

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

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**PLANNING CONTROL COMMITTEE**

**22 July 2008**

**SUPPLEMENTARY INFORMATION**

**Item:01**    **CHURCH BUILDINGS, WARTH ROAD, BURY, BL9 9NG**    **Application No.** 49831  
71 DWELLINGS (RESERVED MATTERS APPLICATION)

Nothing further to report

**Item:02**    **LAND BETWEEN 78 MILE LANE & MILE LANE HEALTH CENTRE, MILE LANE, BURY BL8 2JR**    **Application No.** 49805  
OUTLINE APPLICATION FOR SHELTERED ACCOMMODATION FOR THE ELDERLY COMPRISING OF 14 UNITS INCLUDING WARDEN'S FLAT

The legal agreement has been signed and received by the Council.

**Item:03**    **BOLTON ROAD, (OPPOSITE 347-349), BURY**    **Application No.** 50068  
PRIOR APPROVAL DETERMINATION FOR THE INSTALLATION OF 10M HIGH REPLICA TELEGRAPH POLE (11.4M IN TOTAL) SUPPORTING 3 NO. SHROUDED ANTENNAS AND 1 NO. ASSOCIATED EQUIPMENT CABINET

Nothing further to report

**Item:04**    **49-53 BURY NEW ROAD, PRESTWICH, M25 9JY**    **Application No.** 49822  
EXTENSION AND ALTERATIONS TO EXISTING KOSHER MEAT AND GROCERY SHOP (RESUBMISSION)

In support of their recommendation the Highways Team have raised the following matters:

- The current operation of the site has raised a number of highway concerns from members of the public and Councillors.
- Loading and unloading of vehicles on Buckingham Road is creating conflict with both pedestrians and traffic especially when fork lift trucks are used.
- The success of the business is leading to 'fly parking' on Bury New Road.
- The scheme will remove the 'nose in' parking and revert to the lay-by that previously existed but this will not resolve the problems of the insufficiency of the existing customer parking and inadequate service provision.
- The increase in both retail floor area and storage will make the situation worse.

Whilst acknowledging these concerns the facts of the case are that the shop is an existing successful retail premises in a District Shopping Centre and the limited extent of the increase in both retail floor area and storage would not be sufficient to warrant refusal of the application. Conditions are already proposed on the hours of servicing of the premises and operation of the fork lift truck and in addition it is recommended that condition 8 be amended to read:

8. A scheme shall be submitted and approved in writing by the Local Planning Authority within 1 month of the date of this decision, detailing the revised car parking provision on Buckingham Road on drawing ref: 607/8A. The scheme shall show the crossings of the highway, method of protection of the footway adjacent and the method of ensuring illegal crossing of the highway and illegal parking on Buckingham Road is prevented. The scheme shall then be implemented within 1 month of its approval and shall thereafter be maintained in perpetuity. Reason. To ensure adequate off street parking provision and in the interest of road safety pursuant to

Policy HT2/4 - Car Parking and New development of the Bury Unitary Development Plan.

**Item:05 RAINSOUGH BREW, 49 RAINSOUGH BROW, PRESTWICH, M25 9XW**  
**Application No. 49570**  
DEMOLITION OF PUBLIC HOUSE & ERECTION OF BLOCK OF 14 APARTMENTS

Nothing further to report

**Item:06 PARK HOTEL, LOWTHER ROAD, PRESTWICH, M25 9GP Application No. 49718**  
THREE STOREY BLOCK OF THIRTY APARTMENTS WITH CAR PARKING AND ASSOCIATED WORKS

An e-mail has been received from a local resident with no postal address given. This is in response to the notification about the receipt of revised plans. The resident objects to the removal of trees that would breach their privacy and allow the flats to observe and view the house at the residents leisure. He requests that more trees are planned to prevent this and as a helping hand to the environment and general well being of the area. This issue has been covered in the main report under the heading of 'Protected Trees'.

**Item:07 TO THE REAR OF 55-59 RAMSBOTTOM LANE, RAMSBOTTOM, BL0 9BY**  
**Application No. 49859**  
CHANGE OF USE OF PART OF GARDEN TO REAR OF 55-59 RAMSBOTTOM LANE TO FORM TWO CAR PARKING SPACES

Nothing further to report.

**Item:08 THE RED HALL HOTEL, MANCHESTER ROAD, RAMSBOTTOM, BURY BL9 5HA Application No. 49938**  
PROPOSED BEDROOM EXTENSION BLOCK; ALTERATIONS TO GROUND AND FIRST FLOORS INCLUDING SINGLE AND TWO STOREY EXTENSIONS;  
ALTERATIONS TO CAR PARK AND ACCESS (RESUBMISSION)

BADDAC - Support the application and welcome the provision of both bedrooms and communal facilities for the physically disabled.

