

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

19 June 2007

SUPPLEMENTARY INFORMATION

Item:01 KNOWSLEY HOTEL, 46 HAYMARKET STREET, BURY, BL9 0AY
Application No. 47950
ERECTION OF A SINGLE ARC FABRIC CANOPY TO PROVIDE COVERED SMOKING AREA

Nothing further to report

Item:02 BURY EMPLOYMENT SERVICE, SILVER STREET, BURY, BL9 0DP
Application No. 48015
REPLACE STEEL FRAMED WINDOWS WITH DOUBLE GLAZED ALUMINIUM FRAMED WINDOWS (RESUBMISSION)

Nothing further to report.

Item:03 SUNDIAL HOTEL, 312 WALMERSLEY ROAD, BURY, BL9 6QF
Application No. 48039
TOILET EXTENSION & ERECTION OF TWO SMOKING CANOPIES AND LANDSCAPING

Revised plan (No 542/SK/01 A) received showing width of rear door and porch increased to accommodate disabled access.

GM Police Architectural Liaison Officer - no objection to the application.

Recommends:

- the beer garden/shelters are enclosed with walls/railings to a minimum height of 1.8m to prevent unauthorised access and gathering out-of-hours.
 - the recesses at the rear of the building (at the rear of the male WC and the covered porch) are fitted with lockable gated to be secured out of hours.
- The beer garden and smoking shelters are to be enclosed with 1m high railings which is considered acceptable given the existing open nature of the site.
The recommendation of lockable gates to the rear of the building has been included as an advisory to the applicant.

Item:04 CHANTLERS COUNTY PRIMARY SCHOOL, FOULDS AVENUE, ELTON, BURY, BL8 2SF **Application No. 47995**
PROVISION OF NEW PRE-SCHOOL; COVERED PLAYGROUND EXTENSION TO EXISTING SCHOOL; TOYSTORE; FENCING; ACCESS PATHS

Publicity. An additional letter of objection has been received from 19 Foulds Avenue on the basis that the proposed development may affect their property value. This is not a material planning objection and as such should not affect the recommendation.

Item:05 WOODBANK CP SCHOOL, BRANDLESHOLME ROAD, BURY, BL8 1AX
Application No. 48115

PROPOSED SINGLE STOREY BUILDING AND ASSOCIATED SITE WORKS FOR CHILD AND FAMILY CARE SUPPORT.

Neighbour Consultation Comments

Two letters of objection have been received from 21 and 28 Grantham Drive. They state that -

- The building is proposed to be sited upon fields, which should be kept at all costs;
- An existing school classroom at the front of the school should be demolished and the new building should occupy that site;
- There is more space to the front of the school where there are existing non rare trees and overgrown paths, which could accommodate the structure.

Response to Objections

The proposed building would not be site upon school playing fields but instead on an area where informal playing equipment is located. This equipment is to be relocated to the side of the proposed structure, but again not utilising any school playing fields.

The development proposals are separate from any of the school functions and as such, the existing portable structure cannot be simply removed or replaced.

The front of the school is attractive due to the mature trees located there. The scheme has been carefully considered to avoid the loss of any trees and to retain the frontage with minimal disturbance. The proposals as submitted achieve this. Furthermore, the proposals retain the same levels of play space, do not affect playing fields or pitches within minimal disruption.

Traffic Team - The team have no objections to the proposals subject to the addition of two conditions concerning the car parking being available for use and the submission of details for the provision of pedestrian guard railing on Brandlesholme Road at the new pedestrian access point.

Conditions

One parking bay has been amended to ensure that no trees are affected and is to be a cycle/scooter/moped parking bay instead. As such condition 2 should read:

"This decision relates to drawings numbered E06324 A02, A03 APLG, A04PLG and the development shall not be carried out except in accordance with the drawings hereby approved."

4. The extended car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

5. The development hereby approved shall not be commenced unless and until full details of the provision of pedestrian guard railing on Brandlesholme Road at the new pedestrian access point have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use.

Item:06 FIELD ADJACENT TO HOLCOMBE HEY FOLD FARM, HAWKSHAW LANE,

HAWKSHAW, BL8 4LD Application No. 48048
ERECTION OF TWO STABLES WITH TACK ROOM AND HAY STORE

Publicity. Additional representations have been received from and Gee Squared Ltd of Liverpool (2 letters) on behalf of un-named local residents, 63, Keates Road, Greenmount, 320 Turton Road, Tottington, Holcombe Hey Fold Farm, Hawkshaw, Holcombe Hay Fold, Hawkshaw and 66 Bolton Road, Hawkshaw. The representation are similar to those already made with the addition of the following:

- the height of the proposed stables is similar to a domestic building and inappropriate
- the development is too large for just 2 horses
- land is unsuitable for horse grazing
- potential contamination to ground water which is abstracted for domestic use and farm animals.
- Hawkshaw Lane is narrow and already runs at its traffic capacity and any increase will cause congestion and accidents
- Conditions restricting the use are too weak

The issue of the height and size of the building and the suitability of the land for grazing has been considered and it is appropriate to the use as a stables and not considered to have such an impact as to warrant refusal. The issue of the proximity of the septic tank to a ground water supply has been considered by both the Drainage Team and Environmental Health. Advisories are to be placed on the application advising of the need to have the approval of the Environment Agency and they and our Environmental Health Team have separate legislative powers to control any potential pollution. As such this is not considered to be a reason for refusing the application. The Highways Team have looked at the proposal and do not consider that the erection of the stables would cause a detriment to highway safety and as such this is not a reason for refusing the application.

