

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

19 February 2008

SUPPLEMENTARY INFORMATION

Item:01 5 CROMPTON STREET, BURY, BL9 0AD Application No. 49341
CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4)

Nothing further to report

Item:02 UNIT 1 OLD TOWNS YARD EVERY STREET BURY Application No. 48946
INSTALLATION OF CEMENT SILO (RETROSPECTIVE)

Condition 2 amended to read:

2. There shall be no open storage of cement powder at any time on the site.
Reason. To prevent pollution via air bourn particles and to protect the amenities of nearby residential units pursuant to Bury Unitary development Plan Policy H3/2 - Existing Incompatible Uses and Planning Policy Statement 23 - Planning and Pollution Control

Item:03 190 CHESHAM ROAD, BURY, BL9 6HA Application No. 49321
CHANGE OF USE OF 190 CHESHAM ROAD FROM RESIDENTIAL CHILDREN'S HOME (C2) TO NON-RESIDENTIAL PUPIL REFERRAL UNIT (D1); PROVISION OF CAR PARKING INCLUDING DEVELOPMENT OF ADJACENT OPEN LAND AS PART OF CAR PARK; 3M WIRE MESH BOUNDARY FENCING ; ASSOCIATED LANDSCAPING AND ACCESS TO HIGHWAY.

Nothing further to report.

Item:04 OLD HOLTS FARM ROADING BROOK ROAD HARWOOD BOLTON BL2 4JD Application No. 48865
RETENTION OF PORTAKABIN OFFICES; ERECTION OF MACHINE STORE / GARAGE AND ASSOCIATED LANDSCAPING.

Nothing further to report.

Item:05 LAND ADJACENT 30 BRANDLESHOLME ROAD, GREENMOUNT Application No. 49293
OUTLINE - ERECTION OF DETACHED DWELLING AND GARAGE (RENEWAL OF PLANNING PERMISSION 43599)

Nothing further to report.

Item:06 SITE OUTSIDE THE FRONTAGE OF 5 -13 WHITTAKER LANE, PRESTWICH Application No. 49356
TELECOMS INSTALLATION TO INCLUDE MONOPOLE, 3 ANTENNAS, TWO RADIO EQUIPMENT CABINETS AND ANCILLARY WORKS

Councillor Ann Garner has raised her concerns. She points out that there is already a similar installation close to the proposal and that two such installations in a heavily populated residential area close to a primary school should be viewed with concern.

Whilst there are commercial properties in the vicinity, there are flats above and flats behind at Rooden Court.

It should be noted that the detailed plans included with the agenda are for the previously approved telecoms installation. The plans relating to the current proposal are attached.

Item:07 8A -10A BOLTON ROAD WEST, RAMSBOTTOM, BL0 9ND Application No. 49197
CHANGE OF USE OF FIRST FLOOR FROM RETAIL (A1) TO WOMEN'S FITNESS & WEIGHT LOSS (D2); NEW ACCESS DOOR ON ELEVATION TO HOLT STREET WEST

An objection has been received from the occupier of 50 Bolton Road West which is an off licence shop. He feels that he should have been notified about the application as his premises is one of five businesses that would be affected by the additional parking requirements of the fitness centre. Only one of the other businesses, he states, received a notification.

The objector states that he has visited 47 dwellings in the immediate area of which 30 have signed a petition objecting to the application, 3 declined to sign as it did not affect them and 14 could not be contacted. He will be posting the petition at the Town Hall reception and believes that it shows the overwhelming recommendation from the community for the application to be rejected.

Concerning the proposal to provide 9 parking spaces at the Mason's Arms car park the objector states that he has viewed the car park 3 times over the weekend of 16th and 17th February and that there were a minimum of 9 of the 14 bays occupied each time, all displaying badges.

The objector states that the landlord of the Mason's Arms has assured him that, despite the letter to the Council supporting the application, he has "a hand shake agreement" with the applicant that only 4 parking permits will be issued to the gym at any one time. He believes that a successful business would need more than 9 parking slots and, from his observations, the pub requires more than the 5 that would be available if the application is successful.

