

**BURY METROPOLITAN BOROUGH COUNCIL**  
**ENVIRONMENT & DEVELOPMENT SERVICES**

---

**PLANNING CONTROL COMMITTEE**

**18 September 2007**

**SUPPLEMENTARY INFORMATION**

**Item:01 36 BOLTON STREET, BURY, BL9 0LL Application No. 48141**  
SIGN A - PROJECTING HANGING SIGN  
SIGN B - SHOP SIGN AT FIRST FLOOR

Nothing further to report.

**Item:02 BURY COLLEGE, MARKET STREET, BURY, BL9 0BG Application No. 48405**  
CONSTRUCTION OF ALL WEATHER PITCHES WITH ASSOCIATED PAVILION BUILDING, FENCING, LIGHTING AND PATHWAYS

**Further representations**

An objection has been received from 52 Wellington Road raising the following concerns:

- Thinks that this is an operation for profit.
- The floodlighting and bar facilities would detract from the tranquility of Wellington Road at night.
- Most of the nice greenery would disappear.

**Additional comments from applicant**

The applicants have expressed concerns about four of the recommended conditions, as follows:

Condition 4 - They would prefer to turn on the floodlights at 08.30hrs.

Condition 5 – As classes start at 0900hrs they would need to use the pavilion for changing facilities ideally from 0800 hrs but 0830hrs would be satisfactory. However, the 0900hrs opening limitation would prevent them from starting classes on time.

Condition 7 – The requirement for exclusive use of the parking spaces from 1700hrs would create a problem on the 10 evenings a year when the College has parents' evenings, open evenings, careers and progression evenings. They would need all of the spaces on these occasions and would notify Play Football well in advance advising about the availability of nearby public car parks nearby.

Condition 13 – The College already allows certain local community groups to use its sports facilities and cites examples of this. In regard to the proposed facility it intends to make it available to partner high schools, local community partners and other potential community groups. The College confirms its full commitment to supporting the community but stresses that it has large 14-18 year old student community and would need to have rigorous procedures in place for any community use to ensure their safety. They would prefer an informal arrangement rather than a "contract". They would also do not wish to get into a debate about pricing but if this becomes an issue they would be prepared to commit to a pricing structure similar to that used by the Council for its recreational facilities.

They have added that the car parking condition 7 is the one that concerns them the most.

In regard to conditions 4 and 5 it should be pointed out that the 0900hrs earliest time for floodlighting and opening time is based on the proposed hours of opening stated in the application.

Some flexibility can be introduced into condition 7 to allow for the special College evenings by adding the phrase “..unless otherwise agreed in writing by the Local Planning Authority”.

The Community Use Agreement requirement subject of condition 13 accords with the recommendation of Sport England. They have referred to in their letter to a standard community use agreement for school sited posted on their web site the wording of which could be utilised.

Amend condition 7 by adding the words “..unless otherwise agreed in writing by the Local Planning Authority”.

### **Amended and additional conditions**

Add the following conditions concerning land contamination and landfill gas mitigation as recommended by Environmental Health Contaminated Land Section:

15. Prior to the development hereby approved commencing:

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas risks have been identified, a detailed site investigation and suitable risk assessment shall be carried out, submitted to and approved in writing by the Local Planning Authority;
- Where remediation is required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

16. Following the provisions of Condition 15 of this planning permission, where remediation is required, the approved remediation strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and  
A Site Verification Report detailing the conclusions and actions taken at each stage of the works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Policy EN7 – Pollution Control of the Bury Unitary Development Plan and Planning Policy Statement 23 - Planning and Pollution Control.

17. Any soil or soil forming materials brought to site for use in soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site, and;  
The approved contamination testing shall then be carried out and validatory evidence

(laboratory certificates etc) submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

18. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

19. Prior to the commencement of the development, appropriate site investigations, gas monitoring and risk assessment shall be carried out to assess any possible risks associated with the production of landfill gas or ground gas. Where required, detailed design features shall be incorporated into the development, as shown necessary by the site investigation and risk assessment, to alleviate risks to the written satisfaction of the Local Planning Authority, and;

A Site Verification Report detailing the design and installation of the incorporated design features, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority within agreed timescales.

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

**Item:03 BLACKFORD BRIDGE SERVICE STATION, 533 MANCHESTER ROAD, BURY Application No. 48479**  
REPLACEMENT SERVICE STATION SALES BUILDING, CANOPY, ATM, TWO JET WASHES AND ACCESS ALTERATIONS (RESUBMISSION)

#### **Publicity**

One letter of objection has been received from the occupiers of No. 9 Hendon Drive, which has raised the following issues:

- The impact of the additional traffic on highway and pedestrian safety
- There is no need for the proposed development
- The proposed development would lead to a loss of employment at 'Motorchoice' car sales.
- The proposal would lead to a loss of privacy for the surrounding resident

#### **Consultations**

Highways Team - No objections, subject to the inclusion of conditions relating to servicing, parking provision and visibility splays.

