

REPORT FOR DECISION

Agenda Item	
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MEETING: PLANNING CONTROL COMMITTEE
DATE: 12th April 2005
SUBJECT: LAND OFF CHARNLEY STREET, WHITEFIELD
REPORT FROM: BOROUGH PLANNING AND ECONOMIC
DEVELOPMENT OFFICER
CONTACT OFFICER: DAVID MARNO

TYPE OF DECISION: COMMITTEE
REPORT STATUS: DETERMINED

PURPOSE/SUMMARY: To ratify additional conditions imposed following the meeting of the Planning Control Committee

OPTIONS AND RECOMMENDED OPTION (with reasons): To approve the wording of the additional conditions imposed upon a planning permission

IMPLICATIONS -

Financial Implications and Risk Considerations None

Corporate Aims/Policy Framework:
Do the proposals accord with the Policy Framework? **Yes** **No**

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

Statement by Director of Finance and E-Government: N/A

Staffing/ICT/Property: N/A

Wards Affected: BESSES AND UNSWORTH

Scrutiny Interest:

N/A

TRACKING/PROCESS

DIRECTOR: P ALLEN

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
Scrutiny Panel	Executive	Committee PLANNING CONTROL COMMITTEE	Council Bury MBC

1.0 BACKGROUND

Members were notified in the supplementary agenda for their meeting on 8th March 2005, of revised plans and additional planning conditions to be added upon the planning permission for application 43817 – Land At Charnley Street, Whitefield. The actual wording of the conditions themselves was not, however, presented.

The purpose of this report is to make clear the wording of the conditions.

2.0 ISSUES (brief)

Including statements on issues of:

Risk Management – N/A

Diversity

§ Identify purpose of decision

To agree the following conditions and reasons:

8. Visibility splays measuring 2.4 metres by 33 metres shall be provided at the junction of the proposed site access with Charnley Street on land within the applicant's control to the written satisfaction of the Local Planning Authority before the development 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 highways in the interests of road safety.

9. The 600mm high boundary wall adjacent to the adopted highway at parking space No. 5 indicated on approved plan reference 2437:08 shall be provided before the development is first occupied and subsequently be maintained.

Reason - To ensure vehicles do not encroach onto the adjacent adopted highway when manoeuvring and parking in the interests of pedestrian safety.

10. This decision relates to drawings numbered 24103/T00, 2437:04 rev A, 2437:05, 2437:06, 2437:07 rev B 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.

- § Identify rights/equalities to be protected
To ensure a good standard of built design and ensure good standards of highway safety.
- § Assess impact on rights/equalities
No impact
- § Balance rights/equalities against any restrictions
No impact
- § Training/Development/Information needed to ensure decision correctly put into practice
N/A

Consultations – N/A

Conditions were recommended by Borough Engineer following consultation by the Borough Economic and Development Officer

3.0 CONCLUSION

The additional conditions would ensure a good standard of design and would ensure pedestrian and vehicular safety in the vicinity of the site should the development be implemented.

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

List of Background Papers:-

The planning application and associated plans

Contact Details:

**David Marno, Senior Planning Officer, Planning & Economic Development
Division, Craig House, Bury BL9 0DN Tel: 0161 253 5291**