	Shop Fronts
EN8/1	Tree Preservation Orders
HT2/4	Car Parking and New Development
HT5	Accessibility For Those With Special Needs
S1/3	Shopping in District Centres
S2/1	All New Retail Proposals: Assessment Criteria
S2/3	Secondary Shopping Areas and Frontages
TC2/2	Mixed Use Development
RT2/2	Recreation Provision in New Housing Development

Issues and Analysis

Use of the site - the demolished George Hotel is within the Sedgely Park district shopping centre and as such the redevelopment of the front of the site for mixed retail and residential development is appropriate. The land at the rear of the former public house is used as car park and was used as a bowling green which is shown as protected recreational land on the Unitary Development Plan. Unfortunately, the bowling green has fallen into disuse and a section has been used for car park. Consequently, the use has ceased. The applicant has put forward the development of a tennis court on this land and a management agreement to make it available to both the public and the residents. This is subject to a Section 106 Agreement and should provide a suitable alternative to the existing disused bowling green.

Tree Preservation Order - a number of trees on the site are covered by a tree preservation order and some will have to be removed and lopped or trimmed to facilitate the development of the site. This has been carefully examined by the Landscape Practice and the trees to be removed are considered necessary to facilitate the satisfactory development of the site and the alternative landscaping scheme will mitigate the loss of the trees to an extent that is acceptable in both landscape and street scape terms.

Highways - the scheme has been laid out so that it will not have a detrimental impact on any future improvements to the George Street / Bury new Road junction. Additionally, the new service lay by proposed in George Street will improve facilities for servicing the retail development proposed on this site and also other retail development in the vicinity on Bury New Road. The scheme includes the existing public car park on George Street and this will be re-aligned so as to improve its layout and provide new disabled parking. This is seen as a positive improvement to the area and should improve the car parking facilities as a whole.

Residential development - this will be subject to a Section 106 Agreement for recreational provision. The general massing and scale of the developments, both on Bury New Road and George Street, reflect that of the surrounding area and as such are acceptable. The new space created in front of the properties, together with the landscaping, will create a more open appearance to the area and generally enhance the street scene in George Street and this is to be welcomed. The applicants has shown that level access can be provided to most properties and it has been designed to facilitate life long living apartments that can be adapted to meet the needs of the occupants as they grow older.

Parking - a total of 30 spaces (including 2 disabled spaces) is to be provided on site and

some 18 spaces (including 1 disabled space) are available on the public car park adjacent. Given that 24 apartments are to be provided and that the site is in close proximity to the main public transport corridor on Bury New road it is considered that this level of provision of parking is adequate, particularly having regard to PPG3 and RPG 13.

Objections - whilst the objections are of concern to the residents it is considered that the benefits from the redevelopment of the site will outweigh any potential detriment. In particular the level of parking on the site and provision of servicing is considered to be acceptable. The creation of new retail development, fronting onto Bury New Road should not cause any detriment to the amenities of residents in George Street or the surrounding area and the repositioning of the main development fronting Bury New road should allow for future improvements to the main junction that will allow for better traffic management. The other issues raised about litter is not a planning consideration and whilst the opening hours of the shop and blocking of satellite signals are material issues in the determination of the application the site was previously occupied by a public house and it is not considered that the shop would create a greater disturbance than the pub and as such it would be unreasonable to impose opening hours. The proposed building on the site will be 3 storeys in height and the properties in Arlington Avenue run at right angles to this block and are at a higher level. Consequently it is not anticipated that the signal will be blocked and as such it is not a reason for rejecting the application.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

Having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses; it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to the drawings received on 12th January, amended 2nd February and 21st February 2005 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. Prior to the removal of the trees permitted by this approval, a survey shall be conducted, and the survey results established as to whether the affected trees are utilised by bats or owls. A programme of mitigation shall be submitted to and approved in writing by the Local Planning Authority and all mitigation measures shall be fully implemented prior to the commencement of the works and to remain

in situ on the site for an agreed period of time.

Reason. In order to ensure that no harm is caused to a Protected Species.

5. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended tree protection measures and tree works. Any subsequent variation of the timetable shall be subject to further written notice.
Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
6. The landscaping scheme hereby approved shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
7. No trees subject to a Tree Preservation Order, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before, during or after the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area.
8. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:1991 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area.
9. The parking spaces, including disability parking bay's shown on the approved plan shall be laid out and made available for use prior to the building's hereby approved being occupied, to the written satisfaction of the Local Planning Authority, and thereafter maintained.
Reason. To ensure that the development is fully accessible to disabled persons.
10. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Ward: Radcliffe - West

Item 02

Location: 1-2 STAND LODGE, STAND LANE, RADCLIFFE, M26 1JP

Proposal: LISTED BUILDING CONSENT - IMPROVEMENTS & EXTENSION OF BUILDING FOR CONVERSION INTO 11 APARTMENTS

Application Ref: 43995

App Type: Listed Building Consent

Statutory Expiry Date: 24 March 2005

Recommendation: Approve with Conditions

Description

Stand Lodge was originally built around the end of the 18th century. It is a two storey red/brown brick and slate former residence consisting of a 6 bay east wing and a 2 bay west wing. The east wing was refronted when the west wing was built c1850. The east wing has suffered from alterations and additions over the last decade or so, though its front and side elevations retain much of their basic 19th century character. These elevations are capable of significant restoration via simple and sympathetic alterations to windows and doors. The rear elevation of the east wing is much altered removing most of the early architectural features. The west wing is reasonably well preserved. Overall the site associated with the east wing has become unkempt and adds to the near derelict appearance of the land. There are some internal features within the building that are of architectural merit. It is understood that some damage has taken place through vandalism and that there has been recent ingress of water into part of the east wing.

The proposal is for the refurbishment of the existing Listed Building and the construction of a two storey rear extension, together with associated landscaping.

Relevant Planning History

In 1989 consent was granted for a change of use of the property from residential to a Residential Care Home (C/22461/89). Various subsequent approvals have been granted for various alterations to the Care Home. In 2002 permission was refused for a change of use from a Nursing Home to a dwelling house (39517/02) on the grounds of insufficient information being provided to allow the application to be properly assessed. An application was submitted in October 2003 for an almost identical development that was withdrawn by the applicant to allow further negotiations with the Council and neighbours.

Publicity

To date no objections have been received to the Listed Building application but a number have been received to the planning application, 43996.

Consultations

Conservation Officer - no objections in principal subject to minor amendments to the details of the design.

Unitary Development Plan and Policies

EN2/3 Listed Buildings

EN8/1 Tree Preservation Orders

Issues and Analysis

The main building is in a state of disrepair and the later additions to the rear elevation when the building as used as a Residential Care Home have detracted from the appearance of

the property when viewed from Stand Lane. The main details submitted showing the existing fabric have paid due regard to the character of the building and are acceptable in principal. The extension to the rear, whilst substantial, is seen in the context of the rear of the building and as such the most unimportant view. It reflects some of the character of the main building and the general detailing is considered to be appropriate.

