

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

21 April 2009

SUPPLEMENTARY INFORMATION

Item:01 GREENBROOK MILL, GREENBROOK STREET, BURY, BL9 6LZ
Application No. 50768
RESERVED MATTERS - ERECTION OF 55 APARTMENTS

Nothing further to report

Item:02 LAND ADJACENT TO PILOT MILL ALFRED STREET, BURY Application
No. 50974
RESIDENTIAL DEVELOPMENT - 53 DWELLINGS, ACCESS ROADS. CAR
PARKING, FENCING AND ASSOCIATED LANDSCAPING

This item has been withdrawn by the applicant and a meeting has been requested by the agent to enable the scheme to be redrawn to respond to the Council's concerns.

Item:03 GREENHILL CP SCHOOL, MILE LANE, ELTON, BURY, BL8 2JH
Application No. 51074
SINGLE STOREY EXTENSION TO FORM NEW ADMIN / FRONT ENTRANCE;
INTERNAL ALTERATIONS

Nothing further to report.

Item:04 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

Corrections
Description

The site has an area of 4.2 acres (1.7ha), not 4.2ha as stated in line 1 para 2.

Publicity

The number of objectors should be 4 in line 3 not 3 as written. All 4 objections are listed and their are concerns summarised in the report.

Consultations

Environmental Health - No objection.

Item:05 19-21 HOLCOMBE BROOK PRECINCT, LONGSIGHT ROAD, HOLCOMBE
BROOK, RAMSBOTTOM, BURY, BL0 9SH Application No. 51114
2 NO. EXTERNALLY ILLUMINATED FASCIA SIGNS; 1 NO. INTERNALLY
ILLUMINATED PROJECTION SIGN

Publicity

A second letter of objection has been received from the occupiers of 15 Longsight Road. Their comments are:

- the new signs will be brighter colours and brighter illumination
- the Co-op leave their signs illuminated 24 hours a day
- additional light will affect their children's room at the front
- a compromise would be new signs without the backlit one

Response to the objection

As contained in the main report the level and times of luminance would be controlled by condition.

Consultations

Traffic Section - No objection subject to a standard luminance condition

Item:06 MANCHESTER MACCABI CSC, BURY OLD ROAD, PRESTWICH, M25 0EG Application No. 51051

VARIATION OF CONDITION NO. 5 OF PLANNING PERMISSION 46066 AND
APPEAL REF: APP/T4210/A/07/2037735/NWF TO EXTEND THE LATEST TIME
FOR THE USE OF FLOOD LIGHTING WITHIN THE ALL WEATHER SPORTS
PITCHES AREA FROM 21:00 HOURS TO 22:00 HOURS

Publicity

Two letters have been received from the occupiers of 105 Park Road & 14 Woodthorpe Grange, which have raised the following issues:

- Noise can be heard inside the properties facing the pitches at Maccabi.
- The floodlights affect the occupiers of the properties facing the pitches
- Visitors to the sports centre use the public car park between 101 & 105 Park Road.
- Two footballs hit the windows of No. 14 Woodthorpe Grange, as no ball-stopping fence has been erected

A letter from the Chair of Manchester Maccabi Community Sports Club has been received, which has raised the following issues:

- Following the appeal on 20 July 2007, the all weather pitches have been illuminated until 22:00 from Mondays to Thursday and on Sundays
- The all weather pitches are a much used community facility for both Jewish & non-Jewish communities and there are regular block bookings from local residents. The demand for pitches is very high and are used every evening that they are available.
- The chair is often at the Club in the role of Duty Manager and the pitches are used through to 10pm. It is the Duty Manager's responsibility to ensure that the lights are switched off at 10pm and the all weather pitches are secured.
- In the past few weeks, there was a malfunction of the electrical system where the lights could not be turned off at 10pm. electrical assistance was sought and the lights were switched off by overriding the fuse box.
- The floodlighting used has been directed for use on the pitch only and it is not accepted that the lights are shining directly into any dwellings.

Response to objectors

The approved plans for planning application 46066, indicate that ball-stop fencing would be erected at the north and south of the football pitches and all around the all weather pitches. The fencing has been erected around the all weather pitches, but the fencing at the north and south of the football pitches has not been erected. However, this would not affect the objector's property.

It is understood that the external lighting has been fixed in accordance with a condition on the earlier permission however this would also be subject to a further condition on the application now being considered.

There are a number of conditions which do require some monitoring and this is now being put in hand but I am satisfied that once we have secured compliance with any outstanding matters the development will be satisfactory.

