

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

24 July 2007

SUPPLEMENTARY INFORMATION

Item:01 104 ROCHDALE ROAD, BURY, BL9 7AY Application No. 48172
CHANGE OF USE TO SHOP (CLASS A1) WITH FLAT ABOVE; SINGLE AND TWO STOREY EXTENSION AT REAR; NEW SHOP FRONT

Nothing further to report

Item:02 8 BELL LANE, BURY, BL9 6AR Application No. 48315
VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION 45221 TO AMEND OPENING HOURS FROM 09:00 HRS - 18:00 HRS MON - FRI & 09:00 HRS - 13:00 HRS ON SAT TO 11:30 HRS - 22:55 HRS MON - SAT & 13:00 HRS - 22:55 HRS ON SUN

Nothing further to report

Item:03 LAND NORTH OF EXPERT LOGISTICS WAREHOUSE, BURY ROAD, RADCLIFFE Application No. 47949
PROPOSED CAR PARK (207 SPACES) WITH SECURITY FENCING AND LANDSCAPING

Nothing further to report

Item:04 THE THRUSH HOTEL, THRUSH DRIVE, BURY, BL9 6JD Application No. 48254
RESIDENTIAL DEVELOPMENT - 8 NO. HOUSES AND 6 NO. FLATS

Further Representations - A letter has been received from Councillor K. Rothwell. He supports the regenerative proposals and would welcome the redevelopment of this site. He wishes to ask that sufficient parking provision is provided and that the layout of the site is appropriately considered.

Consultation Responses - United Utilities confirm that they have no objections to the scheme.

Amended Plans - The layout of the apartment block has been amended to ensure that the only windows in the rear elevation of the apartments looking toward Swallow Drive serve a stairwell. The apartment's main outlook is towards Thrush Drive.

Condition 2 should be amended to include these revisions and should read - This decision relates to drawings numbered 03B, 04/B, 05, 06/E, 07/A, SSL:11191:200:1:1 and the development shall not be carried out except in accordance with the drawings hereby approved.

Item:05 THE NURSERIES, LEIGH LANE, WALSHAW, BURY, BL8 1RL Application No. 48156
OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDINGS AND ERECTION OF NEW BUNGALOW (RESUBMISSION)

Nothing further to report

Item:06 ST STEPHENS C OF E PRIMARY SCHOOL, COLVILLE DRIVE, BURY, BL8 2DX Application No. 48200
SINGLE STOREY BUILDING AND ASSOCIATED WORKS FOR CHILDCARE SERVICES; EXTENSION TO PLAYGROUND; ADDITIONAL PARKING PROVISION

Further Representations - Four letters from 45 Newington Drive and 8-10 Colville Drive and new letters from , 6 Kenmore Avenue & 18 Colville Drive, 41 and 51 Newington Drive have been received. Points raised include:

- It is disappointing that the ecological report supports the loss of the wildlife area when other sites could be used. A number of observations are made on the findings and conclusions of the report.
- There is significant traffic congestion at the entrance of the school and around the shops on Colville Drive. (Photographs provided).
- The access to the proposed development site is too narrow and not suitable for construction traffic.
- Objectors consider that the scheme fails to meet the three tests in terms of ecology and alternatives.
- The proposed centre could be sited so that the rear elevation lines up with the adjacent nursery building.

A letter from Councillor Walker has been received, which requests a Planning Committee Site Visit prior to a decision being made on the application. The reasons given are as follows:

- The proximity of dwellings to the proposed Children's Centre
- The access and present and future parking problems, especially around 10.00am and 2.00pm.

Ward Assessment and Alternative Sites Considered

The area of Church Ward was identified from the deprivation data and the target area where families and young children live is lower – to mid Bolton Road. The agreement to develop a centre in Church was ratified at Executive Committee in July 2006. An Area Board task group was developed to undertake an option appraisal in the area and to identify a location for childrens centre development.

- conversations had taken place with the Methodist church which is unable to house the services or meet the lease requirements of the CC.
- As the DfES recommend school premises all 5 schools in the ward were considered.
- Chantlers and Lowercroft have no room in their building or on the site as indicated by Ruth Taylor (Paul Cooke's team)
- Guardian Angels is a Voluntary Aided School on church land and there would be issues with a 25 year lease.
- This leaves Greenhill and St Stephens. As the cc has to be within 'pram pushing' distance of the most vulnerable families it is required to reach out to only St Stephens is an appropriate location. In addition the Governors and Head teacher are very supportive of this initiative.
- Governing body at St Stephens and Head Teacher approached to informally discuss the dev who were supportive.
- Initial feasibility (ie desktop) undertaken which indicated development on this location was possible.