The current building is surrounded by a number of mature trees that are the subject of a TPO. Unfortunately, many of these trees block important views onto the building and have damaged the boundary walls which now need repair. Consequently, the proposed landscape scheme, with new boundary treatment, the loss of some TPO trees and new planting, will help improve the setting of the building.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- the proposals in themselves are minor alterations to the building original building but all together, represent the ability to bring the property upto a modern habitable property. The additional extension to the rear, whilst being of substantial scale and massing, will not have a detrimental impact on the main elevations of the property and as such are acceptable. The scheme is considered to comply with the policy assessing development/works to Listed Buildings and there are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended works to be carried out on the site/building. Any subsequent variation of the timetable shall be subject to further written notice.
Reason - To ensure that the development is carried out in accordance with the approved plans, to protect the fabric of a listed structure/building during implementation and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.
3. The details of any new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.
Reason - To preserve the character of the Listed building and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.
4. This decision relates to the drawings received on 27th January 2005 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
5. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory

development.

6. Notwithstanding the submitted landscape details a further landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This scheme shall include the boundary details, car park layout, construction details for the car park including protection measures for the trees on the site and footpaths within the site and the foundation and construction details for the wall fronting Stand Lane and Clough Street. It shall be implemented not later than 12 months from the date the building is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.

7. Notwithstanding the provisions of the approved plans, the vertical height of the ground floor windows in the extension shall be agreed in writing with the Local Planning Authority. Only the agreed height of these windows shall be implemented.
Reason - To preserve the character of the Listed building and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.

8. Prior to the commencement of development, a full specification of the extensions walls, all boundary walls and fences, individual window types and external door types to be used within the scheme shall be agreed in writing with the Local Planning Authority. In agreeing the details, a sample panels or mocked-up examples of the details shall be constructed on site for inspection by the Local Planning Authority. The agreed details only shall be implemented.
Reason - To preserve the character of the Listed building and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.

9. The details of any new rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.
Reason - To preserve the character of the Listed building and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.

10. Notwithstanding the schedule of internal features made on the 7th January 2005, the applicant shall supply a photographic record of the buildings interior prior to the commencement of works on site and the results submitted to the Local Planning Authority for their written approval.
Reason - To preserve and record the character of the Listed building and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Ward: Radcliffe - West

Item 03

Location: 1-2 STAND LODGE, STAND LANE, RADCLIFFE, M26 1JP

Proposal: REAR EXTENSION TO EXISTING BUILDING & DEVELOPMENT OF 11 APARTMENTS TOGETHER WITH ASSOCIATED CAR PARKING, BOUNDARY TREATMENTS & LANDSCAPING

Application Ref: 43996

App Type: Full

Statutory Expiry Date: 24 March 2005

Recommendation: Minded to Approve

Minded to approve or refuse if a Section 106 Agreement is not signed in a reasonable time

Description

The site comprises the property known as 1 and 2 Stand Lodge, a Grade II Listed Building on Stand Lane in Radcliffe together with its associated curtilage. The last use of the property was a Nursing Home and it has been vacant for a number of years. The Nursing home has had a number of additions on the rear of the property. The main access to the site is off Clough Street, a small residential road that serves some 11 residential properties and Chapelfield County Primary School. The property is attached to 3 Stand Lodge (also a Grade II Listed Building) that is a private domestic property that has a 'granny annex' in the rear garden.

The proposal is to extend the property to the rear and convert the existing property into 11 apartments. The rear extension measures some 14m deep (at its maximum dimension) by 12.2m wide and is two storey in height with living space in the loft. The extension will replace various existing structures at the rear, will be brick built with a slate roof to match the existing property. A total of 14 parking spaces are proposed on the site, one of which will be for disabled drivers and 2 for visitors will be provided to the front of the property (access as at present off Clough Street).

A landscape scheme has been submitted with the application and this involves realignment and rebuilding of the existing boundary walls and new fencing to Clough Street and Andrew Close.

Relevant Planning History

In 1989 consent was granted for a change of use of the property from residential to a Residential Care Home (C/22461/89). Various subsequent approvals have been granted for various alterations to the Home. In 2002 permission was refused for a change of use from a Nursing Home to a dwelling house (39517/02) on the grounds of insufficient information being provided to allow the application to be properly assessed. An application was submitted in October 2003 for an almost identical development that was withdrawn by the applicant to allow further negotiations with the Council and neighbours.

Publicity

Both Press and Site Notices have been published. Additionally neighbour letters have been sent out to the adjoining properties.

To date a total of 2 neighbours have objected, 6 and 20 Andrew Close. The objections can be summarised as follows:

- impact on trees in the TPO
- the proposed density of residential development is out of character with the area
- insufficient car parking is being provided
- increase in traffic will conflict with the School nearby
- increase in air pollution

Consultations

Highways - no objections subject to realignment of access to site from Clough Street and wall height restriction and alignment at junction of Clough Street and Stand Lane.

Environmental Health - comments awaited.

Landscape Practice - no objections to loss of trees but require more details of the landscape scheme to ensure new boundary walls and car parking do not damage remaining and proposed planting.

GM Police - No objections and make recommendations with regard to security.

Unitary Development Plan and Policies

H2/1 The Form of New Residential Development
 H2/2 The Layout of New Residential Development
 H2/4 Conversions

Issues and Analysis

Principal - The site is within an established residential area of Radcliffe and the site itself amounts to some 0.5 ha. PPG 3 and RPG 13 indicate that for the efficient use of land 30 to 50 units should be developed per hectare. The proposal is for 22 per hectare and as such is below the minimum recommended. However, given the fact that it is a listed building with additions, it is considered that this density of development would be appropriate.

Extension - the application shows a large two storey rear extension. However, this extension is on an elevation that has already been considerably affected by earlier additions and will not impact on the front elevation of the existing property, which is the most important. The massing is large but the finished ground floor level of the property is such that it will be set some 0.6m below that of the existing property. This means that the ridge line will be at the same height as the existing two storey out rigger on the existing building. The scale of the building has been reduced by providing smaller windows (but of the same proportions) as those on the existing building. The fact that it is also inset from the side gable of the existing property, fronting onto Stand Lane, by some 3m also helps to reduce its impact on the street scene. Consequently, from a general massing and scale point of view it is considered that the proposed extension is acceptable.

Residential amenity - the layout of the habitable room windows means that they generally accord with the aspect standards of the Council. However, bedroom windows from two bedrooms and patio doors from one lounge will be some 6m from the blank gable wall of No. 3 Stand Lodge and the boundary with 3 and 3a (Granny Annex) Stand Lodge. The Council has a standard of 13m spacing between proposed blank two storey blank gable walls and habitable room windows on domestic extensions. This standard has been established to protect the residential amenity of the occupiers of the rooms with habitable rooms but in this instance it is considered that as the only impact will be on the occupiers of the new property, the standard can be relaxed. The proposed relationship will not have an adverse affect on neighbouring occupiers.

Landscaping and Tree Preservation Order - the existing trees on the site have deteriorated over the years since the TPO was placed on the site. The landscape scheme submitted together with the tree report, is acceptable in principal in terms of removing trees that are no longer viable and providing replacement landscaping. However, it is deficient with regard to the hard landscaping aspects and as such it is recommended that a condition be imposed requiring additional details to be submitted prior to development starting on site.

