

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

PLANNING CONTROL COMMITTEE

24 March 2009

SUPPLEMENTARY INFORMATION

**Item:01 WATERSIDE MILL & PEEL BRIDGE MILL, KENYON STREET,
RAMSBOTTOM, BL0 0AB Application No. 50696
CHANGE OF USE FROM HAULAGE DEPOT TO WASTE TRANSFER STATION
(RETROSPECTIVE)**

It has been confirmed verbally by the Environment Officer at the Environment Agency that the buildings do not have an outfall pipe into the River Irwell and that the Agency would not permit the operator to discharge liquid waste.

**Item:02 FORMER RAILWAY GOODS YARD, ROWLANDS ROAD, SUMMERSEAT,
BL9 5QY Application No. 50794
CHANGE OF USE FROM INDUSTRIAL TO RESTAURANT (USE CLASS A3)**

Relevant Planning History

50968 - Removal of operational crane and re-installation in Castlecroft Warehouse (Grade II listed building), Bury at Railway Goods Yard, Rowlands Road, Summerseat. Refused - 23 March 2009

Publicity

Three letters have been received from the occupiers of 47 Queens Place; 110 Railway Street, Riverside Cottage, which have raised the following issues:

- The proposal would be detrimental to highway safety
- Impact of the proposal in terms of noise and disturbance
- The former Waterside is a more suitable site for a restaurant
- Impact of the proposal upon pedestrian safety
- Impact upon the amenity of the residents by virtue of late opening and potential petty crime.

Response to the objectors

- The proposed development would result in an improvement in visibility and the highways team has no objections to the proposal.
- The nearest residential property would be some 115 metres away and it is considered that a condition restricting the hours of use would not be necessary due to the remote location of the building. However, any activity related to food and drink after 11:00pm would be subject to obtaining approval from the Licensing Committee, who would be able to consider amenity issues.
- The objectors have commented on an existing building (the Waterside) which is currently vacant. The issues of competition or the availability of alternative premises are not a material planning consideration and cannot be taken into consideration.
- Currently there are no footpaths along Rowlands Road. It is considered that the proposed development would not add significantly to the vehicles using Rowlands Road and therefore would not have an adverse impact upon pedestrian safety.
- The GM Police Architectural Liaison Unit has no objections to the scheme and there is no basis for suggesting that the proposal would not lead to an increase in crime within the area.

**Item:03 FORMER RAILWAY GOODS YARD, ROWLANDS ROAD, SUMMERSEAT,
BL9 5QY Application No. 50795
LISTED BUILDING CONSENT - CHANGE OF USE FROM INDUSTRIAL TO**

RESTAURANT (USE CLASS A3)

Relevant Planning History

50968 - Removal of operational crane and re-installation in Castlecroft Warehouse (Grade II listed building), Bury at Railway Goods Yard, Rowlands Road, Summerseat. Refused - 23 March 2009

Publicity

A letter has been received from the occupiers of Forrest Cottage. This letter has not raised any listed building issues.

**Item:04 LAND AT BOLLIN WALK, WHITEFIELD Application No. 50854
RESIDENTIAL DEVELOPMENT - 2 DWELLINGS**

The Council's Housing Team has made the following comments:-

There is an identified need for affordable housing in all parts of the Borough, as evidenced by the results of the recent Local Housing Market Assessment commissioned by the Strategic Housing Unit. Locally, there is significant demand for the type of housing that this development would produce, with over 170 applicants on the Council's waiting list for three bedroom properties in the Whitefield area, with over 500 applicants across the Borough. Contour themselves, report over 70 applicants for this type of accommodation on their waiting lists.

This development would go a long way to meeting housing need in the Borough, in particular helping to address the problems of homelessness. Under terms of nominations agreements between Bury and Contour, Bury would have 100% nomination rights to the first letting of these properties and 50% rights to all subsequent lettings.

Bury is not seen as a priority area for the Homes & Communities Agency, however, this scheme has received financial support as part of a recent Continuous Market Engagement bidding round. Therefore, it is important that this scheme progresses. Failure to deliver could seriously and adversely impact on other bids made by the Borough in the future.

