

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES



PLANNING CONTROL COMMITTEE

29 August 2006

SUPPLEMENTARY INFORMATION

Item:01 PREMISES TO THE REAR OF 50 BOLTON STREET, BURY Application No. 46492
CHANGE OF USE TO PRIVATE HIRE BOOKING OFFICE

Amended Condition No.3 - The use hereby approved shall be limited solely to telephone and radio controlled bookings. There shall be no facilities at the premises for customer pick up, driver waiting or rest and refreshment to the satisfaction of the Local Planning Authority.

Reason. In the interests of residential amenity and highway safety pursuant to UDP Policy HT2/8 Taxi and Private Hire Businesses.

Item:02 8 BELL LANE, BURY, BL9 6AR Application No. 46708
VARIATION TO EXISTING OPENING HOURS (RESUBMISSION)

Nothing further to report.

Item:03 LAND OFF GRASMERE DRIVE BURY Application No. 46557
RESIDENTIAL DEVELOPMENT - REVISIONS TO APPROVED SCHEME WITH 7 TERRACED HOUSES AND 4 SEMI-DETACHED HOUSES (11 DWELLINGS IN TOTAL).

Nothing further to report.

Item:04 LAND AT DAISYFIELD, WELLINGTON STREET, BURY Application No. 46433
CHANGE OF USE OF LAND TO CONTRACTORS YARD; AREA OF OPEN STORAGE; DISTRIBUTION & RECYCLING OF CONSTRUCTION MATERIALS; TRAINING AREA; ACCESS ROAD; BOUNDARY FENCING; ANCILLARY OFFICES STORAGE & LIGHTING.

Nothing further to report.

Item:05 FORMER ELTON COP DYE WORKS, WALSHAW ROAD, BURY, BL8 1NQ Application No. 46286
RESERVED MATTERS APPLICATION FOR MIXED USE DEVELOPMENT (CLASS - B1 - BUSINESS) & RESIDENTIAL DEVELOPMENT OF 84 NO. DWELLINGS

s106 Agreement - The Heads of Terms are amended to now include the provision of financial contribution for the developer to pay £45,000.00 for the provision of a pelican crossing and provision of a bus stop, the locations of which will need to be agreed with the Borough Engineer and Greater Manchester Passenger Transport Executive. These provisions would be located along the northerly boundary along Walshaw Road.

Conditions

Landscaping - Following the amendment to the proposals to address landscape comments Condition 3 should also include reference to the following plan numbers:

05105/03/1, 05105/03/2, STND/05/001 rev.C, STND/01/002 rev.C., P1054 01 rev H, P1054 02 rev. A. The condition should now read: -

This decision relates to drawings numbered 01-1, 02-1, 03-1, 04-1, 04-2, 04-3, 05-1, 05-2, 05-3, 05-4, 05-5, 06-1, 06-2, 06-3, 07-1, 07-2, 07-3, 07-4, 07-5, 08-1, 09-1, 10-1, 11-1, 12-1, 12-2, 13-1, 13-2, 14-1, 14-2, 15-1, 15-2, 15A-1, 15A-2, 16-1, 16-2, 16-3, 17-1, 17-2, 17-3, 18-1, 18-2, 19, 20, 21, 22, 23-1, 23-2, 23-3, 05105/03/1, 05105/03/2, STND/05/001 rev.C, STND/01/002 rev.C, P1054 01 rev H, P1054 02 rev. A.; Saville, Bird & Axon report dated July 2006 and bin store detail received 4th August 2006 and the development shall not be carried out except in accordance with the drawings hereby approved.

Traffic Matters - The Traffic Section has requested that the following appropriate conditions be attached to any planning permission having now had the opportunity to assess detailed proposals:

6. The development hereby approved shall not be first occupied or brought into use unless and until the turning head at the cul-de-sac end of Leigh Lane, widening of the westerly footway on Redford Street and reinstatement of the redundant accesses onto Leigh Lane and Redford Street have been implemented to the written satisfaction of the Local Planning Authority.
7. The visibility splays and forward visibility envelope indicated on approved site layout plan ref. 20 shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied or brought into use and subsequently maintained free of obstruction above the height of 0.6m.
8. The turning facilities indicated on approved site layout plan ref. 20 shall be provided before the office development is brought into use and shall subsequently be maintained free of obstruction at all times.
9. The car parking indicated on approved site layout plan ref. 20 shall be implemented to the written satisfaction of the Local Planning Authority prior to that part of the development to which it relates being first occupied or brought into use.
10. Before each phase of the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction of that phase unless otherwise agreed in writing by the Local Planning Authority.