Having regard to the additional comments there are not considered to be any new grounds for changing the recommendation to approve the application.

Conditions. It is recommended that an additional condition be imposed to ensure that the stables are removed if use of them should cease.

7. The stables hereby approved shall be removed from site, to the written satisfaction of the Local Planning Authority, within 3 months of it ceasing operation for the stabling of horses.

Reason: In the interests of the visual amenity pursuant to Policy OL1/2 – New Buildings in the Green Belt of the Bury Unitary Development Plan.

Item:07 84 & 88 HEYWOOD ROAD, & 26, 29, 30 & 32 HEYWOOD GARDENS, ON THE SITE OF 84 HEYWOOD ROAD, PRESTWICH, M25 1FN Application No. 47807
AMENDMENT TO HOUSE TYPES TO INCLUDE DOMESTIC WIND TURBINE ON GABLES

A further letter has been received from 3 Randlesham Street regarding the potential impact of the wind turbines on their cardiac defibrillator. All devices transmitting and using electricity, including electricity lines and domestic equipment can impact on the use of medical equipment and users are advised to avoid high risk situations.

However, whilst this is of obvious concern it is not a material planning consideration and as such should not change the recommendation.

Item:08 EAST LANCS PAPER MILL SITE, CHURCH STREET EAST, RADCLIFFE
Application No. 45598
HYBRID OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING CLASS B1, B2, B8, INDUSTRY, RESIDENTIAL DEVELOPMENT, WATER FEATURE, OPEN SPACE AND FULL APPLICATION FOR SECONDARY SCHOOL AND HIGHWAY INFRASTRUCTURE.

Nothing further to report.

Item:09 CONEY GREEN HIGH SCHOOL SITE, SPRING LANE, RADCLIFFE, M26 2SZ **Application No.** 45672
OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Nothing further to report.

Item:10 THE AINSWORTH ARMS, 465 BURY & BOLTON ROAD, RADCLIFFE, MANCHESTER M26 4LJ **Application No.** 48006
CONSTRUCTION OF A MESH COVERED TIMBER PERGOLA TO EXISTING BEER GARDEN

Additional Comments

Drainage Team - No objection.
Traffic Team - No objection.

Item:11 ROSE AND CROWN, 2 COCKEY MOOR ROAD, BURY, BL8 2HB
Application No. 47951
ERECTION OF NEW COVERED SMOKING AREA

Nothing further to report

Item:12 FORMER RADCLIFFE HIGH SCHOOL SITE, ABDEN STREET, RADCLIFFE, M26 3AT **Application No.** 45673
OUTLINE APPLICATION - RESIDENTIAL DEVELOPMENT INCLUDING ASSOCIATED INFRASTRUCTURE & OPEN SPACE

Nothing further to report.

Item:13 LAND AT SHEEP HEY FARM, LEACHES ROAD, SHUTTLEWORTH, RAMSBOTTOM, BL0 0ND **Application No.** 47771
TIPPING OF INERT WASTE (CLAY AND SUBSOIL ONLY) (RESUBMISSION)

Conditions

A further planning condition is recommended to be attached to any granting of planning permission to restrict the number of incoming vehicles associated with the tipping of waste to a maximum of 10 per day. This would reflect the maximum volume of delivery traffic indicated within the supporting documentation.

Add Condition

8. No more than 10 vehicles, associated with the tipping of waste and infilling operations, shall enter the site in any one day without the written consent of the Local Planning Authority.

Reason - To minimise the impact of the proposed operation and vehicle movements to the site and pursuant to UDP Policies MW4/1 - Assessing Waste Disposal Proposals and EN9/1 - Special Landscape Areas.

A further email has been received from Mr A Chicken. He asks Members to consider the previous appeal decision, the narrowness of the access and bridge crossing the motorway. Additionally, it is requested to note that St John's Church Hall is used by a number of youth/childrens' groups and walk along the hill to catch the bus. The calculations provided by the objector come from a qualified quantity surveyor and are reliable. Blue bins are still not yet provided to Sheep Hey as the Council refuse wagons consider the access difficult.

Item:14 HARK TO TOWLER, 43 MARKET STREET, TOTTINGTON, BL8 4AA

Application No. 47984

PROPOSED EXTENSION TO CREATE DRAUGHT LOBBY AND SMOKING SHELTER

Nothing further to report.

Item:15 PLOT 3 LAND AT HIGH STREET, WALSHAW, BURY Application No.

