

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

15 April 2008

SUPPLEMENTARY INFORMATION

Item:01 LAND OFF, BRIDGE HALL LANE, BURY Application No. 49309
PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 24 PRIVATE DWELLINGS.

It is recommended that this application is Minded to Approve subject to the signing and completion of a unilateral undertaking for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and DCPGN1. Should the agreement not be signed and completed by 9 May 2008, it is requested that the application be determined by the Assistant Director of Planning, Engineering and Transportation Services under delegated powers.

Consultation Responses

Landscape Practice - The proposed development of domestic dwellings being situated alongside recent commercial buildings requires a careful design approach, as the division of ownership can seriously detract from the character of a space, especially with the presence of the TPO for the site.

The neighbouring commercial development has avoided the softworks planting design and has upheld the character of the site, without sub division or over emphasis on the boundaries of ownership and use.

As a result, some of the species proposed for the landscaping of the housing scheme are not considered to be appropriate. The use of Hebe's and Mahonia are two examples of species which are not considered to be appropriate in this location. Similarly the use of single spaced betula pendula trees would not be conducive to the aim of presenting a continued harmonious tree cover of the character of the TPO. The rest of the planting, particularly hedges and native shrub mix is fine and is approved as an addition to the site.

In summary the general arrangement of the site and the tree protection measures are acceptable. However, details of the species to be used requires further amendment to reflect the character of the site.

Waste Management - No objections to the proposal providing the bin store can accommodate 6 eurobins

Issues

The applicant has submitted a revised site plan, bin store detail and landscaping plan.

The revised bin store plan indicates that the proposed bin store will be able to accommodate 6 eurobins. It is considered that the proposed bin store is appropriate in terms of height, form and scale and would not look out of place within the locality.

The revised landscaping plan represents an improvement on the original submission and the general arrangement of the site. However further consideration is required for the choices of some of the plants requires further consideration. Therefore, it is considered that a condition should be attached to any grant of planning permission requiring the submission of details of the species to be used on the site in accordance with the general layout of the submitted landscaping plan.

Therefore -

- condition 2 should be amended to reflect the revised plans;

- condition 12 should be amended to reflect the need to submit a landscape plan and;
- a condition should be added in relation to the bin store.

2. This decision relates to drawings numbered Location Plan, S07/169, 7199:01 REV B, 7199:002, 7199:003, 7199:004, 7199:005, 7199:006, 7199:007, 7199:008, 7199:009, 7199:010 (received on 11 April 2008), 7199:011, 7199:RW, 2457.04A, 2457.01A and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

12. Notwithstanding the submitted landscaping plan, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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.

14. The refuse storage facilities indicated on the approved plans reference 7199:01 REV B & 7199:010 (received on 11 April 2008) shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

Reason - In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to the following Unitary Development Plan Policies:

Policy H2/2 – The layout of new residential development

Policy EN1/2 – Townscape and built design

Item:02 FAIRFIELD COUNTY PRIMARY SCHOOL, ROCHDALE OLD ROAD, BURY, BL9 7SD Application No. 49426
DEMOLITION OF EXISTING NURSERY AND ERECTION OF REPLACEMENT 25 PLACE NURSERY, SEMINAR ROOM AND ANCILLARY FACILITIES

Additional comments.

The objector from No.1 Battersby Street has further commented that the fence would present a barrier cats and wildlife. A gap of 4 inches below the fence would ease this problem.

Response from the Local Planning Authority - It is considered that this is not a relevant or reasonable planning requirement in this location.

Item:03 REAR LEFT CAR PARK AT HEATON HOUSE, BRIERLEY STREET, BURY, BL9 9HN Application No. 49445
ERECTION OF 3.34 M FENCING AND DOUBLE GATES TO THE PERIMETER OF

THE CAR PARK TO THE REAR-LEFT OF HEATON HOUSE.

New photographs are reproduced within this report, as the previous photocopied photographs were unclear.

A revised plan has been received, which contains details of the revised fencing. Therefore, condition 2 should be amended to reflect the revised plan:

2. This decision relates to drawings numbered 28-108-01 & 28-108-02a and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

Item:04 MILLWOOD SCHOOL, FLETCHER FOLD ROAD, BURY, BL9 9RX
Application No. 49271
ERECTION OF 2 METRE HIGH PALADIN FENCE TO SCHOOL BOUNDARY

Nothing further to report.

Item:05 16 MARKET PLACE, RAMSBOTTOM, BURY BL0 9HT Application No. 49352
NEW LIGHTING TO EXISTING RESTAURANT SIGNAGE

Publicity

The objection letter, which was received from the occupiers of No. 30 Market place states, 'I object' and gives no other reason. This is not considered to be a planning objection.

Item:06 WM MORRISON SUPERMARKETS PLC, 5 STANLEY ROAD, WHITEFIELD, BURY, M45 8QH Application No. 49388
VARIOUS INTERNALLY ILLUMINATED SIGNAGE

A block plan showing the position of the advertisements is attached.

Item:07 LAND IN THE NORTH EAST OF THE SITE BOUNDED BY ANGOULEME WAY, THE METROLINK, EAST LANCASHIRE RAILWAY AND KNOWSLEY STREET AT TOWNSIDE BURY Application No. 49423
CONSTRUCTION OF A 6 STOREY BUILDING COMPRISING 2,010 m² OF OFFICES (BUILDING 3) AND A 4,470 m², 110 BED HOTEL (BUILDING 4) TOGETHER WITH ASSOCIATED VEHICULAR AND PEDESTRIAN ACCESS.

Revised Plan - The lower ground floor plan to Building 3 (Offices) has been amended to ensure sufficient disabled access/egress in case of an emergency. Therefore condition 2 needs to include plan reference (10) 001 rev N replacing revision L.

Condition 1 should therefore read:

This decision relates to drawings numbered :

Building 3

(10) 001 rev N, (10) 002 rev L, (10) 003 rev L, (10) 004 rev K , (10) 005 rev L, (10) 006 rev J, (10) 007 rev B;
(10) 010, (10) 011, (10) 012;
(10) 020, (10) 021.

Building 4

(10) 001 rev E, (10) 002 rev C, (10) 003 rev B, (10) 004 rev B, (10) 005 rev B, (10) 006 rev B, (10) 007 rev A;
(10) 010 rev A, (10) 011 rev B, (10) 012 rev A;
(10) 020 rev A.

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

No other issues have arisen.