

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

PLANNING CONTROL COMMITTEE

16 February 2010

SUPPLEMENTARY INFORMATION

Item:01 WOOLFOLD GAP RECREATIONAL ROUTE, BURY Application No.

51876

EXTENSION OF THE EXISTING KIRKLEES TRAIL, FROM BRANDLESHOLME ROAD TO REAR OF 12 PICKERING CLOSE; WORKS INCLUDE PROVISION OF 3M WIDE PATH; STREET LIGHTING, LAND SHAPING, CONSTRUCTION OF NEW BRIDGE, AND ASSOCIATED WORKS

Amendment to Planning History

39291/02 - Construction of foot/cycle path including new bridge across Kirklees Brook - Outline application for siting at Former railway line between Pickering Close & Brandlesholme Road, Bury. Approved with conditions - 18 July 2002.

Amendment to Response to objectors

The proposed path would be some 19.7 metres from the boundary with No. 2 Pickering Close and would not impact upon the privacy of the occupiers of this property. The proposed path would be 7.9 metres from the boundary of No. 25 Brandle Avenue and there would be a landscaped area between the boundary and the proposed path. As such, there would not be a significant adverse impact upon the amenity of the occupiers of this property.

The proposed path would be lit and forms part of a national bid to the Big Lottery Fund to complete the missing links in pedestrian and cycle routes to enable people to travel to shops, school and work in a sustainable way. While the existing trail is not lit, it is envisaged that the proposed route would be used during the winter months, which would require the path to be lit to encourage greater use. GM Police have welcomed the provision of streetlighting to deter anti-social behaviour. A condition would give further consideration to the detailed design and siting of the lighting columns and would restrict the use of the lighting columns from 07.00 to 19.00, which would prevent an adverse impact upon the amenity of the neighbouring residents.

Additional condition

12. No development shall commence unless or until full details of the lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the path being brought into use. The approved lighting shall not be lit outside the following times: 07.00 to 19.00.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/5 - Crime Prevention and EN7 - Pollution of the Bury Unitary Development Plan.

Item:02 RADCLIFFE HIGH SCHOOL, SCHOOL STREET Application No. 52038

FULL PLANNING FOR CONSTRUCTION OF A NEW PRIMARY SCHOOL FOR CHILDREN WITH SPECIAL EDUCATIONAL NEEDS TOGETHER WITH THE CONSTRUCTION OF ASSOCIATED PARKING AND EXTERNAL PLAY AREAS; OUTLINE PROPOSALS TO DEVELOP THE REMAINING HIGH SCHOOL SITE FOR HOUSING

Environmental Health Air Quality - The original consultation reply in the officer report was truncated and should have read "The roads leading to the planned development are within the Air Quality Management Area. The scheme needs to ensure that it would not significantly exceed the objectives of the Air Quality Regulations. However, as this site has been the subject of an approval for upto 200 dwellings, confirmation should be provided on output or potential impacts from the

proposals".

The agent has responded confirming that the development would not generate any more impact upon air quality from the development proposals than has already been accepted by the approval of housing on the entire site under planning permission 45673. The proposals are therefore accepted on this basis.

Environment Agency - The EA have withdrawn their objection concerning ground water contamination, subject to the inclusion of an additional condition relating to surface water drainage in addition to the conditions relating to contaminated land.

The additional condition applies to both the full (condition 20) and outline planning consent (condition 37). As such, the conditions for the outline consent have been renumbered accordingly.

Therefore, condition 17 should be amended and condition 20 & 37 added.

FULL PLANNING PERMISSION

17. The development shall be carried out in accordance with Atkins Precautionary Method of Working in Respect of Great Crested Newts February 2010 unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure that there is no undue impact upon any protected species that may utilise the site pursuant to PPS9 - Biodiversity and Geological Conservation and Unitary Development Plan Policy EN6/3 - Features of Ecological Value.

20. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building hereby approved.

Reason. To protect water resources pursuant to PPS25 - Development & Flood Risk.

OUTLINE PLANNING PERMISSION

37. The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building hereby approved.

Reason. To protect water resources pursuant to PPS25 - Development & Flood Risk.