Item:06 **PROSPECT SERVICE STATION, 124-126 BRANDESHOLME ROAD, BURY BL8 1AU Application No. 46410**
INSTALLATION OF 3 NO. JET WASHES & FLOODLIGHTS TOGETHER WITH NEW FENCING (RETROSPECTIVE)

Nothing further to report.

Item:07 FRIENDSHIP INN, SCHOLES LANE, PRESTWICH, M25 0PD Application No. 46565
EXTENSION TO FORM GARDEN SHELTER; TOILET EXTENSION AT REAR

Additional Representations - Objections from occupiers of Nos.1, 9 and 29 Hope Park Close on grounds that there would be too much noise emanating from the proposed shelter in the evening. There is also a security concern over the closeness of the public area to rear gardens.

Request for Site Visit - Councillor Garner has requested that the application be deferred for a site visit by The Planning Control Committee.

Additional Condition No.6 - The proposed garden shelter shall not be open for use by customers outside the following hours - 0900 hrs to 2200 hrs daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/6 – Food and Drink of the Bury Unitary Development Plan.

The agent has been informed of the imposition of the additional condition and has not objected.

Item:08 RAINSOUGH BREW, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW
Application No. 46487
RESERVED MATTERS - BLOCK OF 16 NO. APARTMENTS

Additional drawings have been received confirming the correct datum level of the building and showing cross sections to the Halliwell Walk houses at the rear. This information indicates that there is a significant rise in levels to the existing houses that would substantially mitigate the impact of the block on those dwellings.

Although the report refers to the building as being three storeys the details also indicate that at the end nearest the Plough PH there would be accommodation incorporated within the end section of roofspace and lit by rooflights that would involve a limited fourth storey element. However, externally this would not be very apparent with very little impact on the surroundings.

Add the following conditions:

16. No development shall take place unless and until further details of the refuse storage facility have been submitted to and approved in writing by the Local Planning Authority and which would demonstrate that this facility would be sufficient to cater for the needs of the refuse recycling system operated by the Council. The development shall not be carried out other than in accordance with the approved details.

Reason: In order to secure a satisfactory development and in the interests of amenity.

17. No development shall take place unless and until full details of the external lighting for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in

accordance with the approved details.

Reason: In order to secure a satisfactory development and in the interests of amenity.

Item:09 LAND ADJACENT TO 23 WOODWARD ROAD, PRESTWICH, M25 9TX
Application No. 46591
CHANGE OF USE OF LAND TO DOMESTIC GARDEN

Amended Condition No.2 -

No development shall take place until details of the position, design, materials and external treatment of any proposed boundary fencing and walls have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and, unless otherwise agreed with the Local Planning Authority, no boundary treatment shall exceed 1 metre in height above the ground level for a distance of 7m from the back of the pavement on Woodward Road.

Additional comments - A letter has been received from the applicant who makes the following points:

- The land which would be enclosed is only by dog walkers and is constantly fouled upon.
- There is no intention to build on the land, only to use it as garden ground.
- It is the intention to erect a waney lap fence around the extended rear garden and carry the low wall brick around the front.
- A similar piece of land across the road (adjacent to 30 Woodward Road) has been given permission on appeal and it is only fair that this application is granted.

Item:10 GRIMSHAWS, 558 BURY NEW ROAD, PRESTWICH, M25 3BD Application No. 46594
ALTERATIONS TO CAR PARK AREAS

Nothing further to report.

Item:11 CHAPELFIELD MILL, STAND LANE, RADCLIFFE Application No. 46423
VARIATION TO LAYOUT AND UNIT TYPES PREVIOUSLY GRANTED UNDER PLANNING APPLICATIONS 43762 & 45767 FOR 130 DWELLINGS / APARTMENTS

Additional Information - Revised plans have been received to clearly demonstrate that 13m separation distances would be provided between the rear of plots 15 to 17 and side of plot 14 to meet Council aspect standards. Consequently these plans have now been added into condition 15 specifying plan number A/02-01 rev.F and A/02-02 rev.B superseding revisions D and A respectively.

Landscaping amendments have also been received to deal with comments made by the Local Planning Authority. These are reflect on plan numbers 576 02 rev.A, 576 03 rev.A, 576 04 rev.A. Condition 15 has been amended accordingly and should read as below.

For information, the public open space to be provided on the site would be maintained by a private management company set up by the developers. Provision for improvement of off site recreation is being dealt with through s106 as detailed within the committee report.