Car parking - the proposal is for 11 apartments and the latest advice in PPG3 and RPG 13 indicates that a maximum of 1.3 spaces per dwelling should be provided. In this instance a maximum of 14.3 spaces should be provided. Consequently, 14 space accord with national advice and it is acceptable in this case. The spaces are all shown at the front of the existing property and two spaces are adjacent to the boundary with 3 Stand Lodge and Andrew Close. These spaces are set a minimum of 14m from the nearest window in 3 Stand Lodge. The land between the window and the car park space is to be landscaped and as such it is not considered that there will be any material detriment to the residential amenity of this property.

Recreational provision - as the scheme is for 11 apartments a commuted sum will be required in accord with DCPN 1 - Recreation Provision and this will be subject to a Section 106 Agreement.

Objections - those with reference to car parking, TPO and density of development have been considered above. Comments are awaited from Environmental Health and the pollution issue will then be addressed, however, it is unlikely that this will warrant refusal of the application. With regard to the conflict with the school traffic, our highways team have been consulted and they have not objected. As such, it is not considered that this is a consideration that would warrant refusal of consent.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

Having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses; it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
3. This decision relates to the drawings received on 27th January 2005 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.
Reason. To ensure adequate off street car parking provision in the interests of

road safety.

5. Notwithstanding the submitted landscape details a further landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This scheme shall include the boundary details, car park layout, construction details for the car park including protection measures for the trees on the site and footpaths within the site and the foundation and construction details for the wall fronting Stand Lane and Clough Street. It shall be implemented not later than 12 months from the date the building is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 04

Location: PACK HORSE, 139 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM,
BL0 0DG

Proposal: CHANGE OF USE OF PUBLIC HOUSE INTO 4 NO. APARTMENTS &
EXTENSION TO PROVIDE 4 NO. TOWN HOUSES

Application Ref: 43916

App Type: Full

Statutory Expiry Date: 07 March 2005

Recommendation: Approve with Conditions

Description

The application site comprising a Public House, known as the Pack Horse, associated car parking area in front and open land to rear, is located on Whalley Road, Ramsbottom. Due to the split level of the site, the Public House forms a two storey building in the front and three storey to the rear. There is a vehicular access running at the side the pub along its boundary with the adjoining residential properties at Whalley Road and Henry Street.

The land to the rear included within the application site comprises partly the rear yard to the pub and partly the abutting overgrown/untidy open land. The rear yard of the pub is located at a lower level by approximately two and half metres comparing with the pub and the car parking area in front. The open land to the rear forms a gentle slope downwards to the westerly boundary of the site.

The proposal involves demolition of the single storey extension located at the northern side of the pub and conversion of the remainder part of the pub building into 5 no. apartments including the basement and erection of a row of town houses comprising 4 no. dwellings to the rear of the pub and car parking area. The houses would be two storey at the front and three storey at the rear with rear access by a raised walkway. It is proposed that the site of the demolished extension would be incorporated into the existing car parking area to provide additional parking spaces (9 spaces in total) for use by the residents of the proposed apartments and dwellings.

It is proposed that an area of open land to the rear and side of the proposed housing would be used as communal gardens for the residents of the apartments and dwelling houses.

Revised plans have been submitted clarifying finished levels, closing the vehicular access at the side of the building and siting the bin store close to Whalley Road on what was the access.

Relevant Planning History

No relevant planning history

Publicity

Six letters raising objection to the proposal have been received from the occupiers of 127, 142 and 147 Whalley Road, 12 Bye Road, 1 Nero Street and Woodhill Farm. The points include:

1. No provision appears to have been made for the storage of wheelie bins

2. Currently the car park is being used for commercial purposes and dumping of rubbish.
3. We have a wonderful view over Ramsbottom/Holcombe Hill. A small alteration to the height would make a difference to us.
4. There is already a problem with parking in the village. The parking provision made in the application is inadequate as most households have two cars.
5. The rear boundary wall of the site is unsuitable. If planning permission is granted, a condition requiring improvements to the wall should be imposed. There is a need for 18 car parking spaces to serve the proposed development.

Consultations

Borough Engineer - No objection on highway grounds to revised plans. No objection on drainage grounds.

Environmental Health - No comments other than the information notes for the application.

Greater Manchester Police - Suggestions are made for increased security with defensible space and boundary fencing but the proposals are not compatible with the scheme which is based on communal garden areas. The recommendations will be made known to the applicant's agent

Unitary Development Plan and Policies

C094 Top Mill, Bye Road, Shuttleworth
H1/2 Further Housing Development
H2/2 The Layout of New Residential Development
H2/4 Conversions

Issues and Analysis

Principle - The application site comprising the pub, existing car parking area and land to the rear is surrounded by residential development on the northern and southern sides and a farm house and associated buildings to the rear. There are residential properties fronting the site opposite across Whalley Road. Due to its position and the surrounding land uses, the application site is well placed for residential development. The proposed residential development satisfies the requirements of Policy H1/2- Further Housing Development and as such the proposal is acceptable in principle.

Layout and Design - The existing single storey side extension to the pub would be demolished and the proposed town houses would be located mainly to the rear of the existing car parking area in front. Part of the yard to the pub and open land to the rear and sides would be laid out as a communal garden area. No alterations are proposed affecting the exterior appearance of the pub.

The proposed apartments and new housing block would be accessed to the front via a paved footpath running in front of the pub and along the side of the extended car parking area. To provide an adequate access, the housing block would be set back from the rear boundary of the car parking area by a metre. A raised walkway has been proposed to facilitate a pedestrian access to the rear of the proposed housing.

The proposed 3 storey high residential block would be built with a double pitched roof constructed in blue slate and windows and doors frames fitted with double glazed units. The building would be constructed in stone to match the existing (i.e. the pub building). In terms of its layout and design, the scheme is acceptable.

Aspect distance - The proposed housing block would be set away from the rear elevations of the residential properties at Spring Street by 13.5 metres and 15 metres from the gable end wall of 2 Henry Street. No windows are proposed at either side of the gable end walls of

the proposed housing. In view of its location, position and separation distance between the existing residential properties, it is not considered that the proposed housing block would have any significant adverse impact on the amenities of the immediate neighbours. Since no alterations affecting the exterior appearance of the pub are proposed, the proposal for the conversion of the pub into apartments therefore does not affect the amenities of the surrounding residents.

Car parking provision - The scheme would provide 9 car parking spaces, one space for each apartment/dwelling house. The site fronts onto a main highway and bus route. As such, it is considered that the level of car parking provided in the scheme is adequate. The car parking difficulties referred to in the objection letters may have been due to the use of the pub and the associated car parking area by public. Since the use of the pub would cease and the extended parking area be used by the residents of the proposed development, it is considered this would help reduce the parking difficulties in the area.

Amenity open space - The scheme provides areas of amenity open space to the rear and at the sides of the proposed housing. The amenity space would be used as communal gardens by the residents of the apartments and houses.

The revised plan shows a storage area for communal bins close to Whalley Road where they can be readily accessed by residents and the collection vehicle.

