

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES



PLANNING CONTROL COMMITTEE

25 October 2006

SUPPLEMENTARY INFORMATION

Item:01 PIMHOLE FOLD, BURY Application No. 46528
USE OF LAND FOR CAR PARKING STORAGE AWAITING CLEARANCE
(RESUBMISSION)

There is nothing further to add to the report.

Item:02 ARTS AND CRAFT CENTRE, BROAD STREET, BURY, BL9 0DA
Application No. 46885
ALTERATIONS, ADAPTATION, PARTIAL DEMOLITION AND EXTENSION TO
FORM NEW FUSILIERS MUSEUM, REGIMENTAL HQ WITH ALTERATIONS TO
EXISTING BASEMENT WORKSHOPS

Following further discussions between the agent and Leisure Services, the proposed replacement tree species for Sparrow Park have been amended to 1No. Acer Rubrum, 2No. Sorbus Thuringiaca and 1No. Carpinus Betulus. Condition 9 should therefore read:

- This decision relates to drawings numbered 001 rev A., 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012 rev B, 013, 014 rev C., 015 rev A., 016, 017, 018 rev A., 019 rev A., 020 rev A., 021 rev A., 022 rev A., 023, 024, 025, 26, The Tyrer Partnership Bat Report dated 23 August 2006, Phase I desktop study dated August 2006; SBP Access Statement and Design Report and Justification Report dated July 2006. and the development shall not be carried out except in accordance with the drawings hereby approved.

Add Condition:

11. Prior to any works hereby approved commencing, a method statement shall be submitted to and approved in writing by the Local Planning Authority that details the lifting, storage, and maintenance of existing shrubs from site so as to permit the planned construction of the extension and new entrance foyer.

The method statement shall include details of the replanting of these shrubs from storage within Sparrow Park, and the development shall be carried out only in accordance with the approved method statement unless otherwise agreed in writing.
Reason – To ensure that the visual amenities of Sparrow Park is maintained pursuant to UDP Policies EN2/1 – Character of Conservation Areas.

Item:03 ARTS AND CRAFT CENTRE, BROAD STREET, BURY, BL9 0DA
Application No. 46886
LISTED BUILDING CONSENT FOR RESTORATION, ADAPTATION, PARTIAL
DEMOLITION AND EXTENSION OF GRADE II BUILDING TO FORM NEW
FUSILIERS MUSEUM AND REGIMENTAL HQ

Following further discussions between the agent and Leisure Services, the proposed replacement tree species for Sparrow Park have been amended to 1No. Acer Rubrum, 2No. Sorbus Thuringiaca and 1No. Carpinus Betulus. Condition 9 should be amended to include the appropriate plan reference number and should therefore read:

This decision relates to drawings numbered 001 rev A., 002, 003, 004, 005, 006, 007,

008, 009, 010, 011, 012 rev B, 013, 014 rev C., 015 rev A., 016, 017, 018 rev A., 019 rev A., 020 rev A., 021 rev A., 022 rev A., 023, 024, 025, 26, The Tyrer Partnership Bat Report dated 23 August 2006, Phase I desktop study dated August 2006; SBP Access Statement and Design Report and Justification Report dated July 2006. and the development shall not be carried out except in accordance with the drawings hereby approved.

Add Condition:

8. Prior to any works hereby approved commencing, a method statement shall be submitted to and approved in writing by the Local Planning Authority that details the lifting, storage, and maintenance of existing shrubs from site so as to permit the planned construction of the extension and new entrance foyer.

The method statement shall include details of the replanting of these shrubs from storage within Sparrow Park, and the development shall be carried out only in accordance with the approved method statement unless otherwise agreed in writing.
Reason – To ensure that the visual amenities of Sparrow Park is maintained pursuant to UDP Policies EN2/1 – Character of Conservation Areas.

Item:04 BENNYS NIGHT CLUB, WARTH FOLD ROAD, RADCLIFFE M26 4EN

Application No. 46691

CONVERSION OF DISUSED NIGHT CLUB TO CLASS C2 (RESIDENTIAL CARE HOME)

Social Services have stated that they would not recommend approval of the application as they feel that there is an over provision of elderly beds in the Borough at this time. Whilst this is clearly an issue for Social Services, the situation of overprovision of places could not reasonably form the basis for a reason to refuse the planning application.

Item:05 70 WALSHAW ROAD, BURY, BL8 1PA Application No. 46929

CONVERSION OF CELLAR TO PROVIDE TREATMENT ROOMS FOR USE IN CONNECTION WITH EXISTING HAIRDRESSERS INCLUDING NEW EXTERNAL STAIRS

Nothing further to report

Item:08 THE BARN, TITHEBARN STREET, RADCLIFFE Application No. 46926
LISTED BUILDING CONSENT FOR ALTERATIONS TO ELEVATIONS INCLUDING NEW ENTRANCE

Nothing further to report.

Item:09 THE BARN, TITHEBARN STREET, RADCLIFFE Application No. 46927
CHANGE OF USE FROM GARAGE TO CONVENIENCE STORE (USE CLASS A1) (RESUBMISSION) INC. NEW ENTRANCE.

Nothing further to report.

Item:10 SIMONS HOUSE FARM, REDISHER LANE, HAWKSHAW, RAMSBOTTOM, BL8 4HX Application No. 46763
REVISED APPLICATION TO EXTEND THE EXISTING HOUSE INTO THE BARN AREA

Nothing further to report.

Item:11 POLYFLOR LTD, RADCLIFFE NEW ROAD, RADCLIFFE, M26 7NR
Application No. 46773
EXTENSION TO EXISTING POLYTRED BUILDING AND NEW BOILERHOUSE

Condition 2 should also include reference to plan 532D A01- floor plans.

A Design and Access statement has been submitted with the proposals. The proposals confirm that the development has been designed to fit in with the scale of the space available and to maintain an appropriate relationship as seen from outside the site.

The scheme would still maintain sufficient turning space for servicing vehicles and any articulated vehicles. A distance of some 27m would still be available between the extension and the northerly boundary.

Item:12 852 MANCHESTER ROAD, BURY, BL9 8DW Application No. 46990
CHANGE OF USE OF GROUND FLOOR FROM VACANT SHOP TO BOOKMAKERS (CLASS A2)

Letter of objection received from 850 Manchester Road. The objections can be summarised as follows:

- The front door to this property is directly adjacent to that of the entrance door to the proposed bookmakers and would result in the comings and goings of a certain clientele
- it would encourage loitering in the area
- there would be an increase in litter
- parking is already chaos in the area and would be compounded by the proposed use
- the car park to the rear of the shops requires access at all time and may be blocked by the increase in traffic.
- customers would cause littering and disturbance
- customers would constitute a threat to security in the area

Item:13 31 CHURCH CROFT, HOLLINS, BURY, BL9 8JD Application No. 46742
CHANGE OF USE OF LAND TO FORM GARDEN EXTENSION; ERECTION OF

1.8m HIGH FENCING

Publicity - a letter of support for the application has been received from 4 Church Croft as the fence will prevent the area from gathering rubbish and attracting teenagers.

Consultations - Greater Manchester Police Architectural Liaison Unit have no objections to the scheme.
Highways Team - no objections.

Conditions - Condition 3 should be replaced with the following:

3. 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 boundary fence is erected; 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 pursuant to Policy EN1/2 - Townscape and Built Design.