Within the School - 4 potential areas for development considered;

- a) At lower end of hard playground with entrance from Warren Street;
- b) At rear of school field near the Barracks field;
- c) to convert/refurbish the nursery class and relocate nursery to the Foundation Stage unit ;
- d) to build a children centre adjacent or extension to the existing nursery building;

Findings -

- a) In February 07 Bury MBC Highways were consulted and advised that they are not happy with the small side street such as Warren St serving the development.

There is also the issue that the access would have to cross an un adopted and unmade back street. The back street serves garages etc and presents a health and safety hazard. The surface is not suitable in it's present condition. There is also a change of level in to the school site that would have to be dealt with to meet Disabled access requirements. Rights of access would also have to be established. As the Council does not have control over this piece of land it would be difficult to ensure a suitable and safe means of access could be developed.

The client also decided that it would be preferable to put the building on the Council owned part of the site. The play ground area access off Warren St is in the ownership of the Diocese.

- b) This siting would place the centre in a very remote and vulnerable position and access would be via the Barracks fields. Here it would be totally detached from the school which was not acceptable to the Head teacher or governing body. School indicated that from their knowledge of the school land that this area of field is often soggy and water logged which could make a build problematic

- c) The available space within the existing nursery is limited and refurbishment could achieve a small children centre. Relocation of the nursery to the space available in the Foundation stage unit which is smaller than the required legal space would then also involve the relocation and refurbishment of a classroom and a new build area. This solution is not cost effective and would result in an unsatisfactory children centre resolve. Use of the Surestart grant indicates that it must not be used to improve school buildings as a primary objective

- d) An extension to the nursery build is not possible as the integration of the two builds would prove too costly as some joint areas would need to be rebuilt eg the entrance area and the land available with the extension option is not LA land. The CES team received advise and guidance from WS Atkins (DfES architects) that the timescales involved in receiving permissions to build on land not in LA control severely compromised the ability to develop the projects within the timescales available and that the first consideration for development must be on LA controlled land. This led to the build of a children centre on the nearest LA land to the nursery, which is indicated on the plans.

Amendments

The building has been amended to move the entrance into the building from the westerly elevation to the southerly elevation. Residents have been consulted on this, who would be the closest affected by this change. Additionally, the external play area has now moved to the easterly elevation facing the school fields. Fencing lines have also been rationalised between the nursery and the proposed centre facing the field.

Conditions

Given the above, planning condition 2 needs to include the changes of plans and

should now read -

This decision relates to drawings numbered H 06332 A.DP. issue 1, E 06332 A. 01 issue 3, H 06332 A 02 issue 2, H 06332 A 03 issue 2, H 06332 A 04 issue 4, H 06332 A 05 issue 2; H 06332 A 06 issue 3 and Ecological Report by D Bentley dated July 2007 and the development shall not be carried out except in accordance with the drawings hereby approved.

Item:07 **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

Nothing further to report

Item:08 **PRESTWICH CRICKET, TENNIS, BOWLING CLUB, HEYS ROAD, PRESTWICH, M25 1LA Application No. 48234**
SINGLE STOREY EXTENSION AT SIDE AND REAR AND VIEWING DECK TO FRONT

Additional Consultation Replies.

Traffic Team - No objection.

Item:09 **LAND ADJACENT TO MOUNT PLEASANT FARM, NUTT LANE, PRESTWICH, M25 2SJ Application No. 48239**
ERECTION OF STABLES FOR FOUR HORSES

Additional Consultation Replies.

Drainage Team - No objections to the proposed development.

Item:10 **PAVEMENT ADJACENT TO WOODTHORPE HOTEL, (OPPOSITE NOS. 121-123) BURY OLD ROAD, PRESTWICH, M25 0EG Application No. 48235**
PRIOR APPROVAL APPLICATION FOR TELECOMMUNICATIONS INSTALLATION COMPRISING 15M IMITATION TELEGRAPH POLE, 3 ANTENNAS WITHIN A SHROUD, RADIO EQUIPMENT CABINETS AND ANCILLARY DEVELOPMENT

Further Correspondence.

An additional four letters have been received, which were received to Councillor Garner during the pre-application consultation process. The letters from 112 Scholes Lane, 121, 123, 127 Bury Old Road have raised the following issues:

- Proximity to the school (St Monica's RC High School)
- Site selection
- Impact upon health
- Impact of the proposed roadworks, which would make the proposed installation more visible in relation to the Grade II listed Grand Lodge.