The rear boundary adjacent to the farm house to the rear would be enclosed with a 1.5m high concrete post and timber fence. Although the proposed fence would help secure the rear boundary and alleviate concerns expressed by the farmer, however, an effective landscape boundary treatment would be required to protect the amenities of the surrounding residents.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- The development is of an acceptable standard which would not adversely affect the character of the area nor the amenity of nearby residents and would not adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 2005/01/0135 DWG 02 and 03 received on 10 January 2005 and DWG 01, 04, and 05 received on 14 February 2005 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development.

4. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
5. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the buildings hereby approved being occupied.
Reason. To ensure adequate off street car parking provision in the interests of road safety.
6. The bin storage area indicated on the approved plan shall be provided and made available for use prior to the building(s) hereby approved being occupied, to the written satisfaction of the Local Planning Authority, and thereafter maintained.
Reason
To ensure provision of the bin storage area and in the interests of the residential amenities of the area.
7. All Fenestration shall be set behind a reveal of 100mm.
Reason: To ensure that the development has regard to the general character and appearance of the immediate locality of the site.
8. Notwithstanding the terms of the General Development Order 1995, or as subsequently amended, no development shall be carried out within the terms of Classes A to H of Part 1 and Classes A and B of Part 2 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur.
9. Details of a management scheme for the areas of communal open space shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of any of the dwellings.
Reason To ensure that the open space is made available and retained for residents' use.

For further information on the application please contact **M. Sadiq** on **0161 253 5285**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 05

Location: LAND AT SILVER STREET RAMSBOTTOM

Proposal: ERECTION OF SHOPS WITH OFFICES TO FIRST & SECOND FLOORS
(AMENDMENT TO PLANNING APPLICATION 36929)

Application Ref: 43917

App Type: Full

Statutory Expiry Date: 08 March 2005

Recommendation: Approve with Conditions

Description

The application relates to a building that is currently under construction on what was an informal car park on the eastern side of Silver Street. It is just outside Ramsbottom Conservation Area. The site slopes downwards from Silver Street towards a public car park where Ramsbottom Saturday market takes place. On the opposite side of Silver Street is a three storey building converted into apartments. To the north is the rear of shops fronting Bridge Street. To the south is a street with a car park beyond.

There is a current planning permission for the building to be used as shops on the lower ground floor fronting Price street with 12 flats above. It is now proposed that the upper ground floor fronting Silver Street will contain four shops and that the two floors above would be used as offices. The building is being constructed in natural stone with a slate roof. There would be six car parking spaces at the front of the building on Silver Street and two at the side off Prince Street.

Relevant Planning History

24342/90 - Shops with flats above approved in May 1990.

24735/90 - Temporary car park approved in August 1990.

30673/95 - Building for class A2 (Financial and professional services) and office use as amendment of 24342 approved in March 1995.

30910/95 - Renewal of consent for shops with flats above approved in May 1995.

36929/00 - Erection of shops with flats above approved in February 2002. The plans showed shops on the lower ground floor off Prince Street with 12 apartments on three floors accessed from Silver Street on the opposite side of the building.

Publicity

The application has been advertised and neighbours notified. One objection has been received from the occupiers of 16b Silver Street, a flat opposite. (They also own the building.) Points raised include:-

- Offices and shops will devalue the property and make it difficult to find tenants.
- Closed shops will attract noisy youths in evenings and at weekends.
- Parking is already a problem on Silver Street, a one way street.
- It is a rat run and additional parking will increase the likelihood of accidents.
- If the parking spaces in front of the shops are only for office users where will shoppers park?
- Delivery vehicles will cause an obstruction.

- Will restrictions prevent use as wine bar, restaurant or burger bar which will cause noise and litter? Since the area of the development was dug out there has been an increase in road noise and vibration.
- There has been a loss of privacy during building work. Office workers will be able to see into the living room and bedroom and there will be no privacy during the day unlike apartments,

The applicant's architect has responded to the objection letter. He does not see why the property would be devalued and points out that there is a previous approval for shops on the back of footpath to Silver Street. The congregation of noisy youths is pure conjecture. Parking, traffic and servicing should not cause additional problems. The building is further away from the objector's property than the scheme originally approved.

Consultations

Borough Engineer - No objection on drainage grounds. Any adverse highway comments will be reported.

Borough Environmental Services Officer - Comment on working practices during construction.

Unitary Development Plan and Policies

S2/3 Secondary Shopping Areas and Frontages
 EN2/2 Conservation Area Control
 Area Bolton Street/Bridge Street
 RM3
 TC2/1 Upper Floors
 TC2/2 Mixed Use Development

Issues and Analysis

The building is already under construction and has planning permission for use as shops and apartments. There are changes to the external elevations but the building is very similar to that which has been approved. It was previously intended that there would be shops on the lower ground floor off Prince Street with 12 apartments accessed from the other side of the building on Silver Street.

Effectively the application is for change of use. The lower ground floor would remain as retail, the upper ground floor facing Silver Street would also now be shops and the two floors above would be offices. The uses are acceptable in principle in Ramsbottom town centre and are in accordance with UDP policies.

The design and materials are appropriate for a building in the town centre adjacent to the Conservation Area. There is a separation distance of approximately 12 metres from the objector's property opposite. There have been previous permissions for shops and offices facing the property. It is not considered that the proposed change of use will create parking problems or affect residential amenities to an extent that would justify refusal of planning permission.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- The proposed development is of an acceptable standard that would not adversely affect the character of the area nor the amenity of nearby residents and would not adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings numbered 552/16B, 50, 51, 52B and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
2. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
3. Details of any vents, flues, air conditioning units or similar installations shall be submitted to and approved in writing by the Local Planning Authority before the use commences; any works approved shall be implemented to the written satisfaction of the Local Planning Authority before the use commences.
Reason. In the interests of amenity.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 06

Location: LAND ADJACENT TO THE SOUTH OF CARR BANK GRANGE, UPPINGHAM
DRIVE RAMSBOTTOM

Proposal: RESIDENTIAL DEVELOPMENT - 1 No. DORMER BUNGALOW

Application Ref: 43984

App Type: Full

Statutory Expiry Date: 22 March 2005

Recommendation: Approve with Conditions

Description

The application site stands on the corner of Uppingham Drive and Carr Bank Road, Ramsbottom. The site forms the garden of Carr Bank Grange and is raised above the access road which runs to the south and is supported by a dwarf stone retaining wall with a hedge running along the top. To the south of the access road lies an open grassed area with semi-mature trees and bulb planting. To the west of the site stands 1-5 Carr Bank and 9 The Paddock, to the north Carr Bank Grange which is set above the application site whilst to the east facing the site stands No. 1 Uppingham Drive.

Relevant Planning History

37591 - sought planning permission for the erection of a detached dwelling house to the north of the original dwelling, now called Carr Bank Grange, which was refused by the Planning Control Sub-Committee in July 2001.

38432 - again sought planning permission for the erection of a detached dwelling on the same site which was revised from the previous scheme. The application was refused by Committee and dismissed at appeal.

39755 - sought planning permission for a much reduced dwelling on the same site which was finally approved by Planning Committee in October 2002.