Item:07 RICO HOUSE, GEORGE STREET, PRESTWICH, M25 9WS Application No. 51058

CAR PARK AT FRONT TO FORM 10 NO. PARKING SPACES

Publicity

Additional comments have been received from the occupiers of 18 George Street, which has raised the following issues:

- Prefer to see the existing parking spaces at the rear of Rico House utilised, which would be much safer.

Response to objectors

The parking spaces referred to above, are not in the ownership of the applicant and may not be available for use.

Item:08 LAND DUMERS LANE AND MORRIS STREET, RADCLIFFE Application No. 50887

OUTLINE - MIXED USE DEVELOPMENT OF UPTO 215 DWELLINGS AND 12734 SQ M OF EMPLOYMENT FLOORSPACE (USE CLASS B1 AND B8) TOGETHER WITH RIVERSIDE PARK INCLUDING ASSOCIATED LAND RAISING, NEW ACCESSES, LANDSCAPING AND FLOOD MITIGATION MEASURES

Consultations

Greater Manchester Ecology Unit - confirm that there are no objections and that planning conditions should be imposed to ensure compliance with the ecological mitigation report and the recommendations of the Council's Ecologist. The conditions were attached to the original report to Committee.

Correction**Amend condition 3 to read:**

03. This decision relates to drawings numbered Planning Supporting Statement, Design and Access Statement including indicative masterplan, Supporting statement concerning employment land and viability issues; Transport Assessment; Crime Impact Statement; Flood Risk Assessment; Ecological Position Statement; Breeding Birds Statement; Bat Survey; Noise Assessment; Consultations Assessment Report; Geo-environmental Desk Study; Site Investigation/Geo-environmental Assessment and Outline Remedial Plan 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:09 FLETCHER BANK QUARRY MANCHESTER ROAD RAMSBOTTOM Application No. 36288

DETERMINATION OF CONDITIONS FOR MINERAL/MINING SITE

Publicity

An email has been received from 22 Manchester Road, who are concerned about the numbers of vehicles that would use the site if permission was granted for minerals operations.

Response to email

It has been made clear to the respondent that the site already has minerals permission and the nature of the application is to update conditions required through the changes in legislation requiring a review of extant minerals permissions. The nature of the approved development cannot fundamentally change through the imposition of conditions stipulated under the regulations. The respondent has accepted this and understands the nature of the applications.

Item:10 FLETCHER BANK QUARRY MANCHESTER ROAD RAMSBOTTOM

Application No. 36331

APPLICATION FOR DETERMINATION OF CONDITIONS FOR A MINERAL / MINING SITE UNDER THE ENVIRONMENTAL ACT 1995

Publicity

An email has been received from 22 Manchester Road, who are concerned about the numbers of vehicles that would use the site if permission was granted for minerals operations.

Response to email

It has been made clear to the respondent that the site already has minerals permission and the nature of the application is to update conditions required through the changes in legislation requiring a review of extant minerals permissions. The nature of the approved development cannot fundamentally change through the imposition of conditions stipulated under the regulations. The respondent has accepted this and understands the nature of the applications.

Item:11 BANKSIDE MILLS, CHAPELFIELD, RADCLIFFE, MANCHESTER M26 1JF

Application No. 50782

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT 14 HOUSES INCLUDING THE MEANS OF ACCESS TO THE SITE

Nothing further to report.

Item:12 68 WHALLEY ROAD, SHUTTLEWORTH, RAMSBOTTOM, BURY BL0 0DE

Application No. 51095

CHANGE OF USE OF BUILDING TO DWELLING (CLASS C3); REPLACEMENT OF WALLS AND NEW WINDOWS

Consultations

Highways Section - no objections

Item:13 LAND TO SIDE OF 29 SUNNY BOWER STREET, TOTTINGTON, BL8 3HL

Application No. 51120

1 NO. DETACHED DWELLING

Consultations

Traffic Section - No objection subject to the following condition being added;

12. The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety and to accord with Unitary Development Plan Policy H2/2 - The Layout of New Residential Development..

Item:14 FORMER ALBERT INN, RIBBLE DRIVE, WHITEFIELD, M45 8NA

Application No. 50948

ERECTION OF 6 RETAIL UNITS WITH 15 FLATS ABOVE; ASSOCIATED ACCESS, PARKING, SERVICING AND LANDSCAPING (REVISED SCHEME)

Nothing further to report.