**Item:05 LAND SOUTH OF RAMSBOTTOM ROAD, HAWKSHAW, BURY (ADJ
BOLTON/BURY BOUNDARY) Application No. 50886
3 STABLES AND FEED/HAY STORE AND CREATION OF NEW ACCESS**

Nothing further to report.

**Item:06 1 POLE LANE, UNSWORTH, BURY, BL9 8QD Application No. 50901
CHANGE OF USE FROM CLASS A3 CAFE / TAKEAWAY TO CLASS A5
TAKEAWAY (REVISED SCHEME)**

The occupiers of the following 61 addresses were notified of this application by letter on the 28th January 2009:- Jade City; Unsworth Post Office; Bay Horse Hotel; Beds & Mattress Shop; 73 Parr Lane; 4 Willow Drive; 51-151 & 175 Pole Court and 71, 74 & 75 Pole Lane.

A further letter of representation has been received from Ivan Lewis MP on behalf of the occupier of 139 Pole Lane Court which has raised the following issues:

- The proximity of the proposed take away to their property.
- Increase in traffic, noise, pollution and litter.
- Unacceptable increase of nuisance problems. With either gangs congregating around the rear of the property or in close proximity to the public house. Problems with gangs have been noted in the Unsworth area by the police.

All these issues have been addressed in the committee report.

In addition a Petition of 27 signatures has been received. No name is given of the sponsor of the petition. The objections they raise are as follows:

- Object to a further take away
- Object to an evening licence being granted
- Consent will lead to a loss of residential value of adjacent properties
- Proposal will increase bad behaviour in the area
- Sufficient take aways already exist in the area

All of these issues have been addressed in the report with the exception of the loss of residential property value which is not a planning matter.

Item:07 258 BURY NEW ROAD, WHITEFIELD, M45 8QN Application No. 50925
CHANGE OF USE GROUND FLOOR RETAIL (CLASS A1) TO WINE BAR/BISTRO/COFFEE SHOP (CLASS A4) TOGETHER WITH NEW SHOP FRONT AND AWNINGS; OUTDOOR SEATING AREA WITH ASSOCIATED FENCING AND PLANTING

Condition 3 amended to read:

A coordinated scheme with details of colour, materials and signage to be used on the front elevation (including treatment to the existing roller shutter) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The scheme shall then be implemented prior to the change of use being brought into operation.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/2 - Townscape and Built Design and EN2/2 - Conservation Area Control of the Bury Unitary Development Plan.

Item:08 LAND SOUTH OF PORTINSCALE CLOSE AND WEST OF ELTON BROOK CLOSE BURY Application No. 50931
ERECTION OF COMPOSTING TOILET UNIT

Nothing further to report.

Item:09 BEALEY INDUSTRIAL ESTATE, DUMERS LANE, RADCLIFFE, M26 2BD Application No. 50937
CHANGE OF USE OF LAND AND BUILDING TO HAND CAR WASH; ERECTION OF CANOPY, BOUNDARY FENCE AND INSTALLATION OF METAL CONTAINER STORE (RETROSPECTIVE)

Nothing further to report

Item:10 WOODHEY HIGH SCHOOL, BOLTON ROAD WEST, RAMSBOTTOM, BL0 9QZ Application No. 50942
EXTENSION TO GRAPHICS/PRODUCT DESIGN CLASSROOM (PHASE 7)

Nothing further to report

Item:11 MANCHESTER MESIVTA SCHOOL, BEECHWOOD, CHARLTON AVENUE, PRESTWICH, M25 0PH Application No. 50954
CONSTRUCTION OF ADDITIONAL TEACHING ACCOMMODATION ABOVE EXISTING 3 STOREY CLASSROOM BLOCK

