

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

26 September 2006

SUPPLEMENTARY INFORMATION

Item:01 LAND AT PILOT MILL, ALFRED STREET, BURY Application No. 46495
OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT

A request has been received from the agent requesting that the decision should be deferred to the next meeting of the Committee as the agent is unable to attend due to being on holiday but would like the opportunity to address the Committee with regard to any potential representations made against the proposal.

The reason for the request is not considered to be sufficient to justify a deferral and a decision should be made on the application.

Item:02 FORMER GARAGE SITE, ADJ 383 TOTTINGTON ROAD, BURY, BL8 1TB
Application No. 46332
FORMATION OF RETAIL STORE (CLASS A1) WITH ASSOCIATED CAR PARKING,
SERVICING & LANDSCAPING INCLUDING PARTIAL DEMOLITION AND
EXTENSION TO HORRIDGE STREET FRONTAGE

Additional Representations - comments have been received from 324, Tottington Road, Cllr Hankey, Cllr Cresswell and Cllr Wright.

The objection from 324 Tottington Road is based on the adverse impact the new store will have on the existing shops in the Woolfold Neighbourhood Centre and the likely closure of these shops and the loss of employment.

Cllr Hankey has confirmed that he has no objections to the application in principal but has asked if consideration could be given to a condition requiring CCTV cameras to be installed to ensure any potential disruptive behaviour by any youths who may congregate are deterred.

Cllr Cresswell has indicated that she wishes to speak against the proposal on behalf of local businesses.

Cllr Wright has written confirming her opposition to the application on the basis that the new store will not improve shopping choice, but that it will adversely affect Tottington village and led to a loss of small local shops and that she would vote against the application if she were present at the committee on the grounds of 'issues affecting the amenities of the wider area'.

Additional Comments - the matter of the impact of the store on the shopping hierarchy in Bury has been dealt with in the main report and can be further explained as follows: The Unitary Development Plan identifies a hierarchy of centres and the position of any centre within that hierarchy depends on its size, range of services and the function it performs.

The application site is within the Woolfold Local Shopping Centre which is considered to fulfil a specific role in terms of serving the day to day needs of local residents in the Woolfold area - providing them with a sustainable, local shopping destination and reducing the need for unsustainable, car-borne trips to centres that are further afield.

The floorspace involved in the proposal is considered to be of a scale which would serve local needs and would add to the vitality and viability of Woolfold Local Centre.

Given the scale of the proposal, it is not considered likely to divert trade away from Tottington District Centre there are no additional comments.

Item:03 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.

Item:04 WOODTHORPE HOTEL, BURY OLD ROAD, PRESTWICH, M25 0EG
Application No. 46772
EXTENSION TO EXISTING CAR PARK

Nothing further to report.

Item:05 RAINSOUGH BREW, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW
Application No. 46487
RESERVED MATTERS - BLOCK OF 16 NO. APARTMENTS

Nothing further to report.

Item:06 LAND AT FURNITURE WAREHOUSE, OLD COOP YARD, WARWICK STREET, PRESTWICH, M25 7HN Application No. 46764
PRIOR APPROVAL APPLICATION FOR INSTALLATION OF RADIO BASE STATION CONSISTING OF 15M ULTRA SLIMLINE POLE, THREE NO. ANTENNAS, ONE NO. 300MM DISH ANTENNA, RADIO EQUIPMENT HOUSING AND ANCILLARY DEVELOPMENT

Publicity - a further objection has been received from Appleby Bowers Creative Associates in Bankhouse Studios. The objection can be summarised as follows:

- visual impact on the outlook from the studios and loss of view from the studios
- potential hazard to health as the office is at the same level as the antenna

Comments - whilst the mast will have some impact on the view from the premises it will be situated 40 metres distant and is some 30cm wide. As such it is not considered that the impact would be so great on the offices visual amenity so as to warrant

refusal. The issue of Health has been dealt with in the main body of the report.

Item:07 21 BLACKBURN STREET, RADCLIFFE, M26 1NN Application No. 46811
CHANGE OF USE FROM SHOP (CLASS A1) TO COFFEE SHOP (CLASS A3)

Nothing further to report.

Item:08 HOLLY BANK MILL, HOLLYBANK STREET, RADCLIFFE, M26 0SY
Application No. 46703
RETROSPECTIVE CONSENT FOR CHANGE OF USE TO USE FOR THE STORAGE OF VEHICLES, INCLUDING ACCIDENT DAMAGED VEHICLES, BROKEN DOWN VEHICLES OR VEHICLES INVOLVED IN CRIME IN CONNECTION WITH A VEHICLE RECOVERY BUSINESS AND THE PLACING OF RAZOR WIRE ON TOP OF A SECURITY WALL AND THE ERECTION OF A SECURITY CAMERA

Additional Comments - it is recommended that condition 2 be amended to read:

2. The gates located on Hollybank Street shall be locked and secured closed between the hours of 1900 and 0800 every day.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy EC3/1 - Measures to Improve Industrial Areas.

It is also recommended that an additional condition be added to further protect the amenities of the area and to restrict any possibility of vehicles being stacked on the site.

5. At no time shall there be any stacking of vehicles on the site.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy EC3/1 - Measures to Improve Industrial Areas.

Item:09 43 BOLTON STREET, RAMSBOTTOM, BL0 9HU Application No. 46634
CHANGE OF USE FROM SHOP AND FIRST FLOOR FLAT TO CLASS A3(COFFEE LOUNGE) AT GROUND FLOOR; OFFICE AT FIRST FLOOR AND CRECHE IN BASEMENT (RESUBMISSION)

Nothing further to report.

Item:10 2 LODGE STREET, RAMSBOTTOM, BL0 9AW Application No. 46835
CHANGE OF USE FROM DWELLING TO NURSERY EXTENSION ON GROUND FLOOR AND SELF CONTAINED FLAT ON FIRST FLOOR

Additional Representations - comments have been received from 3 Verna Street on the basis that visitors dropping off children at the nursery block access to the garages on Lodge Street where he parks his vehicle.

Comments - the issue of parking has been covered in the main report. The applicant has indicated that staff do inform parents not to park in front of neighbours garages and they are encouraged to use the specific drop off provision within the site via access from Kay Brow. The increase in provision will largely be taken up by family members and as such they do not anticipate an increase in vehicle movements.

Consultations - Environment Health - the site is on the edge of an extinct Reservoir and was previously used as a works prior to its residential use. No study as to the contamination risk has taken place and as such this should be required prior to the use being established. Should the Committee be minded to approve the application a condition will be imposed requiring the submission of a Desk Study to establish any risk.

4. Prior to the development hereby approved commencing:

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
- Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.