Additional Conditions -

Amend condition 15 to read:

This decision relates to drawings numbered A/02-01 rev. F, A/02-02 rev.B, A/02-03 rev. A, A/02-04; 576 02 rev.A, 576 03 rev.A, 576 04 rev.A, 0553/D1735/PL4, 0553/A609-A665/PL4 rev. A ;055/A656V/ - PL1, PL2, PL3, PL4, PL8, PL9, PL10, PL11; H1089/ - PL3, PL4; BLOCK1/ - PL12, PL13, PL14; BLOCK2/PL8, PL9, PL10, PL11, PL12, , PL13, PL14; FENCE 2, FENCE 5, FENCE 18, FENCE 4; 9218/11/ - 03C, 04B; 9218/12/ - 01A, 02A, 9218/ - 10/01E, 11/03C, 11/04B, 12/01A,12/02A, 13/01, 14/02A, 14/07 and the development shall not be carried out except in accordance with the drawings hereby approved.

The Traffic section have responded to the proposals and have requested the following appropriate conditions be imposed on any planning permission.

23. Notwithstanding the details indicated on the approved plans, the development hereby approved shall not be commenced unless and until satisfactory details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Level differences between the back of the proposed footway between Plot 21 and the proposed pumping station compound and, if required, appropriate safety barriers to provide protection and restraint for pedestrians and other highway users from the levels changes;
- Pedestrian visibility splays in accordance with Figure 114 of Design Bulletin 32 'Residential Roads and Footpaths – 2nd Edition' at the junction of the driveway to Plot 21with the proposed estate road with no obstructions above the height of 0.6m;
- Parking facilities for Plot 22 & 23 provided clear of the forward visibility envelope at this point on the proposed estate road.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to that part of the development to which it relates being first occupied.

24. The development hereby approved shall not be commenced unless and until a white lining and road marking scheme on Stand Lane in the proximity of the site access to tie into existing lining and markings has been submitted to and approved by the Local Planning Authority and subsequently implemented prior to first occupation.

25. The visibility splays and forward visibility envelope indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

26. Before each phase of the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any

vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction of that phase unless otherwise agreed in writing by the Local Planning Authority.

Item:12 CAMS LANE PRIMARY SCHOOL, CAMS LANE, RADCLIFFE, M26 3SW
Application No. 46699
SECURITY FENCING ALONG BOUNDARY TO DEAN STREET

Publicity - Additional comments have been received from 42 and 62 Dean Street and a petition signed by 42 residents in Dean Street, from 64/66 Dean Street. The objections can be summarised as follows:

- loss of open aspect and view
- fence is too high
- fence would change character of area
- loss of play area for children who live in the street
- if a boundary fence is to be provided it should be to the whole site
- fence may affect trees on perimeter of site
- loss of property value
- don't want to pay for fence through rates or donations to school

Consultations - Greater Manchester Police Architectural Liaison Unit - Support the principal of the fencing but suggest that a more traditional 'school railing' type fence of similar height would be more appropriate and that this would reduce the impact of the fence on the neighbours and the perception of Crime.

Additional Comments - Type of Fence - the style of fencing proposed, paladin, is normally the one preferred from both a security and visual impact view point. in this instance the fence will be located on the line of the existing 1.5m high railings which is immediately at the back of the private street known as Dean Street. This is set some 10m from the front walls and habitable room windows of the properties fronting onto Dean Street. Whilst the style of fence will allow clear views through to the playing fields a traditional style '2.4m high school railing' would also be appropriate and give a more open aspect to the fence it would help reduce the impact of the fence on the residential amenity of the residents adjacent.

Objection - the matters of aspect, view, type of fence and impact on the character of the area have been dealt with in the main report or above. The use of the field by local children and the need for the fencing are within the remit of the school and it is accepted by GMPALU that there is a need for a secure boundary to the school playing fields. The fence is on the existing fence line and will not impact adversely on the trees on the boundary and the issues of loss of property value and funding for the fence are not planning considerations.

Item:13 KAY BROW YARD, KAY BROW, RAMSBOTTOM, BL0 9AY Application
No. 46686
DOOR AND WINDOW SHUTTERS, EXTRACTION DUCT AND AIR CONDITIONING
SYSTEM (RETROSPECTIVE APPLICATION)

Nothing further to report.

Item:14 **PACK HORSE HOTEL, 139 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0DG Application No. 46711**
DEMOLITION OF EXISTING BUILDING AND ERECTION OF FIVE APARTMENTS WITH AMENDMENTS TO FOUR TOWNHOUSES PREVIOUSLY APPROVED (RESUBMISSION)

Publicity - comments have been received for the Ramsbottom Heritage Society objecting to the demolition of the former public house.

Comments - the building appears to be mid 19th century in date and some of the detailing indicates that it is probably of the earlier part of this era. It is generally well preserved and if it were located within a Conservation Area or formed part of a group of high quality buildings it would warrant retention. However, the building is not contained within a Conservation Area, is not of sufficient merit to warrant its placing on the Register of Listed Buildings and as such, whilst its loss may be regretted, it is not such a loss as to warrant refusal on grounds of a contravention of UDP Policy EN1/2 - Townscape and Built Design.