Proposal

Although described by the applicant as a "Dormer Bungalow" the proposal is considered to be a two storey dwelling with the first floor accommodation in the roof with velux windows in the roof plane. The windows would be orientated north-south with no windows in the eastern elevation facing No. 9 The Paddock. The entrance to the property would face westwards towards the parking area and access to Uppingham Drive.

The proposed dwelling would be a 2 bedroom property set 2.5 metres below Carr Bank Grange and would measure 11.5 metres deep by 7.9 metres wide by 6.65 metres high. The garden area would be to the north of the dwelling and to the south-east of Carr Bank Grange. The existing hedge to the south of the site is proposed to be retained.

Publicity

18 adjoining occupiers consulted - 5 letters received from No.s 1, 2(2 letters) 4 Uppingham Drive and No. 9 The Paddock objecting to the proposal on the following grounds:

- Overdevelopment of the site
- Impact of the development on the character resulting in a loss of green open space
- It would worsen the water pressure and drainage situation
- Increase in parking problems
- Carr Bank Grange has been let out to business people who sometimes total 5 or more people staying at the house.
- A new vehicular access on which neighbours were not consulted
- Felling of mature trees within the application site
- Loss of residential amenity to adjoining properties.

Consultations

Borough Engineer - Drainage - highlights the presence of a public sewer which runs through the site for which consent will have to be gained to build over from United Utilities - Highways - recommends conditions be attached covering vehicular and pedestrian visibility splays and for the car parking to be demarcated and made available for use for the existing house prior to the commencement of development on site.

United Utilities - comments awaited.

Borough Environmental Services Officer - no comments received.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
PPG3	PPG3 - Housing

Issues and Analysis

The main considerations of the application are the principle of the development, the acceptability of its form and layout and its impact on the character of the area.

Principle

The site lies within the urban area, close to existing infrastructure and its development would avoid the release of peripheral sites. The principle of development is therefore acceptable.

Form

The form of the proposed dwelling would be similar to Carr Bank Bungalow and as such would reflect its height and roof type, would be set down from neighbours so as not impact on residential amenity and despite the visual impact of being set on a prominent corner is considered not to harm residential amenity and is therefore acceptable in terms of form.

Layout

The layout of the proposed development would provide adequate access and parking (4 parking spaces in front of the proposed dwelling and 2 new parking spaces proposed for the original dwelling at Carr Bank Grange), space about and between the buildings and suitable landscaping would be retained in the form of a hedge round the proposed dwelling. A condition is attached to establish the correct visibility splays from the proposed parking area for Carr Bank Grange. As such the proposal is considered acceptable in terms of layout.

Response to Neighbours

Previous recent enforcement inquiries revealed that the original house at Carr Bank Grange was being let out to a recruitment consultancy on the basis of a short term lease to two people. At that time the proposal was considered not to require planning permission. These

concerns are not material to the consideration of this application and will be subject to separate Enforcement investigation.

A number of issues are picked up in objection letters received regarding matters such as a new vehicular access and the felling of mature trees on the application site. These are matters which are not subject to planning control. Indeed, these matters were carried out prior to the application being submitted.

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;

The proposal is acceptable in terms of principle, form, layout and impact on the character of the surrounding area.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 467/1, 467/2, 467/3, 467/4 & 467/5 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building at Carr Bank Grange.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. Pedestrian visibility splays in accordance with Figure 114 of Design Bulletin 32 'Residential Roads and Footpaths – 2nd Edition' shall be provided at the junction of the proposed driveway with Uppingham Drive before the dwelling hereby approved is first occupied and shall subsequently be maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highway in the interests of road safety.
5. The development hereby approved shall not be commenced unless and until full details of visibility splays measuring 2.0 metres by 33 metres that are required to be provided at the junction of the proposed driveway with Uppingham Drive have been submitted to and approved in writing by the Local Planning Authority. The approved visibility splays shall be provided prior to the commencement of development and thereafter maintained.
Reason: To ensure the intervisibility of the users of the site and the adjacent highway in the interests of road safety.

For further information on the application please contact **Adrian Harding** on **0161 253 5322**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 07

Location: 27 CROW LANE, RAMSBOTTOM, BL0 9BR

Proposal: DEMOLITION OF EXISTING BUILDING WITH RETENTION OF FRONT
FACADE; REDEVELOPMENT TO CREATE 3 NO. DWELLINGS

Application Ref: 44009

App Type: Full

**Statutory Expiry
Date:** 25 March 2005

Recommendation: Approve with Conditions

Description

There is also a current application (44010) for Conservation Area Consent for demolition.

The property is a detached house within Ramsbottom Conservation Area. It is constructed in stone with a slate roof. There is a good sized garden at the front, a walled yard area at the side and a limited area at the rear including an old garage and a parking space. There are terraced houses on either side and on the opposite side of Crow Lane.

The existing houses is in poor structural condition and it is proposed to demolish all except the front elevation. The new build would include extensions on either side of the property and three houses would be created. There would be car parking spaces off the unadopted street at the rear.

The application is accompanied by a structural condition survey, a design statement and a bat survey.

Relevant Planning History

43596 - Planning application for similar scheme refused in December 2004 because of insufficient information.

43958 - Application for conservation area consent refused in December 2004 because of insufficient information.

Publicity

The application has been advertised and neighbours notified. An objection has been received from the residents of 23 Crow Lane who are concerned that vehicular access to the rear of their house would be blocked during construction and damage caused to the surface. Remedial work has been carried out to the foundations of their gable wall and care will be needed in construction at number 27. Together with the new dwellings at St Paul's School there will be disruption especially to traffic. They feel that living in a Conservation Area means nothing.

Ramsbottom Heritage Society appreciate that the house has structural defects but would have hoped to see more of it retained. They refer to the history of the house which was apparently built as a Sunday School in 1841 and they request that a datestone is displayed recording this.

Consultations

Borough Engineer - Recommends condition requiring the provision of the car parking spaces. No objection on drainage grounds although a sewer passes through the from

garden.

Borough Environmental Services Officer - Recommends condition requiring desk study for contamination..

Greater Manchester Police - Recommend security measures including fencing and restriction in height of planting. It is recommended that the parking area at the rear should be fenced and gated but this does not appear to be practical. Closure of a footpath at the side of the house is recommended although it is outside the application site. The comments will be brought to the attention of the applicant's architect.

Unitary Development Plan and Policies

EN2/2 Conservation Area Control
H1/2 Further Housing Development
H2/1 The Form of New Residential Development
H2/2 The Layout of New Residential Development

Issues and Analysis

The application is similar to that which was refused but missing information has been supplied with the submitted statements and additional notes on the plans. The statements do not examine alternative options for dealing with the condition of the building.

The structural survey makes it clear that the building is in poor condition and its demolition can be justified if the character of the Conservation Area is preserved or enhanced. The Council's Conservation Officer supports the proposal on the basis that the retention of the front elevation maintains the appearance of the building in the street scene. The extensions on either side are set back and their design and materials are appropriate to Conservation Area. The removal of an existing car parking space at the front of the property will further improve the appearance of the property.