Concerning the relationship of the objector's premises to the application site it should be noted that it is about 105m away to the south-west along Bolton Road West and it is well beyond the area that would normally be notified about an application for a development of the size that is being proposed. A plan is attached showing the extent of the properties that were notified. The proposals were also subject to a site notice and a press advertisement.

Concerning the provision of car parking, a letter has been received from the landlord of the Mason's Arms confirming that he is prepared to lease for the purposes of the development nine car parking spaces on the pub car park which he controls under the terms of his tenancy. In his letter he also confirms that he does not envisage that this loss of spaces will cause any difficulties with the operation of his premises.

The petition against the development referred to by the objector from 50 Bolton Road West has been received. It contains 29 signatures of persons with

addresses in Bolton Road West, Shilton Street, Holt Street West and Hope Street. The text is "Residential and trade parking in the area is very difficult. We, the undersigned, object very strongly to the proposal and believe that if the above application is successful the existing difficult situation will become a lot worse".

It has been noted that three of the objectors have made reference to less car parking being provided than the nine spaces being put forward as part of the proposal. Two of the objectors refer to 5 spaces and one to 4 spaces. The current application has, from the outset, included the provision of 9 parking spaces in the car park opposite the premises. However, during the concluding stages of the previously refused application an offer was made to make four parking spaces available to the use on this car park and this may be the reason why objectors are referring to a lesser number of parking spaces.

Amend condition 2 to read:

The car parking indicated on the approved plan numbered 1284/PLANS, including the exclusive use of 9 parking spaces, shall be made available for use in connection with the development to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing. This car parking provision shall, thereafter, be available at all times that the use is permitted by this consent to be open to customers.

Delete condition 6 which is repeat of condition 5. Conditions 7 to 9 to be renumbered 6 to 8.

Item:08 ROACH PACKING CASE CO LTD, SCOBELL STREET, TOTTINGTON, BL8 3DR Application No. 49334
OUTLINE - RESIDENTIAL DEVELOPMENT WITH PROPOSED MEANS OF ACCESS FROM SCOBELL STREET

Enforcement History

The site is in a poor condition and it is the owner's responsibility to ensure that the site is secure, and tidy and that the buildings too are secure and safe. There has been a significant amount of correspondence and formal Notices generated in respect of this site in order to ensure that the site and buildings are in a reasonable condition. These matters are ongoing and will be subject to further formal action should the situation not be satisfactorily resolved.

between various sections and departments of the Council with the owner of the site concerning the dilapidation of the site and its boundaries.

Consultations

Drainage - No objections to the application. Several informatives are made including that a culvert passes through the site.

Neighbour Consultations

Four additional letters have been received.

Three letters of support have been received from 40 Booth Way, 114 and 120 Scobell Street. Points raised include -

- Housing would be better than arsonists, feral youths drinking alcohol, vandals and gypsies using the site.
- The fire and police services would be free to do more important work.

- The site has attracted no investors and things should move on.
- The site is dangerous and derelict.
- Housing would create a similar level of traffic in the area and they cannot envisage what business would be acceptable in a residential area.

One letter of objection received from 14 Deacons Crescent -

- They object to the levels of traffic that would be created from a residential development using Bury Road and Tottington Road.
- The current use of the land is industrial and should be retained as such. There is little industrial land available in Bury or Tottington.
- Business uses attracted would create local jobs.

Other Issues

Should Members be minded to approve the application it would be necessary to refer the application to the Secretary of State for consideration due to the Council's current Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land in Bury and the current housing allocation provided by the Regional Spatial Strategy under the departure regulations.

Item:09 169 BURY NEW ROAD, WHITEFIELD, M45 6AB Application No. 48938
CHANGE OF USE FROM OFFICE ACCOMMODATION TO EDUCATIONAL
FACILITY FOR YOUNG PERSONS (D1)

Nothing further to report.