Further information has been received from the agent in relation to the impact upon the trees to the rear of the site. which states that the proposed installation has been designed with the existing trees, which are several metres higher than the proposed

installation, in mind. The agent also states that although T-Mobile cannot rule out whether selective pruning may be required in the future, the trees are owned by a third party and this could only be achieved through negotiation with the landowner.

Landscape Practice - No objections to the proposal, subject to the inclusion of a condition relating to tree protection measures during construction.

Manchester City Council - The proposed telecommunications and base equipment would have a adverse impact upon the listed park and would represent an alien feature in the streetscape.

The site for the proposed development is located some 110 metres from the listed park. The listed park would be barely visible from the application site, as existing trees screen the park from view. The proposed development has been designed so as to replicate street furniture. Therefore, it is considered that the proposed development would not be an alien feature within the streetscape and would not have a significant adverse impact upon the listed park.

Item:11 ST MONICAS RC HIGH SCHOOL, BURY OLD ROAD, PRESTWICH, M25 1JH Application No. 48255

REPLACEMENT AND NEW FENCING TO TWO EXISTING HARD PLAY/GAMES AREAS. TARMACING OVER OF GRASSED STRIP BETWEEN THE TWO HARD SURFACED SECTIONS OF THE SOUTHERLY PLAY/GAMES AREA.

Additional Consultation Replies.
Highways Team - no objections

Item:12 3 PRESTWICH PARK ROAD SOUTH, PRESTWICH, M25 9PF Application No. 48035
DEMOLITION OF EXISTING BUNGALOW AND THE CONSTRUCTION OF A NEW DETACHED 2 STOREY DWELLING TOGETHER WITH SUB-BASEMENT PARKING

Additional Condition.

No demolition shall take place until a contract for the approved redevelopment on site has been signed and a copy issued to and accepted in writing by the Local Planning Authority.

Reason. To protect the amenity of the conservation area pursuant to UDP Policy EN2/1 - Character of Conservation Areas

Item:13 3 PRESTWICH PARK ROAD SOUTH, PRESTWICH, MANCHESTER, M25 9PF Application No. 48116

CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING SINGLE STOREY BUNGALOW TO ALLOW THE CONSTRUCTION OF A NEW BUILD DWELLING ON THE SITE

Additional Condition.

No demolition shall take place until a contract for the approved redevelopment on site has been signed and a copy issued to and accepted in writing by the Local Planning Authority.

Reason. To protect the amenity of the conservation area pursuant to UDP Policy EN2/1 - Character of Conservation Areas

**Item:14 BUTTERSTILE COUNTY PRIMARY SCHOOL, SCHOOL GROVE,
PRESTWICH, M25 9RJ Application No. 48132
CONSTRUCTION OF NEW SINGLE STOREY CHILDREN'S CENTRE WITH
ASSOCIATED PARKING AND PLAY AREA**

Further Correspondence - A letter has been received from 14 School Grove and an email from Y Mundy 21 Sandy Lane. They object to the proposal for the following reasons -

- Traffic congestion at the top of the turning head;
- The school has had extensions, which has added to the car parking through more children using the school;
- There have been incidents involving the police with private drives being blocked by parked cars; and traffic restrictions should be considered;
- Residents from School Grove have already visited a neighbouring Children's Centre and have spoken to local residents of the Children's Centre who have stated "it was the worse thing that has happened to their area. It was causing lots of problems and issues with youths, increased parking and noise issues"
- Construction vehicles will not be able to get to the site due to parked cars.
- There has been a lack of communication from the school.
- Trees should not be lost and this would impact upon wildlife.
- There would be an impact upon amenity through tree removal.
- There would be an increase of surface water running into gardens down the slope.
- The outlook from rear windows would change.
- There would be an increase of noise from the children and youths who may attend.

Response to the Objections - Issues concerning traffic have been raised in the original officer report. The scheme is seeking to improve the current parking issues by providing additional car parking provision for the school in addition to the proposed centre. Issues concerning disputes and construction traffic access are not matters for the Local Planning Authority to consider. The trees are not subject to a tree preservation order and are proposed to be replaced. A view cannot be guaranteed especially if it relies upon other property's land.

Add Conditions - The Traffic Team have responded to the proposals and have no objections to the scheme. However, two conditions are requested to be added to the grant of any planning permission.

10. 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 building hereby approved being occupied and thereafter maintained at all times.