There would be little direct impact on amenities of other residents and the neighbour's objections would not support refusal of the application.

Conditions are recommended to ensure that the finished scheme will preserve and enhance the character of the Conservation Area.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- The proposed development will preserve and enhance the character of Ramsbottom Conservation Area. It will not adversely affect the amenity of nearby residents nor adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 315/1, 2A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.

3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.
5. Prior to the commencement of work on site, full details of window frames, external doors, soil pipes, meter boxes, alarm boxes and external fans shall be submitted to and agreed in writing by the Local Planning Authority. The work shall then be carried out in complete accordance with those details.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
6. Prior to the commencement of work on site, full details of methods to support the retained part of the building during construction shall be submitted to and approved in writing by the Local Planning Authority. The work shall then be carried out in complete accordance with those details.
Reason. To preserve the character of the Conservation Area.
7. Notwithstanding the terms of the General Development Order 1995, or as subsequently amended, no development shall be carried out within the terms of Classes A to H of Part 1 and Classes A and B of Part 2 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur.
8. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended works to be carried out on the site/building. Any subsequent variation of the timetable shall be subject to further written notice.
Reason. - To ensure that the development is carried out in accordance with the approved plans and to protect the fabric of a building within Ramsbottom Conservation Area.
9. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.
Reason. To ensure adequate off street car parking provision in the interests of road safety.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 08

Location: 27 CROW LANE, RAMSBOTTOM, BL0 9BR

Proposal: DEMOLITION OF EXISTING BUILDING WITH RETENTION OF FRONT
FACADE; REDEVELOPMENT TO CREATE 3 NO. DWELLINGS
(CONSERVATION AREA CONSENT)

Application Ref: 44010

App Type: Conservation Area Consent

Statutory Expiry Date: 25 March 2005

Recommendation: Approve with Conditions

Description

There is also an application (44009) for planning permission on this agenda and Members are directed to the report on that item.

Relevant Planning History

See 44009

Publicity

See 44009

Consultations

See 44009

Unitary Development Plan and Policies

EN2/2 Conservation Area Control

Issues and Analysis

See 44009

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- The proposed development will preserve and enhance the character of Ramsbottom Conservation Area. It will not adversely affect the amenity of nearby residents nor adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 315/1, 2A and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.

3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason. In the interests of visual amenity and to ensure a satisfactory development.

4. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.

Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.

5. Prior to the commencement of work on site, full details of window frames, external doors, soil pipes, meter boxes, alarm boxes and external fans shall be submitted to and agreed in writing by the Local Planning Authority. The work shall then be carried out in complete accordance with those details.

Reason In the interests of visual amenity and to ensure a satisfactory development.

6. Prior to the commencement of work on site, full details of methods to support the retained part of the building during construction shall be submitted to and agreed in writing by the Local Planning Authority. The work shall then be carried out in complete accordance with those details.

Reason To preserve the character of the Conservation Area.

7. Notwithstanding the terms of the General Development Order 1995, or as subsequently amended, no development shall be carried out within the terms of Classes A to H of Part 1 and Classes A and B of Part 2 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur.

8. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended works to be carried out on the site/building. Any subsequent variation of the timetable shall be subject to further written notice.

Reason - To ensure that the development is carried out in accordance with the approved plans and to protect the fabric of a building within Ramsbottom Conservation Area.

9. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.

Reason. To ensure adequate off street car parking provision in the interests of road safety.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

Ward: Ramsbottom & Tottington - Tottington

Item 09

Location: EDWARD TURNBULL AND SONS LTD, STORMER HILL WORKS, MILL STREET, TOTTINGTON, BL8 4AT

Proposal: EXTENSION TO FORM PRODUCTION & OFFICES ACCOMMODATION

Application Ref: 43907

App Type: Full

Statutory Expiry Date: 04 March 2005

Recommendation: Minded to Approve

Minded to approve subject to reference to Government Office North West as a departure from the Bury Unitary Development Plan.

Description

The application relates to an existing modern industrial building within the Green Belt. It is constructed in brick with green cladding. The land was part of the old Stormer Hill Works which is in separate ownership. Access is via a private road from the unadopted Mill Street. Immediately to the east is a public footpath on a former railway track. There are houses on Hawthorn Crescent on the opposite side of the footpath.

It is proposed to construct an extension on the northern side of the existing building. An old stone building would need to be partially demolished to accommodate the extension. The plans have been revised to move the extension further away from the boundary with the former railway track allowing existing trees to be retained. The maximum dimensions would be 22.8 metres wide, 32 metres long and 19 metres high. A letter accompanying the revised plans states that the nature of the proposed use will not increase emissions from the factory.

The extension would be used for digital printing and warehouse on the ground floor with a first floor over part of the extension used as offices. A letter from the company explains that it is a specialist printer of furnishing fabrics, the only company in the world still using traditional hand blocks plus, more recently screen printing and now digital technology. Six additional members of staff will be employed.

Relevant Planning History

17717/85 - New access road approved December 1985.

17837/85 - New industrial building approved February 1986.

32772/96 - Extension to industrial building (replacing old building) approved March 1997.

34220/98 - Gas module housing, fence and entrance gates approved June 1998.

Publicity

The application has been advertised and neighbours notified. Copies of the same letter have been received from the residents of 27 to 41 Hawthorn Crescent. They object to loss of light and view affecting the value and enjoyment of the property. They say that there is already a noxious odour that has been reported to Environmental Health and that air and noise pollution may increase. Finally, the building would detract from the Green Belt and affect the surrounding environment.

The resident of both 2a Garden Street and 2 Holcombe Road are concerned about the condition of Mill Street, its use by heavy vehicles and damage to services. They oppose any development until Mill Street is repaired or resurfaced.

Neighbours have been notified of revised plans and any further representations will be reported.

Consultations

Borough Engineer - No objection on highways or drainage grounds.

Borough Environmental Services Officer - Suggests desk top study for contamination and recommends conditions concerning noise levels and vents to the building.

Unitary Development Plan and Policies

EC6/1 Assessing New Business, Ind and Commercial

OL1/2 New Buildings in the Green Belt

OL5/2 Development in River Valleys

EN6/4 Wildlife Links and Corridors

RT3/4 Recreational Routes

Issues and Analysis

The factory is an established textile printing works in modern buildings in the Green Belt. The extension would be "inappropriate development" and approval would have to be justified by "very special circumstances". The applicant has submitted a supporting letter. The proposal involves the partial demolition and replacement of existing buildings. It is within an existing established industrial site. It will not harm the openness of the Green Belt and is considered to be acceptable in principle. If Members are minded to approve the application it will be necessary to refer it to Government Office North West as a departure from the approved development plan.

If the extension is acceptable in principle, its size and design needs to be assessed including the effect on occupiers of neighbouring property. The design would match the existing building but, in part, the extension would be higher than the existing. The extension has been redesigned so that it is further from the boundary and further from the houses on Hawthorn Crescent. The extension is not directly behind the houses. It would be 35 metres away at the closest point and screened by existing trees with additional landscaping proposed and any effect on neighbours would not justify refusal of the application.