Item:03 LAND AT WHITTLES, TURTON ROAD, TOTTINGTON, BL8 3QQ

Application No. 52082

ERECTION OF AGRICULTURAL BUILDING (RETROSPECTIVE)

Revised plans have been received to show proposed materials are concrete block and timber spaced boarding to the external elevations. Condition 4 has been amended to read the following:

The metal cladding to the east, west and north elevations shall be removed and the external elevations of the building shall then be clad in timber boarding in accordance with elevation plan dated 4/2/2010. The finish shall be agreed in writing with the Local Planning Authority within 28 days of the date of this approval. The approved scheme only shall be implemented within 56 days.

Reason. - In the interests of visual amenity and to ensure a satisfactory development pursuant to Unitary Development Plan Policies OL1/2 - New Buildings in the Green

Belt, OL4/5 - Agricultural Development and Development Control Policy Guidance Note 8 - New development and Associated Development in the Green Belt.

The applicant intends to fit guttering to the eaves of the building, which has been shown on the revised elevation plan and roof plan.

Photographs have been received from the objector at 3 Whittles in relation to the construction of the agricultural building. These are available for the Planning Committee to view.

Item:04 Land at side of 44 Hillingdon Road, Whitefield, Manchester, M45 7QN
Application No. 52125
New detached dwelling

Publicity

All 3 objectors have been informed of the Planning Control Committee meeting.

On a point of clarification, only one objector who lives on Hillingdon Road complained about land stability. This was as a result of works that had taken place on this frontage, rather than Ferndale Avenue on which the site is located.

Item:05 Land at Avondale/Athlone Avenue, Bury Application No. 52127
Creation of a play area

Nothing further to report.

Item:06 17 New Road, Radcliffe, Manchester, M26 1LS Application No. 52131
Change of use from hostel to residential care home incorporating two storey rear extension and conservatory to side; Two parking spaces to driveway

Nothing further to report.

Item:07 18 Parkhills Road, Bury, BL9 9AX Application No. 52139
Change of use from launderette (Sui Generis) to shop (Class A1); Installation of new shop front

Error in numbering - paragraph 1, line 4.

Sentence should read;

'No.20 is a Glaziers and No.16 is a hot food take-away'.

Publicity

Additional Objections and petition have been received.

The proprietor of Goodies off licence, 22 Parkhills Road has objected on grounds that there are enough shops within the shopping centre and another is not needed and a letter has been received from the Fishpool Residents Association objecting on the following grounds:

- it will not add to the range of shops in the area
- loss of the launderette is of detriment to the range of facilities in the area

A further letter of objection has been received from Fishpool Post office and News on behalf of business in the area but only signed by Mr M and Mr S Aslam. The points raised are:

- Not all business in the area have been written to in the area
- Works have started on site and a roller shutter has been erected on the front
- There is no need for another shop selling food or sandwiches
- Another shop will affect the viability of the existing shops
- Another shop will increase litter and waste
- Whilst a A1 use has been applied for another use may start

In addition a petition with 155 signatures objecting to the change of use. However, no reasons are given for the objection and as such this should carry little weight.

Cllrs Ahmed and Cllr Smith have both written in supporting the objections to the application and requesting a site visit by the Committee.

Comment on additional Publicity.

- This issue of the acceptability of an A1 shop use has been addressed within the main report.
- The consultation and neighbour notifications were carried out in accordance with the Councils adopted policy and 14 letters were written.
- The issues about the loss of the launderette and viability of the other shops is not a planning matters.
- The roller shutter that has been erected whilst the shop is vacant is to be removed as part of the scheme for the refurbishment of the shop and this is conditioned in the recommendation.
- It is not considered that a site visit is necessary to determine the acceptability of the change of use of a vacant building that was used as a launderette to aa A1 shop in a Local Shopping Centre.

Item:08 Bridgefield Walk Car Park, Radcliffe, Manchester, M26 2SF Application No. 52151

Siting of single storey modular building for community base (resubmission)

Nothing further to report

Item:09 DIL SE RESTAURANT, 207 BURY AND BOLTON ROAD, RADCLIFFE, M26 4JY Application No. 51934

DEMOLITION OF RESTAURANT AND ERECTION OF 15 DWELLINGS (RESUBMISSION)

Nothing further to report.