11. The development hereby approved shall not be brought into use unless and until full details of the provision of a pedestrian guard rail at the new pedestrian access point and 'Stop, Look, Listen' mats at the new vehicle access on School Grove has been submitted to and approved in writing by the Local Planning Authority and subsequently implemented in full.

Item:15 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 Consultation Replies.

Environmental Health - No objections subject to standard conditions already included.

Item:16 ST MARYS RC SCHOOL, BELGRAVE STREET, RADCLIFFE, M26 4DG
Application No. 48061
EXTENSION TO EXISTING SCHOOL TO PROVIDE ASSEMBLY/SPORTS HALL AND NEW CHURCH; FORMATION OF CAR PARK AND ERECTION OF BOUNDARY WALL TO NORTHERN BOUNDARY

Nothing further to report.

Item:17 MARTINS FOOD, 137 ETON HILL ROAD, RADCLIFFE, M26 2XQ
Application No. 48068
FREEZER ENCLOSURE EXTENSION

Amended Condition 4.

The noise levels emitted from any ancillary equipment to be used in connection with operations undertaken in this building shall not increase the prevailing ambient noise level of 65 dB(A) Laeq (10 mins) as measured at the site boundary.

Reason. To protect the amenities of occupiers of nearby properties pursuant to UDP Policy EN7/2 - Noise Pollution.

Item:18 BRIDGE INN, 409 DUMERS LANE, RADCLIFFE, M26 2QN Application No. 48335
SMOKING SHELTER AND NEW RAILINGS TO BEER GARDEN (RESUBMISSION)

Publicity

Two further letters of objection received from 248 Dumers Lane and by e-mail (no address) with the following concerns:

- people with throw cigarette ends into their garden
- inconvenience to residents in the area

Item:19 LAND ADJACENT TO RUNNING TRACK, CAMS LANE PRIMARY SCHOOL CAMS LANE, RADCLIFFE, M26 3SW Application No. 48073
FORMATION OF CAR PARK AND SITING OF 3 CONTAINERS ALSO TO BE USED AS A CHANGING ROOM AND FOR STORAGE OF EQUIPMENT.

Nothing further to report

Item:20 VICTORIA PUBLIC HOUSE, 119 AINSWORTH ROAD, RADCLIFFE, M26 4FD Application No. 48196

SMOKING SHELTER AT REAR

Nothing further to report

Item:21 BRADSHAW HEAD FARM, WATLING STREET, AFFETSID, TOTTINGTON, BL8 3QJ Application No. 47981
LISTED BUILDING CONSENT FOR REMOVAL OF STONE FLAGS AND REPLACEMENT WITH WELSH BLUE SLATES AND REPLACEMENT OF DEFECTIVE PURLINS

Nothing further to report.

Item:22 BRADSHAW HEAD FARM, WATLING STREET, AFFETSID, TOTTINGTON, BL8 3QJ Application No. 47983
RE-ROOFING OF EXISTING BARN & FARMHOUSE

Nothing further to report.

Item:23 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 Correspondence - A letter has been received from the applicant's agent. Their letter confirms that there is space within the scheme to provide additional car parking indicated where there are growing areas should it be felt necessary by the Planning Committee. They have provided two plans indicating additional car parking area, for 10 and 34 additional spaces respectively. However, the view of the Local Planning Authority is that the scheme should be considered on the basis as it was submitted and on the basis of the proposal that the Committee decided to visit the site upon.

Government Office North West - Ms Grimshaw, a local resident wrote to GONW about the application and other issues concerning the proposals recently submitted for this site and the neighbouring replacement dwelling scheme. GONW have confirmed to the writer that these matters are local matters for the Planning Authority to determine.

Item:24 17 KIRKLEES STREET, TOTTINGTON, BL8 3NE Application No. 48165
DEMOLITION OF EXISTING PROPERTY AND CONSTRUCTION OF 8 BED RESIDENTIAL CARE HOME (CLASS C2) FOR ADULTS WITH LEARNING DISABILITIES, INCLUDING ASSOCIATED PARKING

Background.

The applicant, Milbury Voyage, is part of the Paragon Healthcare group, which is a national provider of care services for people with specialist needs. Milbury Voyage offers residential and nursing care, respite care, day care and care/supporting services for people with learning difficulties. Given the specialised needs of the

people living within the care homes, there is a high ratio of staff to residents.

Item:25 **DERBY ARMS, 277 BURY NEW ROAD, WHITEFIELD, M45 8QP**
Application No. 48174
SINGLE STOREY LOUNGE AND KITCHEN EXTENSION AT THE REAR

Nothing further to report