It is unlikely that the operations proposed would create problems of noise or pollution but appropriate conditions have been recommended by the Borough Environmental Services Officer.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;- The proposed development would neither harm the openness of the Green Belt nor the character of the area. It would not adversely affect the residential amenities of neighbouring residents nor adversely impact on highway safety issues. There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered 04 188 03A, 05A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. No trees, unless indicated otherwise on the approved plans, shall be felled, lopped or topped before or during the construction period without the previous written consent of the Local Planning Authority.
Reason. To avoid the loss of trees which are of amenity value to the area.
5. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:1991 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area.
6. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
7. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.
8. Noise from the proposed activity?development hereby permitted shall not increase prevailing ambient noise levels as measured at the boundary of the site. Ambient noise levels shall be determined by a survey to be carried out by the applicant to be submitted to and agreed in writing by the Local Planning Authority before the development commences.
Reason. To protect the residential amenities of occupiers of adjacent dwellings.
9. Any fumes, vapours and odours generated by the development shall be extracted and discharged from the premises in accordance with a scheme to be submitted to

and approved in writing by the Local Planning Authority before the use commences;. Any works approved shall be implemented to the written satisfaction of the Local Planning Authority before the use commences. Reason. In the interests of amenity.

For further information on the application please contact **John Hodkinson** on **0161 253 5323**

Location: LAND AT CHARNLEY STREET WHITEFIELD

Proposal: RESIDENTIAL DEVELOPMENT - 4 DWELLINGS

Application Ref: 43817

App Type: Full

Statutory Expiry Date: 24 March 2005

Recommendation: Approve with Conditions

Description

The site is a small brownfield site located within an area of residential terraced housing but is closely linked to the southerly part of the Whitefield district centre. The site has formerly been used for commercial purposes including a depot for Council machinery and latterly as a computer shop. The site still contains a building which is in a poor state of repair.

The site is level and is bounded to the rear and side by commercial properties. The streets around the site are often heavily parked with resident cars and other people visiting the shops along the main road frontage.

The application is seeking planning permission for the erection of a row of 4 terraced dwellings with parking. The properties would follow the same building line as the properties to the side of the site and would be of a similar height and mass.

Relevant Planning History

Outline Residential Development - Approved 11/1/79
Alterations to shop - Refused 22/6/79
Resiting of shelters - Approved 14/1/82
43339 - 5 Terraced dwellings - Withdrawn - 21/10/04

Publicity

Press and site notices have been carried out and as the scheme would be a departure. Letters have also been sent to nearby properties including: 138-142, 144-156, 162 Bury New Road, 2-4 Moss Lane, 29-34 Ducie Street, 29-33 Clevedon Street, 1-13 Charnley Street.

Neighbours - A letter has been received from Spectrum Music - Bury New Road. They are concerned about the impact that the development would have by reducing on street parking for the nearby businesses. Additionally, the site would be better used as a car park for the immediate area reducing on street parking demands.

One letter has been received from Besses O'th Barn Band, who occupy a building to the rear of the site. They have no objections to the proposals per se. However, they write to ensure that the developer are aware that they practice in close proximity to the development proposed.

One letter has been received from the owners of the adjoining 1 Charnley Street. They object to the scheme as the present owner of the land refuses the owner any access onto the land to rebuild the gable wall having been fire damaged. They consider that the property is structurally unsound and further development here would exacerbate the problem. They also state that Charnley Street is heavily trafficked and further vehicles would add to congestion.

Consultations

Traffic - Recommends to refuse the application due to manoeuvring difficulties and visibility problems. Additionally, the scheme advocates substandard drive lengths which would result in vehicles overhanging the foot way. Revised plans have been submitted to address the concerns of the Borough Engineer. Revised comments shall be reported to Committee.

Environmental Health -

Contaminated Land - Due to previous activities on the site, any planning permission should include conditions requiring a contaminated land survey and appropriate remediation measures.

Pollution Control - No objections in principle, although there are possibilities of disturbance from the nearby building where Besses O'th Barn Band practice.

Unitary Development Plan and Policies

S1	Existing Shopping Centres
S2	Control of New Retail and Non-Retail Development
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design

Issues and Analysis

Principle - The site is allocated as part of the southerly Whitefield District Centre within the UDP, where proposals for the redevelopment of the site ought to contribute positively to the viability and vitality of the centre. However, this part of the district centre is linear in form, with the majority of local businesses and retail units located fronting onto Bury New Road.

Many of the properties within the district centre are vacant and UDP Policy S3/3 - Improvement and Enhancement (All Centres) states that "The Council will encourage the refurbishment and improvement of shopping centres within the Borough in order to promote the regeneration of these centres for retailing activities."

Whilst the site is within the allocation for the district centre, its location is more readily seen within the context of a residential area rather than the shopping/retailing main road frontage. The fact that there are high levels of vacancy fronting Bury New Road, the development of this site, for a use that compliments its immediate surroundings, would assist to regenerate the more prominent centre as a whole and improve the general appearance of the site.

Layout, Design and Traffic - The layout of the scheme proposes a continuation of the existing row of terraced properties and in terms of design, height and massing, the new scheme would be appropriate. The proposals include a dedicated parking area with 5 spaces to the end of the site nearest to Bury New Road. Given the existing levels of on-street parking and the need to ensure some levels of on-street parking, this would be a positive solution to address the concerns of the nearby business who responded to the consultation exercise. The intervisibility with traffic and pedestrians would be maintained to ensure safe movements and to reduce conflict. The Borough Engineer has been re consulted on the proposals and revised comments are awaited. Given these matters, the development is considered to comply with policies H1/2 - Further Housing Development, H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

Noise - Given the potential for disturbance from the activities of nearby uses, it is proposed that a full noise attenuation scheme be submitted for approval. This can be adequately dealt with through attaching a planning condition.

The concerns raised by 1 Charnly Street are normally private matters between the owners of the existing house and the land owner of the development site. In terms of the

additional traffic have been largely addressed by the revised layout. The development would provide its own off street parking and would provide appropriate intervisibility. It is considered that the additional cars that may result from the development would be unlikely to add further congestion given the scale of the development.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The proposals would assist to regenerate the Whitefield district centre and would bring about an improvement of a derelict site within a residential context. The development would comply with adopted policies of the Unitary Development Plan and there are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than five years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. The car parking indicated on the approved plans [insert plan number(s)] shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.
Reason. To ensure adequate off street car parking provision in the interests of road safety.
3. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development.
4. Prior to the commencement of development, details relating to the proposed boundary treatments for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area.
5. The development hereby approved shall not be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the written satisfaction of the Local Planning Authority.
Reason. To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health.
6. Details of the existing ground levels, proposed ground levels and the level of proposed floor slabs shall be submitted to and approved in writing by the Local Planning Authority before any development commences on site. Details which receive the written approval of the Local Planning Authority shall be implemented in full.
Reason: To secure the satisfactory development of the site and the assimilation of

the new building(s) into the locality.

