

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

19 May 2009

SUPPLEMENTARY INFORMATION

Item:01 LAND AT LYDGATE CLOSE, WHITEFIELD, M25 6WW Application No. 51185
RESIDENTIAL DEVELOPMENT - 4 DWELLINGS (RESUBMISSION)

Publicity

Following the notification of the revised plans, 4 letters have been received from the occupiers of 73, 75 Naden Walk, 11 Lydgate Close & 7 Lydgate Walk which have raised the following issues:

- The dwellings would have no front garden
- Impact on pedestrian safety
- Object to the loss of the garages
- Loss of urban open space
- Maintain objection to the revised plans

Response to objectors

These issues have been addressed in the report.

Item:02 REAR GARDEN OF 31 WILLIAMSON AVENUE, RADCLIFFE, M26 4HT Application No. 51211
RETENTION AND CONVERSION OF GARAGE/ GARDEN BUILDING TO DETACHED BUNGALOW

Condition 5 amended to read:

The dropped kerb, parking space and visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways, and to reduce vehicular conflict, in the interests of road safety pursuant to Unitary Development Plan Policies H2/1 - The Form of New Residential Development; The Layout of New Residential Development and H2/6 - Garden and Backland Development.

Item:03 254-258 BURY NEW ROAD, WHITEFIELD, M45 8QN Application No. 51215
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; FLUE AT REAR (REVISED SCHEME TO INCLUDE NO. 254 BURY NEW ROAD)

Two letters of objection received from No 20 Hamilton Road with the following comments:

- Hamilton Road is already used as a surplus car park for the area. There is insignificant parking at the rear of the subject property and the proposal would worsen the situation.
- Considerable noise late at night as a result of the increased car parking.
- Concern that any intensification of this use, i.e. a nightclub would lead to greater noise issues.
- Hamilton Road could lose its status as one of the more attractive locations in Whitefield and the use would impact on the Conservation Area.

and Read Roper and Read Solicitors on behalf of No 250 Bury New Road with the following comments:

- increase the amount of anti social behaviour
- increase in disturbance to local residents
- insufficient parking

**Item:04 LAND AT FERN HILL BUSINESS CENTRE, TODD STREET, BURY, BL9
5BJ Application No. 51231**
INSTALLATION OF A RADIO BASE STATION CONSISTING OF 3 NO. ANTENNA, 2
NO. DISHES TO A 18M HIGH LATTICE MAST; ADJACENT EQUIPMENT CABINET
AND 2.4 M PALISADE FENCING

Nothing further to report.