Environmental Health - No objections, subject to a condition relating to noise.

A revised plan has been received, which has widened the access path between the parking spaces and proposal sales building to 2 metres.

Therefore, additional conditions should be imposed concerning the submission of details of a acoustic fence and relating to servicing, parking provision and visibility splays.

14. The development hereby approved shall not be brought into use unless and until the redundant vehicular access onto Hampson Mill Lane indicated on the approved plans has been closed and reinstated to adjacent footway levels to the written satisfaction of the Local Planning Authority.

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

15. All servicing shall be carried out within the curtilage of the site, unless otherwise agreed in writing with the Local Planning Authority.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety

16. 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, other than the existing bus passenger shelter located on the adopted highway.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

17. 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.

Reason. To ensure adequate off street car and cycle parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

18. Prior to the commencement of development, details of the acoustic fence to the rear of the jetwashes and parallel with the boundary with No. 551 Manchester Road, shall be submitted to and approved in writing by the Local Planning Authority. The acoustic fence shall meet the specified attenuation contained within the submitted noise survey and shall be implemented in accordance with the approved details prior to the jet wash being brought into use.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy EN7 of the Bury Unitary Development Plan.

**Item:04    MARIE THERESE BUILDING, HOLY CROSS COLLEGE, MANCHESTER ROAD, BURY, BL9 9BB    Application No. 48546**  
WALL MOUNTED INTERNALLY ILLUMINATED FACE MOUNTED SIGN ADJACENT TO MAIN COLLEGE ENTRANCE

Consultations

Traffic Team - No objection subject to a condition restricting level of illumination - see below.

Additional Condition -

2. The luminance of the sign shall not exceed 800 cd/m<sup>2</sup>.

Reason. To avoid undue distraction to traffic in the interests of road safety and to protect the amenity of adjoining occupiers in accordance with Bury Unitary Development Plan Policy EN1/9 - Advertisements.

**Item:05 CARR BANK LODGE, 7 RAMSBOTTOM LANE, RAMSBOTTOM, BL0 9DJ**  
**Application No. 48500**  
CONSERVATION AREA CONSENT FOR CHANGE OF USE FROM DWELLING TO RESTAURANT AND EXTENSIONS WITH DEMOLITION OF EXISTING PORCH AND REMOVAL OF ROOF OVER SINGLE STOREY EXTENSION.

No additional comments with regard to the Conservation Area Consent for the demolition works. Please see comments on Item 6 below with regard to the application for the new building works and change of use.

**Item:06 CARR BANK LODGE, RAMSBOTTOM LANE, RAMSBOTTOM, BL0 9DJ**  
**Application No. 48501**  
CHANGE OF USE FROM DWELLING TO RESTAURANT; FIRST FLOOR EXTENSION AT SIDE; TWO STOREY EXTENSION AT REAR

Publicity.

A letter has been received from the Ramsbottom Heritage Society Conservation Working Group with the following objections:

- it is one of only two surviving Lodge Houses in Ramsbottom
- the building makes a positive contribution to the Conservation Area and the alterations would significantly change its appearance
- the signage involved in the change of use would have a negative visual impact within the Conservation Area.

With regard to the comments the Conservation Area Officer is satisfied that the size, location and materials of construction of the proposed extension are consistent with the existing building and character of the conservation area. Subject to the conditions recommended the extension will cause no harm to the area's character.

As far as the signage to the building is concerned, this would be assessed under the Town and Country Planning (Control of Advertisements)(England) Regulations 2007 and an advisory indicating that the signs proposed on the drawings are not approved as part of any permission that may be granted is recommended.

An e-mail has been received from Councillor Theckston with the following objections:

- concern about the control of the proposed opening and closing hours
- currently there is late night activity and disturbance, and anti social behaviour in the Town Centre.

**Item:07 142 BURY NEW ROAD, WHITEFIELD, M45 6AD Application No. 48478**  
CHANGE OF USE FROM ART GALLERY TO DOG GROOMING AND PET ACCESSORIES

Nothing further to report.

**Item:08 304-306 HOLLINS LANE, UNSWORTH, BURY, BL9 8AY Application No. 48381**  
REINSTATEMENT OF SINGLE DWELLING INTO TWO DWELLINGS; SINGLE STOREY EXTENSIONS AT REAR

Nothing further to report.