

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

PLANNING CONTROL COMMITTEE

15 June 2010

SUPPLEMENTARY INFORMATION

Item:01 The Dragon, Parr Lane, Bury, BL9 8LU Application No. 52374
Demolition of existing public house and redevelopment to form 348 sq m gross ground floor retail unit with B1 office over and associated works (Resubmission of 52029)

Publicity

Objection received from No 20 Thurston Close which raised the following concerns:

- Proximity of the proposed development to their property;
- The foundations of the proposed building would result in their twenty leylandii trees to die over a period of time;
- The trees are their only means of privacy to this site;
- A large commercial building overlooking their garden is not in keeping with the residential area and will devalue their property;
- Windows overlooking their garden;
- Problems with drainage;
- Noise levels associated with air conditioning units, refrigeration and cooler units.

There are no proposed ventilation units on the external elevations of the building. All other issues have been covered in the main body of the report.

Conditions

Additional condition No.16 to be added to read:

No development shall commence unless and until details of the hardstanding loading area to the front of the store including materials, colour and signage, shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme before the development hereby approved is first occupied.

Reason. To secure the satisfactory development of the site in the interests of visual amenity and highway safety pursuant to Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT2/4 - Car parking and New Development.

Item:02 Site of Claremont Old Peoples Home, Park View Road, Prestwich, Manchester, M25 1FA Application No. 52395

Extend the time limit for implementation on planning permission 43846 for residential development - block of 36 apartments, 14 duplex (2 storey) apartments and 2 roof mounted penthouses

Nothing further to report.

Item:03 Chapelfield County Primary School, Clough Street, Radcliffe, Manchester, M26 9LH Application No. 52503

Replacement 2.4 metre high paladin boundary fence and gates

Publicity

Letter received from the Head Teacher of Chapelfield Primary School in support of the application:

- The school and its grounds have suffered from vandalism in the evenings and weekends for several years;
- The existing perimeter fence is inadequate for its intended use;

- Children and staff have spent time and money in making the grounds attractive and sustainable with garden areas and greenhouse which have been targets of vandalism;
- The school grounds are often left in a dangerous condition from intruders;
- There is a health and safety risk of youngsters who enter the grounds illegally and climb on the school build;
- The benefits to the local residents will be significant in that the build up of youths in the vicinity will be drastically reduced;
- Other schools with this type of fence have reported a reduction in vandalism and improvement to the environment of the school and immediate surrounds.

Information on fencing details attached.

**Item:04 2 Bury Old Road, Whitefield, Manchester, M45 6TF Application No. 52510
Change of use from shop (A1) with associated living accommodation to
hot food takeaway (A5) with associated living accommodation**

Publicity

It should be noted that No objection has been received from No. 526 Bury Old Road.

2 further letters of objection have been received from 5 Kestrel Close (on behalf of the residents of Kestrel Close) and an additional letter from No. 9 Cuckoo Lane.

The letters raise the same issues as the original 12 and as such the objections have been dealt with in the officer report.

As such the number of letters from residents objecting are 14 (2 from 1 address) as well as the letter from Cllr V 'Albert.

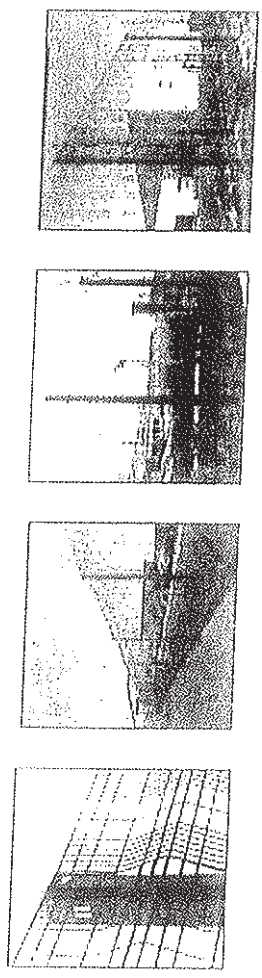
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ITEM 3



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Paladin 2000 System

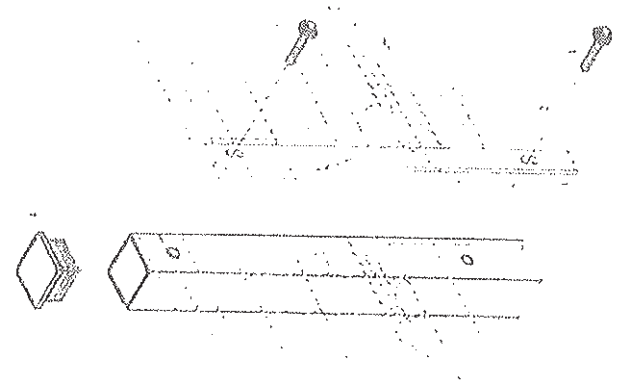


APPLICATIONS:

Parks, schools, playgrounds & sports stadia, public buildings, factories & warehouses, airports, marinas, utilities (gas, water, electric & telecommunications).

BENEFITS:

- Prestigious:**
Paladin is the most popular weldmesh fence panel due to its innovative and unique appearance: a sophisticated and decorative type mesh pattern, with integral 'V' forms.
- High Visibility:**
Strong, lightweight construction having improved performance against 'cut through' and climbing, whilst providing clear visibility along the fence line.
- Easily Installed:**
Simple but innovative design for easy installation, with flexibility at corners and gradients. Vertical or cranked extensions to support three rows of barbed wire available together with Robusta Gates to provide additional security.
- Multi-Lift:**
To achieve fence heights in excess of 2.4m the panels are designed for multi-lift erection, i.e. one or more panels are placed above the bottom panel.



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