

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

18 August 2009

SUPPLEMENTARY INFORMATION

Item:01 **HOLCOMBE MOOR TRAINING AREA, SPENLEACH LANE, HAWKSHAW, BL8 4JJ Application No. 50812**
STEEL FRAMED TROOP SHELTER

Nothing further to report.

Item:02 **PLANE TREES FARM, BRADLEY FOLD ROAD, AINSWORTH, BOLTON, BL2 5QR Application No. 51307**
ERECTION OF NEW BARN; CHANGE OF USE OF EXISTING BARN TO DWELLING

Nothing further to report.

Item:03 **PHILIPS HIGH SCHOOL, HIGHER LANE, WHITEFIELD, M45 7PH Application No. 51348**
ERECTION OF SPORTS HALL BUILDING INCLUDING INTERLINKING SINGLE STOREY LEAN TO CORRIDOR AND SINGLE STOREY LEAN TO STORAGE

Publicity

Two letters have been received from the occupiers of 1 Dovehouse Close & 18 Park Lane, which have raised the following issues:

- Existing parking problems in the locality during term time.
- Object to the proposal as the site is located within the Green Belt
- There have been problems with parking and congestion since the synagogue opened
- The proposed sports hall is twice the size as the existing one and would be visible when viewed from Park Lane
- The proposed building is too large
- The families of the 860 pupils have not supported the proposal

A letter from Ivan Lewis, MP has been received and has raised the following issues:

- Pleased that Philips High School is to have improved sporting facilities.
- The application states that no more parking spaces would be required, yet the applicant refers to parking problems and that the proposal would provide extended parking facilities. Which of these statements are correct
- The facility will be run by a commercial organisation and how much extra traffic would be generated?
- The proposed building is a large building and questions whether the construction of the building will be detrimental to the openness of the Green Belt
- Where is the single storey lean-to for storage going to be situated and how big will this be.

Response to objectors

- The issues of the impact upon the Green Belt, the size of the building and noise are dealt with in the main report.
- The proposed development would not create any more disturbance than the existing sports hall and the proposed sports hall would be located further away from the residential properties. GM Police (Design for Security) has no objections to the scheme and therefore, it is considered that the proposal would not have an adverse impact in terms of anti-social behaviour.
- The proposed development would result in the removal of two willow trees, which

were identified as having little value. Therefore, the removal of these trees would not be detrimental to the character of the locality. There is a hedgerow, which marks the boundary between the playing fields and the school grounds, which is broken in several places. Part of the hedgerow would have to be removed to accommodate the south-east corner of the building. The proposed site plan indicates that the hedgerow would be replaced by a single hedge with the same species mix as the existing hedge (hawthorn, elder & oak). This would be secured via a condition. Therefore, the proposed development would not conflict with the aims of Policy EN8/2 of the adopted Unitary Development Plan

- The single storey lean to extension would be used for storage purposes and would be located on the north western elevation of the proposed building.
- The proposed sports hall would be used by the school during school hours to provide additional facilities and no additional staff would be employed. On this basis, no additional parking facilities would be required during school hours. The proposed building would be available for use by the community at evenings and weekends. SPD11 states that the maximum parking standards for a sports building would be 1 space per 25 square metres, which would equate to 61 bays for this proposal. The agent has submitted a plan, which indicates that there are currently 64 spaces at the school and the playground would also be made available for parking during peak periods. Therefore, the level of parking provision at the site would be suitable.

However, there is very little signage to direct people towards the additional spaces around the school and to the overflow car park (playground). Therefore, a condition will be added to any grant of consent, requiring details of the management of the parking provision, including details of signage, to be submitted to and assessed by the Local Planning Authority.

- The issues of the behaviour of the people utilising the sports pitches and the impact upon property prices are not material planning considerations and cannot be taken into account.

Therefore, conditions relating to the replanting of the hedgerow and the management of parking should be added:

7. The replacement hedgerow, as shown on plan ref BH/M45/02/02, shall contain hawthorn (75%), elder (20%) & oak (5%) and shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any hedgerow which is removed, dying or becomes severely damaged or seriously diseased within 5 years of planting shall be replaced by a hedgerow of a similar size and species to that originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

8. The development hereby approved shall not be commence unless and until details of the management of the parking arrangements, including details of signage, has been submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented prior to the building being brought into use and maintained thereafter.

Reason. To ensure the appropriate management of off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11.

Item:04 BUTTERSTILE COUNTY PRIMARY SCHOOL, SCHOOL GROVE,

PRESTWICH, M25 9RJ Application No. 51476
ERECTION OF SHADE SAIL CANOPIES, PLAY SHEDS AND PLAYGROUND EQUIPMENT ON UPPER AND LOWER PLAYGROUNDS.

Nothing further to report.

Item:05 95-97 BOLTON ROAD, BURY, BL8 2AH Application No. 51497
GROUND FLOOR EXTENSION & EXTERNAL STAIRWAY AT THE REAR, CHANGE OF USE AT GROUND FLOOR TO KARATE CLUB & THREE FLATS AT FIRST FLOOR

Additional correspondence - Boundary Garage who are located on Buxton Street, to the south of the site have sent a further objection, in addition to an initial objection. They reiterate their initial concern about existing parking problems in the locality.

Item:06 6 BENTLEY MEADOWS, HIGH STREET, WALSHAW, BURY, BL8 3GL
Application No. 51523
ERECTION OF A 900MM HIGH RAILING TO EXISTING BOUNDARY WALL ON EASTERN ELEVATION AND 730MM RAILINGS ALONG PART OF THE SOUTHERN BOUNDARY.

Nothing further to report.

Item:07 LAND ADJACENT 48 GEORGE STREET, PRESTWICH Application No. 51529
NEW OFFICE BLOCK AND ASSOCIATED CAR PARKING

Issues

The agent has submitted a revised plan, which indicates that there would be a 0.6 metre high wall along the frontage and a 1.8 metre high timber acoustic fence to all other boundaries. The proposed boundary treatments would be appropriate and would not be unduly prominent in the locality. Therefore, the proposed development would be in accordance with Policies EC6/1 and EN1/2 of the adopted Unitary Development Plan.

The agent has submitted a revised plan, which shows a revised layout for 9 parking spaces, including 2 disabled bays. The proposed disabled bays have been relocated and are now in close proximity to the entrance to the building. The proposed parking bays have been reorientated, so that it is possible for a car to manoeuvre in and out of the spaces. The Highways Section has no objections to the proposal. Therefore, the level of parking provision is acceptable and the proposed development would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Therefore, the condition 2 should be amended:

2. This decision relates to drawings numbered 5435/001, 5435/002 E, 5435/006 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:08 1A BADGER STREET, BURY, BL9 6AD Application No. 51565
CHANGE OF USE FROM OFFICE TO PRIVATE BOOKING OFFICE
(RESUBMISSION)

Nothing further to report.