

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

17 April 2007

SUPPLEMENTARY INFORMATION

Item:01 UNIT 4B, FLETCHER STREET, BURY, BL9 7AT Application No. 47596
CHANGE OF USE FROM CLASS B1 (BUSINESS) TO SPIRITUAL AND
EDUCATIONAL CENTRE (CLASS D1) - RETROSPECTIVE APPLICATION

An e-mail has been received from the objector at 15 Fletcher Street which expands on the concerns already raised. In addition, he is concerned that the matter has only just come to the planning stage when the use is already ongoing and the Department was told about it several months ago. The houses on Fletcher Street are in the middle of an industrial estate and residents having a lot of trouble parking their cars. All the issues affecting residents need to be looked at and not just in regard to the school.

Item:02 8 MARKET PLACE, BURY, BL9 0LD Application No. 47680
PAVEMENT CAFE TO SIDE AND REAR OF EXISTING PREMISES

A letter of objection has been received from the Rector at Bury Parish Church, which has raised the following issues:

- the impact of the proposed development upon anti-social behaviour within the town centre

Item:03 LAND OFF KNOWSLEY STREET, TOWNSIDE - PHASE 1A, BURY
Application No. 47811

ENABLING WORKS ON LAND OFF KNOWSLEY STREET RELATING TO THE REDEVELOPMENT OF THE PHASE 1A TOWNSIDE SITE (47200), INCLUDING CUT AND FILL OF LAND TO REFORM PROFILE OF LAND AND THE CONSTRUCTION OF RETAINING WALLS

Additional conditions are suggested concerning the need to keep the adopted highway clear of loose material and the proposed retaining structures.

7. The development hereby approved shall not be commenced unless and until full details of and calculations for the proposed retaining structures have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme of site inspections during construction of the retaining walls and measures to retain and store the masonry units following the dismantling of the stone parapet on Knowsley Street.

Reason: To ensure good highway design in the interests of highway safety.

8. 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 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.

Reason: To ensure that the adopted highways are kept free of deposited material from the ground works operations.

**Item:04 THUMBS UP (BURY) LTD, GREENFIELDS, DUMERS LANE, BURY , BL9
9UT Application No. 47585
EXTENSION TO EXISTING FACTORY TO HOUSE NEW BLOW MOULDING
MACHINE (CLASS B2)**

Revised elevations have been submitted showing the height of the building reduced by 2.6 metres to 13.4 metres at the eaves and by 2.52 metres to 16.1 metres at the ridge. The applicant has confirmed that this is the minimum height required to accommodate the 7.5 metre high blow moulding machine and with adequate headroom provided for essential maintenance.

In terms of the relationship to the River and the designated river valley, the site is within both an area of allocated employment land and an Employment Generating Area within the UDP. The site is recognised as being an important contributor to the economy within the Borough and provides important employment for local people. The nature of the production within the existing building limits the location of developable areas and a balance of employment benefits and impact upon the River Valley has to be considered. The scheme indicates that the northerly corner of the building would sit within the River Valley. To this end, the reduction in the height of the building has been provided and this would appear appropriate in terms of scale to the neighbouring buildings and would be seen as a limited infill development to an existing business.

Furthermore, UDP Policy OL5/2 - Development In River Valleys does acknowledge that extensions to existing industry where the economic and employment factors are of overriding importance will be permitted. The supporting Design and Access Statement and planning forms do confirm that the scheme would provide additional employment of some 20 jobs. This is an important gain to manufacturing economies and would further consolidate the business development within the Borough without undue impact upon the River Valley.

An objection has been received from 740 Whitefield Road raising the following points:

- The size of the building would make it too intrusive;
- There would be an increase of noise;
- It would add to the impact of other developments by Thumbs Up and other companies;
- The erosion caused by them building so close to the river raises concerns for the landscape and wildlife; and
- The value of their property will be decreased.

Response to the objector: The building has been reduced in size to ensure that the building would sit appropriately within its surrounding context. The scheme would incorporate only emergency fire doors and as such, there should not be any increase in noise from the scheme and processes within the building.