48007

SIX BEDROOM DETACHED DWELLING - AMENDED HOUSE TYPE OF PREVIOUS APPROVAL REF. 40312/03

Nothing further to report

Item:16 BERRY'S GARDEN CENTRE, TURTON ROAD, TOTTINGTON Application

No. 48072

REPLACEMENT GARDEN CENTRE BUILDING & IMPROVEMENTS TO ACCESS, CREATION OF NEW FOOTWAY TO TURTON ROAD & CAR PARKING (AMENDED SCHEME)

Further letters of objection have been received to the proposals, including many facsimile copies of a letter. To date, 26 letters have been received from:

14c, 28, 34, 36, 38, 40, 42 Cann Street;

1, 2, 24 Woodstock Drive;

4, 9, 13, Layfield Close;

13 Bury Road;
68 Royds Street;
69, 113, 119, 141, 143, 250, 310-312, 316, Red Roof, Ferns Farm - all Turton Road.
L Hopkinson - no address supplied;

No additional points have been raised.

Consultees

Traffic Team - No objections subject to the addition of conditions specified below.
Drainage Team - No objections.

Add Conditions

14. The development hereby approved shall not be brought into use unless and until the highway improvements in the form of the provision of a foot way on the south-westerly side of Turton Road and associated access alterations indicated on the approved plans have been implemented to the written satisfaction of the Local Planning Authority.

Reasons - To ensure good highway design in the interests of road safety.

15. The development hereby approved shall not be brought into use unless and until the shower facilities and cycle parking with a minimum capacity of 16 cycles indicated on the approved plans and outlined in the submitted Framework Travel Plan have been implemented to the written satisfaction of the Local Planning Authority.

Reason - In order to deliver sustainable transport objectives in accordance with PPG13- Transport.

16. A Full Travel Plan shall be submitted to the Local Planning Authority within 6 months of first occupation for approval in writing as outlined in the Framework Travel Plan, including a survey of employees carried out by a member of staff who will act as the site's Travel Plan Co-ordinator. The Travel Plan shall outline measures, targets and review mechanisms that are to be put in place to ensure that the Plan and its implementation remain effective. The results of annual monitoring shall be submitted to the Local Planning Authority in writing, along with information on the measures which have been identified to improve the effectiveness of the site's Travel Plan.

17. The visibility splays indicated on the approved plans 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.

18. The turning and servicing facilities indicated on the approved plans shall be provided before the development is brought into use. The service yard areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

19. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

20. 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.

Item:17 THE FRIGATE, THATCH LEACH LANE, WHITEFIELD, M45 6FW
Application No. 48038
TELECOMMUNICATIONS INSTALLATION

An e-mail has been received from 147 Thatch Leach Lane asking for assurances that the development would not be detrimental to the occupiers healthwise or financially. This has been responded to informing the occupier about the submission with the application of an ICNIRP conformity declaration and stating that the impact of a development on property values is not a relevant planning consideration.

Item:18 LAND AT JCT 17 M60 AND HARDMANS ROAD, WHITEFIELD Application No. 48133
RADIO BASE STATION COMPRISING 15 METRE STREETWORKS MONOPOLE AND EQUIPMENT CABINETS (PRIOR APPROVAL)

Additional Correspondence

An e-mail has been received from 2 Cedar Avenue, Whitefield requesting clarification about the proposal and this has been responded to.

A further letter has been received from 14 Hardmans Road. They oppose the proposal on grounds that the development would be visually obtrusive, be out of scale with the surrounding properties, would be too close to residential properties and raises concerns over health issues. This area is already subject to high levels of air pollution and the proposal would add radiation pollution also and is not acceptable. There are many other sites which would be more appropriate such as within the hospital grounds. The impact upon property prices should be a consideration and this should also entitle the objector to a rate reduction.

Response to Objections

The application is accompanied with an ICNIRP certificate confirming that the proposed mast and equipment would comply with health guidelines. Issues concerning the impact upon property values are not material planning considerations and in terms of scale, the proposal would assimilate street furniture readily seen within the street scene and would not look out of place nor out of scale.

Consultees

The Highways Agency have no objections to the proposal subject to them agreeing a 'Technical Approval' of the mast to ensure that it is stable.

Item:19 QUEEN ANN HOTEL, HOLLINS LANE, BURY, BL9 8JH Application No. 47888
PROPOSED TIMBER DECKING, CANOPY AND ACCESS RAMP; NEW BIN STORE.

Revised elevation.

In order to reduce potential noise from the terraced area, the applicant has added a wooden trellis to a height of 1.8m along its western side (facing towards 2 Queen Anne Close) instead of the 1.2m balustrade. The amended elevation is shown

overleaf.

Additional comments.

The Ecology Officer has expressed concern over the proposed landscaping works within the beer garden and the potential harmful impact on protected Great Crested Newts on adjacent land to the north. As explained within the main report, these works are considered to be 'permitted development' not requiring planning permission. In any case the applicant has been made aware of these concerns and the possible need to apply for a licence from DEFRA. An informative would be added to any Decision Notice stating that the works may require a licence and to contact DEFRA.