**Item:09 LAND ADJ RIVER IRWELL, HARRISON STREET, RAMSBOTTOM, BURY**  
**Application No. 50041**  
CONSTRUCTION OF 4 NO. LIGHT INDUSTRIAL UNITS (CLASS B1)

The neighbouring properties on Harrison Street have been notified of revised plans by a letter on 2 July and in response a letter has been received from the occupiers of Nos 15 Harrison Street & Irwell Valley Logistics, which have raised the following issues:

- Although the eaves height has been reduced, the overall height will be 6.644 metres which will block out the view.

Following the submission of revised plans, it can now be confirmed that the proposed building would be 5.2 metres in height to the eaves on the front elevation and 4 metres to the eaves on the rear elevation, adjacent to the residential properties. The proposed building would be 6.644 metres in height at its highest point (ridge), which would be 10 metres away from the dwellings.

I would therefore re-affirm the analysis in the main report that height of the building combined with the relationship to the nearest terraced house, would comply with the Council's current space standards (known as the 25 degree rule).

**Item:10 43 BOLTON STREET, RAMSBOTTOM, BL0 9HU Application No. 50050**  
CHANGE OF USE TO GROUND FLOOR BAR (CLASS A4), BASEMENT RESTAURANT (CLASS A3) AND ASSOCIATED KITCHEN/OFFICE/STORAGE AT FIRST FLOOR

Environmental Health - No objections subject to standard conditions on the extraction, fume treatment and air conditioning units which are already on the recommendation.

Additional condition to limit the use of the basement to a restaurant only:

7). The premises to which this approval relates shall be used for a restaurant (Class A3) in the basement and for no other purpose (including any other purpose in Class A3) of the Schedule to the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and to protect the diversity of the Ramsbottom Town centre pursuant to policies S2/6 - Food and Drink and S2/3 - Secondary Shopping Areas and Frontages of the adopted Bury Council Unitary Development Plan.

**Item:11 PLAYING FIELDS, THATCH LEACH LANE, WHITEFIELD Application No. 50000**  
PROPOSED WOODLAND GARDEN WITH FOOTPATHS AND SEATING WITH HARD STANDING PARKING AREA AND 1M HIGH PERIMETER FENCE AND GATES

In response to a notification about revised details there have been five responses. These are from 5 and 7 Grayson Avenue, 1 Ashley Mews and 90 and 92 Thatch Leach Lane. The responses confirm that the residents wish to maintain their objections to the application. The main points raised include:

- The omission of the gate makes no difference as the fence can easily be climbed.
- The deletion of the shrub planting is immaterial
- The garden with benches and trees provided would provide ideal conditions for anti-social behaviour to thrive again.
- Shrubbery was cleared and the entrance gates altered to prevent their use for sitting on but the plan is offering seating among trees.
- The planted memorial trees could be knocked down and destroyed by youths.
- The park does not warrant a car park as most people visiting it live within the immediate area.
- An increase in hard surfaces will create more surface water in a location with poor drainage and prone to flooding.
- The French drainage system will not take water away to the main drain.
- The height of the trees is still too great next to existing houses and on the

sunny west side. An evergreen is included which will give low light levels in winter.

- Concerns about the amount of parking on Thatch Leach Lane and whether this would cause parking restrictions.
- Given the possibility of anti-social behaviour, would CCTV be installed?

These issues have been covered in the main report and there are no further comments.

Highways Team has recommended a condition to ensure that the car parking facility is implemented. This is already included as condition 5.

**Item:12 WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD, M25 7EZ**

**Application No.** 50062

TOILET EXTENSION TO EXISTING REFRESHMENT HUT ADJACENT 10TH TEE  
(RETROSPECTIVE)

Revised plan - A revised plan was received on 8th July showing an area of hedging to be planted between the building and the 10th tee to screen it from houses to the north. In addition the applicant has proposed planting of creepers adjacent to the building to act as a further screen and the details required to allow this to be effective have been covered by condition 3. The wording of condition 3 has been amended to include the words 'trellis work to support the creepers' to ensure this is provided. An extract of the revised plan is attached.

Although the building has been painted green the colour and finish is not to an acceptable standard. An additional condition is therefore recommended -  
3. Within one month the date of this consent a scheme for the painting of the building green, the exact colour and finish of which shall be submitted to and agreed in writing by the Local Planning Authority. The painting shall then be carried out to the satisfaction of the Local Planning Authority within one month of its approval and thereafter maintained this colour in perpetuity.

Reason. In the interest of visual amenity and pursuant to Unitary development Plan Policy OL1/2 - New Buildings in the Green Belt.