7. The residential accommodation hereby approved shall include acoustic glazing and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be submitted to and approved in writing by the Local Planning Authority before the development commences. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the residential premises first commences.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Location: SEDGLEY PARK RUGBY UNION FOOTBALL CLUB, PARK LANE,
WHITEFIELD, M45 7DZ

Proposal: ERECTION OF SINGLE STOREY CABIN FOR STORAGE AND SALE OF
PROGRAMMES

Application Ref: 43930

App Type: Full

Statutory Expiry Date: 10 March 2005

Recommendation: Approve with Conditions

Description

The proposal is to place a 'portacabin' type building immediately adjacent to the Park Lane stand to store and sell programmes on match days. The cabin is some 9.15m long and 3.1m wide with an overall height of 2.7m above existing ground level. The building will have a ramped access to the side door and level access to the 'sales window' which will face the rugby pitch. The building will project some 2m closer to the highway than the existing stand and the applicant has indicated that they are willing to paint the cabin to allow it to blend in with the stand.

Relevant Planning History

The site has a long planning history but the most relevant to this application was for the granting of planning permission in 2001 for the spectator stand (ref: 37235/01)

Publicity

One letter of objection has been received from 202 Park Lane. The objection can be summarised as follows:

- Position of the cabin will impact on the visual amenity of the properties in Park Lane

Consultations

Baddac - would like to see level access to the sales window and facility for ramped access to the cabin itself.

Unitary Development Plan and Policies

OL1 Green Belt

Issues and Analysis

Green Belt and Position - the cabin will be seen against the existing stand that is some 6.5m in height. Additionally, the boundary to Park Lane is formed by a low earth bund and planting and given that the cabin will be seen in this context it is considered that this is an appropriate position. The site is within the Green Belt but given the proposed position, it will not have a detrimental impact on the open character or nature of this part of the Green Belt.

Accessibility - the cabin will have level access to the sales window and ramped access to the main door, both of which features should ensure that it is as accessible to the disabled.

Residential amenity - the cabin is set slightly over 2m from the internal access road which means that it is some 8 metres from the site boundary and 27 metres from the nearest residential property. Given that the proposed cabin will be adjacent to the stand and that the site boundary is a low earth bund with landscaping, it is not considered that the cabin will

have a material detrimental impact on the residential amenity of the nearby residents. Additionally, the applicant has indicated that the cabin can be painted any colour to match the surroundings and it is recommended that a condition be imposed to this extent.

Type of building - the proposed building is only of a temporary type and as such it is considered appropriate to grant only a temporary consent. Consequently, it is recommended that consent be granted for a period of 3 years.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason for granting permissions can be summarised as follows;-

Having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses; it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The permission hereby granted is for a limited period only, namely for a period expiring on 8th March 2008, and the buildings, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition to the written satisfaction of the Local Planning Authority within 39 months of the date of this decision.
Reason. The development is of a temporary nature only.
2. This decision relates to the drawings received on 18th February 2005 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design.
3. A scheme for the painting of the exterior of the cabin shall be submitted to and approved by the Local Planning Authority, in writing, prior to the occupation of the cabin and, thereafter, the cabin shall be maintained in that colour in perpetuity.
Reason. In the interests of visual amenity.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Location: SPORTS PITCHES PHILIPS PARK ROAD WEST WHITEFIELD

Proposal: CONSTRUCTION OF SINGLE LANE ACCESS TRACK - RETROSPECTIVE APPLICATION

Application Ref: 43931

App Type: Full

Statutory Expiry Date: 10 March 2005

Recommendation: Approve with Conditions

Description

The site comprises an area of some 4.9ha that has been previously developed for 3 training pitches that are used by the rugby clubs based in Park Lane. The retrospective application is for a track around the three pitches that is made up of crushed stone and runs along the boundary of the pitches. The applicants agent has stated that the track is required for emergency vehicles and was constructed after an incident when an ambulance had become stranded when attempting to remove a player to hospital.

Relevant Planning History

Consent was granted in 1996 (31992/96) for the leveling of the land for the use of sports pitches and in 1998 (34553/98) for the filling of part of the site. The latter application created the earth bank at the western end of the site upon which track is located.

Publicity

Neighbours were consulted and a site notice placed at both entrances to the sports fields.

Seven letters of objection have been received to the application and the objections can be summarised as follows:

- the track has worsened the traffic situation in the area to the detriment of the residents amenity.
- the track has been used to facilitate the site being used as a car park
- track will led to the intensification of the use of the site and more rubbish
- as the track was built without permission it should be removed

Consultations

Highways - do not wish to restrict the granting of permission.

Drainage - No objections to the development

Landscape Practice - comments awaited

Ecology Unit - The track has not had a detrimental impact on the SBI adjacent and it is not anticipated that the track will have a detrimental impact in the future. However, it is noted that some fly tipping has occurred and this may impact and it is recommended that the site be made secure and the boundary with the SBI landscaped and fenced to ensure this will not have a detrimental effect. (Verbal)

Unitary Development Plan and Policies

OL1 Green Belt

RT1/2 Improvement of Recreation Facilities

EN6/3 Features of Ecological Value

OL5/2 Development in River Valleys

Issues and Analysis

Use in the Green Belt - the site has an authorised use for training pitches and the two access points used by the track are the ones that existed prior to the granting of permission for the pitches. Consequently, the main concern must be the impact that the track has on the character of the Green Belt. Given that it runs from an existing entrance to another existing entrance and close to the pitches and it is constructed of natural materials, its impact on the openness of the area will be minimal and as such acceptable.

Site security - there is a legitimate concern that the track could be used for unauthorized tipping and that this could be of detriment to the SBI. The applicant has indicated that he is willing to improve the site security and carry out landscaping to the boundary with the SBI. Consequently, it is recommended that conditions to that extent be imposed on any consent that may be granted.

Alternative use of the site - there has been concern from the residents about the track being used to allow the site to become a car park on match days. Under the General Permitted Development Order 1995 it would be possible for them to use the land for car parking for no more than 28 days in any calendar year without exceeding the GPDO limit. Consequently, it is proposed that a condition be imposed removing these rights.

Objections - the use of the land for training pitches together with the club based in Park Lane has caused disturbance to the residents in both Philips Park Road West and Park Lane. Consequently they have legitimate concerns that the track could be used to intensify the use on the site which would be of further detriment to their residential amenities. However, the track has now been in existence for some 12 months and it is anticipated that improvements to the security of the site, removal of GDO rights and landscaping should ensure that no further detriment occurs.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason for granting permissions can be summarised as follows;-

Having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses; it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority within 3 months of this consent. It shall be implemented not later than 12 months from the date of this consent; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity.
2. Details of the gates to be provided for site security shall be submitted to, and approved in writing by, the Local Planning Authority within 3 months of this consent. The gates shall be erected not later than 4 months from the date of this

consent an thereafter maintained in perpetuity.

Reason. To ensure that the site is secure and that there is no detriment to the SBI adjacent from unauthorized tipping which would be of detriment to the character of the area.

3. Notwithstanding the terms of the General Development Order 1995, or as subsequently amended, no car parking shall occur on the site that may have been permitted within the terms of Class B of Part 4 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate uses of the site, that may be of detriment to the nearby residents, do not occur.

For further information on the application please contact **John Cummins** on **0161 253 6089**