The site is within an allocated employment land area and Employment Generating Area, where business development is encouraged. Care is given to close relationships to residential uses. However, there would be some 70m to the nearest dwelling to the east of the development, which is some considerable distance away. The building would maintain some 40m to the edge of the river, again which is some considerable distance and would not have any adverse impact upon the Wildlife Corridor.

The impact upon property values is not normally a planning consideration and should

not influence the decision based upon the merits of the scheme.

Item:05 BOLTON ROAD, (OPPOSITE 363), BURY, BL8 2PL Application No. 47768
PRIOR APPROVAL APPLICATION FOR TELECOMMUNICATIONS INSTALLATION
OF A RADIO BASE STATION CONSISTING OF A 12.5M TELEGRAPH POLE,
CABINET AND DEVELOPMENT ANCILLARY THERETO

A letter of objection to the proposal has been received from Councillor Walker and has raised the following issues:

- the impact of the proposed development upon the existing trees within the locality
- the impact upon the grade II listed war memorial and the original site of the barracks, which was to the rear of the application site
- an alternative site to the proposed mast may be a plot of land between Dearden Fold and Buller Street.

Landscape Practice -A recommendation that conditions relating to the submission of a landscaping plan, for approval and works for the protection of the trees during the construction and erection of the mast should be attached to any consent.

Trees

In order to maintain the height of the proposed mast at 12.5 metres and achieve the required coverage, it is proposed to lop 2 metres off the height of some of the trees. The land is in the ownership of Six Town Housing and the applicant has written confirmation that Six Town Housing has no objections to works being carried out to the trees. An Arboricultural Report has been received and has been assessed by the Landscape Practice. It is considered that although the trees are important in providing a visually attractive environment along an important throughroute in the Borough, the trees marked T1 to T5 in the Arboricultural Report and plan are of low quality. Therefore, it is considered that the removal of these trees and their replacement with trees of a suitable maturity would be favourable. In addition to the replacement of the trees, the Landscape Practice has recommended the planting of a hawthorn hedge along the fence line of the neighbouring properties and it is considered that there would be adequate screening for the neighbouring residents to the rear of the site. Therefore, it is considered that the proposed development is in accordance with Policy EN8/2 of the adopted Unitary Development Plan.

Therefore, additional conditions should be imposed concerning the submission of a landscaping plan, for approval and works for the protection of the trees during the construction and erection of the mast.

2. A landscaping scheme, including details of the species, height and specified planting medium of the trees, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented prior to the completion of the development; 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 and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

3. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended tree protection measures and tree works. Any subsequent variation of the timetable shall be subject to further written notice.

Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

Item:06 27 BURY OLD ROAD, PRESTWICH, M25 0EY Application No. 47688
CHANGE OF USE FROM OFFICE TO HOT FOOD TAKEAWAY (GROUND FLOOR)

Nothing further to report.

Item:07 KEYSTONE COTTAGE, TAYLORS LANE, RADCLIFFE, BL2 6QS
Application No. 47237
ROOF OVER EXISTING MANEGE AMERICAN STABLES HAY / STRAW
MACHINERY BUILDING BLOCK 4 STABLES INCORPORATING PASSING PLACE
ON TAYLORS LANE

A additional letter of objection has been received, which has raised the following issues:

- A planning history of the application site detailing the reasons for refusal, which include highway issues and green belt policy.
- The impact of the proposed development upon the condition of Taylors Lane and highway safety

In response to the comments received, the previous planning applications were submitted in 1995 and 1998 and included the conversion of a building to a dwelling, which would be contrary to green belt policy. The proposed development involves an established recreational activity, which is considered to be acceptable within the green belt. Two previous applications for equestrian facilities were refused for highway reasons only. The access to the application site has been assessed by the highways section and is considered to be acceptable, subject to the provision of a passing place.

Item:08 LAND AT RADCLIFFE NEW ROAD, WHITEFIELD Application No. 47705
FORMATION OF ACCESS FROM LAND ADJ TO UPLANDS AVENUE TO
RADCLIFFE NEW ROAD CROSSING EXISTING RAILWAY BRIDGE. ERECTION OF
AUTOMATIC SECURITY GATES AND ASSOCIATED LANDSCAPING WORKS.