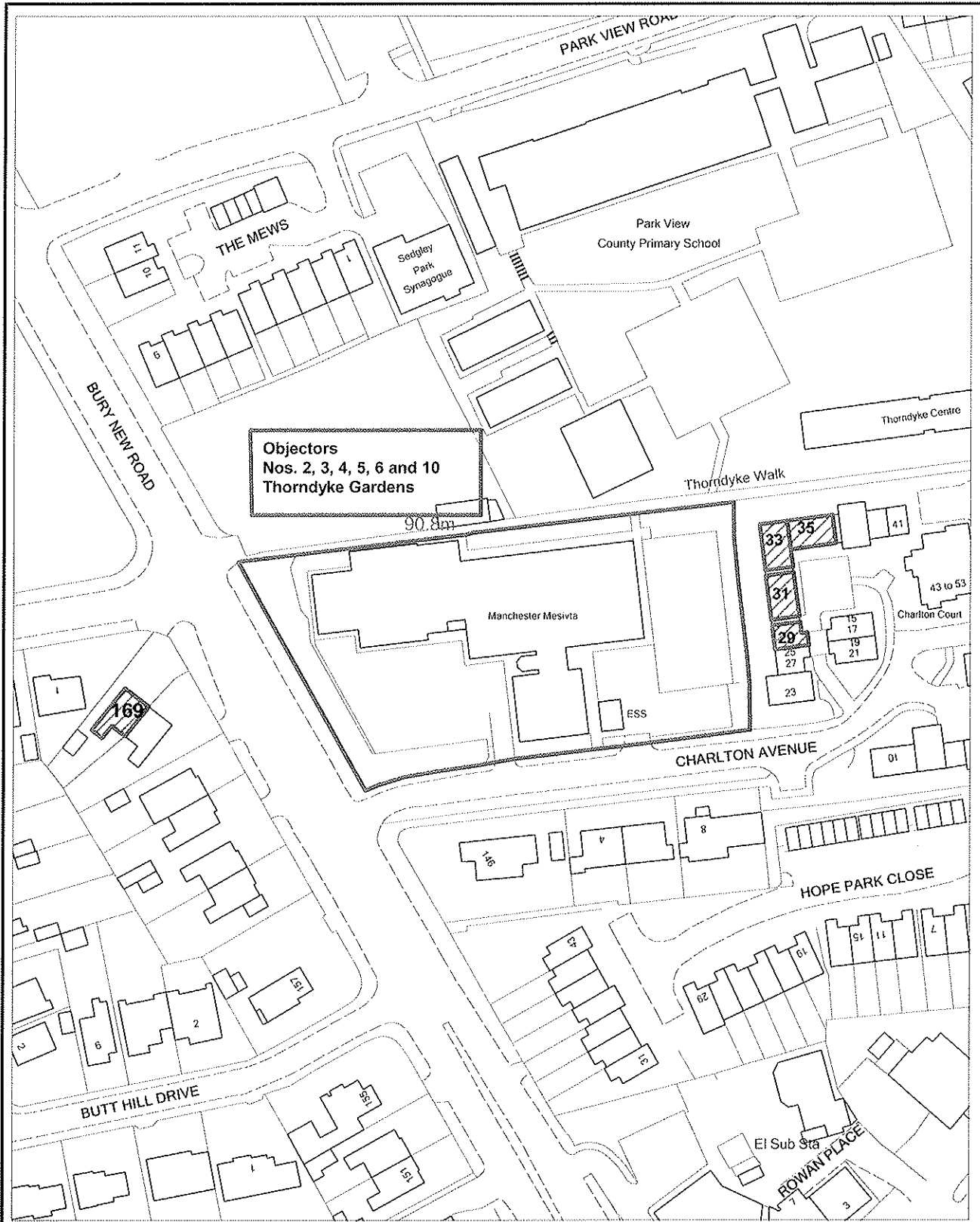
Publicity

A total of 14 replies have now been received to the application, 13 objections and one comment.

A plan is attached showing the location of the neighbouring properties that have objected to the application.

In addition to these objections have been received from Guinness Northern Counties Housing Association who are the freeholders of Charlton Court and 20 Wheelton Close, Bury.

No new issues have been raised in the recent objection and all matters are covered in the report.



OBJECTORS

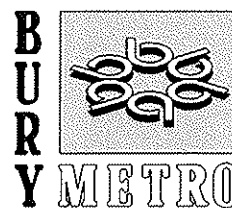
APP. NO 50954

ADDRESS: Manchester Mesivta School
Charlton Avenue, Prestwich

Environmental and Development Services



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