

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

20 January 2009

SUPPLEMENTARY INFORMATION

Item:01 TOTO RISTORANTE, HIGH STREET, BURY, BL8 3AG Application No. 50588
REDEVELOPMENT OF EXISTING RESTAURANT AND ADJACENT MILL TO FORM A WINE BAR AND RESTAURANT WITH FIRST FLOOR OPEN CAR PARK ACCESSED FROM GRASSINGTON COURT

Letter from Agent - the agent has prepared revised plans showing an improved alignment to the car park and revised taxi parking provision. The Highways Team have reviewed these and consider that they are capable of overcoming their objections, subject to further minor revision.

In addition the letter indicates that their client may be willing to revise the total floor space. This would mean that 48 sq m of space would be lost in the wine bar area and 32 sq m in the main restaurant. This reduction would be a reduction in the car parking requirement of 11 space. This would mean that if the development would be required to have 50 spaces if it were to comply with the requirements of DCPGN 11.

Whilst this is a reduction in the parking requirements is substantial, the need for 50 spaces is still considerably above that shown within the application (26 on-site and 10 off site, 36 in total) and as such the recommendation to refuse the application is confirmed.

Item:02 LAND ADJACENT TO 68 HARDMANS ROAD, WHITEFIELD, M45 7BD
Application No. 50748
1NO. THREE STOREY DETACHED DWELLING (RESUBMISSION)

Nothing further to report

Item:03 ST. ANN'S PLAYING FIELD, SOUTH ROYD STREET, TOTTINGTON
Application No. 50470
INSTALLATION OF MULTI USE GAMES AREA , PROVISION OF A CAR PARK WITH VEHICULAR ACCESS FOR USE IN CONNECTION WITH ADJACENT EXISTING FOOTBALL PITCH, CHANGES TO BARRIER AT ENTRANCE TO SITE, PROVISION OF PEDESTRIAN PATH TO BALLZONE.

Further comments have been received from Environmental Services (Contaminated Land and Air Quality) regarding concern that materials may be imported to the site for landscaping. Accordingly, an additional condition is recommended.

Add condition:

5. Any soil or soil forming materials brought to the site for use in soft landscaping, filling or 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 validity 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, controlled waters and the wider environment and pursuant to Planning Policy Statement 23- Planning and Pollution Control.

Item:04 4 & 6 ARLEY AVENUE, BURY, BL9 5HD Application No. 50523
CHANGE OF USE OF 4 ARLEY AVENUE FROM RESIDENTIAL (CLASS C3) TO SCHOOL (CLASS D1) AT GROUND FLOOR (IN CONJUNCTION WITH EXISTING SCHOOL AT 6 ARLEY AVENUE WITH A MAXIMUM NUMBER OF PUPILS RISING FROM 28 TO 38) AND RESIDENTIAL (CLASS C3) AT FIRST FLOOR TO PROVIDE A SELF CONTAINED FLAT

Further e-mail objections have been received from 8 Arley Avenue & 313 Walmersley Road which raise the following issues;

- It will increase the number of commercial premises in a residential area.
- There are goods deliveries as well as parents dropping off and collecting children on a daily basis despite the claim of using the car park at the rear.
- Inadequate on-site parking will be provided for staff.
- For a 'so-called Christian organisation' the applicant has scant regard to the inconvenience to his neighbours and this should be seen as a purely commercial enterprise.
- Have CRB checks been carried out for all the occupants of 6 Arley Avenue?

The principle of the use and the parking and servicing have been considered in the main officer report. The need for CRB checks for the staff or the occupier for the first floor flat is not a material consideration for the planning decision making process.

Item:05 LAND AT FIR STREET, RAMSBOTTOM, BL0 0BG Application No. 50579
2 STOREY BUILDING, PROVIDING 15 NO. UNITS OF LONG TERM SUPPORTED ACCOMMODATION FOR PEOPLE WITH LEARNING OR PHYSICAL DISABILITIES, (3 UNITS WITH 3 BEDS AT GROUND FLOOR LEVEL, 6 SEPARATE UNITS AT FIRST FLOOR LEVEL) WITH 3 NO. SUPERVISOR'S ROOMS.

Nothing further to report

Item:06 LAND BETWEEN 36 & 38 SEDDON AVENUE, RADCLIFFE, M26 9GP
Application No. 50769
COMMUNITY LIBRARY

Environment Agency - the applicant has been asked for more details in terms of the Flood Risk Assessment and the Agency have requested additional time to consider these details.

Recommendation - Given the above request the recommendation is changed to:
That the Chief Planning Officer be given delegated powers to approve or refuse the application dependant upon the formal reply of the Environment Agency.