

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

18 December 2006

SUPPLEMENTARY INFORMATION

Item:01 8A WESTBURY CLOSE, ELTON, BURY, BL8 2LW Application No. 47184
TEMPORARY SITING OF CARAVAN FOR RESIDENCE AND SITE USE
(RETROSPECTIVE)

Nothing further to report.

Item:02 OUR LADY OF LOURDES RC COUNTY PRIMARY SCHOOL, RUDGWICK
DRIVE, BURY, BL8 1JQ Application No. 47115
TWO STORAGE CONTAINERS

Nothing further to report.

Item:03 21-23 BENT LANE, PRESTWICH, M25 1DL Application No. 47065
CHANGE OF USE FROM OFFICE/STORAGE AND RESIDENTIAL TO TWO
RESIDENTIAL PROPERTIES WITH TWO STOREY EXTENSION AT REAR; NEW
ACCESS AND HARDSTANDING TO FRONT

Nothing further to report.

Item:04 JUNCTION OF BRIDGEFIELD STREET & CHURCH STREET WEST,
RADCLIFFE Application No. 47034
RADCLIFFE PRIMARY CARE HEALTH CENTRE

Further conditions are required to be added, primarily traffic requirements..

Add Conditions:

12. The scheme of obscured glazing to the fenestration Bridgefield Street elevation shall be implemented to the approval of the Local Planning Authority prior to the development hereby approved being occupied. The obscured glazing scheme applied to the windows shall remain in place for all window openings in perpetuity.

13. This decision relates to drawings numbered ROC06163 (10)01 rev A, (10)003 rev A, (12)100 rev A, (12) 01 rev B, (12) 02 rev B, (12) 101, (12)11 rev B, (22)001 rev A, (22)002 rev A, (22)003 rev A, (22)004 rev A, (22)005 rev A, (31)001 rev A (31)002 rev A, (31)003 rev A, (31)004 rev A, (31)005 rev A, (31)006, (10)002 rev A, (12)02 rev A, (40)001 rev A, (40)002 rev A and the development shall not be carried out except in accordance with the drawings hereby approved.

14. Notwithstanding the details indicated on the approved plans, the development hereby approved shall not be commenced unless and until full details of the replacement footpath/ramp linking Quarry Street with Church Street West at the point of the proposed highway closure, including the positioning of the proposed retractable bollards clear of the highway that is to remain adopted, have been submitted to and approved in writing by the Local Planning Authority. The highway works subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use.

15. The development hereby approved shall not be brought into use unless and until the proposed drop-off lay-by on Church Street West and associated traffic regulation order have been implemented to the written satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

16. The visibility splays indicated on approved plan reference ROC06163 - (12) 01 Revision B shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

17. Before 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 Planning Authority.

Amend Condition 11 to read:

11. Notwithstanding the submitted Travel Plan Framework, a full Travel Plan strategy shall be submitted to and approved in writing by the local planning authority within 12 months of occupation. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to meet the targets of the site's Travel Plan. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted annually, in writing to the local planning authority together with any measures that are identified that can improve the effectiveness of the Travel Plan and these measures shall be adopted and subsequently implemented.

**Item:05 WHITEFIELD POLICE STATION, BURY NEW ROAD, WHITEFIELD, M45
8QN Application No. 47152
PROVISION & SITTING OF TEMPORARY PORTABLE BUILDINGS**

An objection has been received from 43 Nuttall Avenue for the following:

- The height of the proposal is too high in close proximity to residential house and would impact greatly on their privacy.
- There will be noise pollution by the changing shifts using the exterior stairwells.
- Lighting to the unit would impact on their children's ability to sleep at the rear of the house.
- A temporary period of three years is too long, six months would be long enough.
- They feel a site visit is needed and an alternative site sought.

The issues of positioning of the proposal and privacy have been dealt with in the officers report on the agenda.

**Item:06 CHURCH INN, 266 BURY NEW ROAD, WHITEFIELD, M45 8QS
Application No. 46840
LISTED BUILDING CONSENT FOR DEMOLITION OF PUBLIC HOUSE**

English Heritage have requested a deferral of the decision for one month to allow sufficient time for them to be able to consider the submitted PPG 15 justification for

the demolition of the building. They are commissioning traffic consultants for advice about the issue of the Quality Bus Corridor.

The Victorian Society is concerned that it has not been provided with sufficient time to consider the supplementary options statement and has requested a further period to be able to consider the new material. Similar requests for deferral have been made by the Georgian Group and the Council for British Archaeology as well as from English Heritage, as reported above. The Council for British Archaeology has also asked for a deferral to enable objectors to the proposal to meet on site to discuss the proposals and possible alternatives.