A set of letters already submitted to the Council have also been copied to Mr Ivan Lewis MP by an objector from 68 Radcliffe New Road. The letters concerns are listed in the original officer report.

- A plan has been received from the agent indicating the servicing and access layout for the Polytrud building which would use the access road proposed. This plan is attached. Condition 2 should be amended to incorporate this plan reference.

2. This decision relates to drawings numbered 1536/01, 1536/02, 1536/03 and the servicing and access plan dated 16 April 2007 and the development shall not be carried out except in accordance with the drawings hereby approved.

- An additional condition should be imposed concerning the need for tactile paving at the edge of the pavement where it meets the new road surfacing and highway issues.

6. Prior to the commencement of the development, a specification to include a drop kerb detail and tactile paving specification shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the approved access scheme.

Reason: To ensure appropriate levels of access is secured for all within the developed scheme pursuant to UDP Policy HT5/1 - Equal Access for Those with Special Needs.

- The Highways Team have no objections to the proposal, subject to the inclusion of conditions.

7. Notwithstanding the details indicated on the approved plans, the proposed automated security gates shall be sited a minimum of 15 metres from the southerly kerblines of Radcliffe New Road and open inwards into the site.

Reason: To enable a heavy goods vehicle to stand clear of the carriage way whilst the automated security gates are opened in the interests of road safety.

8. Visibility splays measuring 4.5 metres by 90 metres shall be provided at the junction of the proposed access with Radcliffe New Road to the written satisfaction of the Local Planning Authority before the access is brought into use 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. 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 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 unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that the adopted highways are kept free of deposited material from the ground works operations.

- Details for the gating and walling are still outstanding and as such, a planning condition is suggested to secure these details:

10. Prior to the commencement of development, detailed plans and elevations of the proposed gates and walls forming part of the entranceway and access road, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the access road becoming operable as a vehicular access.

Reason – To secure the satisfactory development of the site and pursuant to UDP Policy EN1/2- Townscape and Built Design.

- Polytrud have suggested that the non-definitive right of way from Uplands Avenue through to Radcliffe New Road would be incorporated into the proposals to maintain a way through for all public pedestrians. They state that they would construct ramped access and with an appropriate pathway, this would formalise pedestrian access and ensure that there would not be a conflict between pedestrians and vehicles. As such a condition should be imposed to secure this arrangement.

11. The access road subject to the development shall not be commenced unless and until detailed plans and proposals and programme of implementation to formalise the pedestrian access from Uplands Avenue to Radcliffe New Road have been submitted to and approved in writing by the Local Planning Authority. The pedestrian access scheme shall be carried out in accordance with the approved details prior to the access road being used by vehicles.

Reason: To secure the satisfactory development of the site and pursuant to UDP Policy HT6/1 - Pedestrian and Cyclist Movement.

**Item:09 LAND TO THE REAR OF 93, WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0DP Application No. 47731
ERECTION OF DOUBLE GARAGE (RESUBMISSION)**

Additional condition recommended restricting the use to that of a domestic garage.

Condition 4 - The garage hereby approved shall only be used solely as a domestic garage.

Reason - To ensure adequate car parking provision is retained pursuant to Policy H2/3 -Extensions and Alterations of the Bury Unitary Development Plan and Development Control Policy Guidance Note 6 - Alterations and Extensions.

**Item:10 PACK HORSE, 52 WATLING STREET, AFFETSID, TOTTINGTON, BL8 3QW Application No. 47673
KITCHEN EXTRACTOR FANS / FLUES (RETROSPECTIVE APPLICATION)**

Nothing further to report

**Item:11 PILSWORTH SOUTH QUARRY, PILSWORTH QUARRY, OFF PILSWORTH ROAD, PILSWORTH, BURY Application No. 47617
WASTE RECEPTION, TRANSFER, RECYCLING AND PRE-TREATMENT FACILITY**

Nothing further to report.

**Item:12 QUEEN ANN HOTEL, HOLLINS LANE, UNSWORTH, BURY, BL9 8JH
Application No. 47799
PROPOSED EXTERNAL COVERED AREA**

Nothing further to report