

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

24 August 2010

SUPPLEMENTARY INFORMATION

Item:01 Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR Application No. 52416

Two storey extension to existing factory (3327 m2) with associated car parking creating a total of 80 spaces (net increase 35 spaces) and new landscaping

Conditions - Percent for art

To enable the applicant can make a financial contribution to satisfy the requirement to provide public art and to enable this money would be used on scheme for public art within close proximity of the application site, it is recommended that condition 13 be amended to read:

13. Prior to the commencement of the development hereby approved, a scheme for public art that would be sufficient to be in accordance with Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art shall be submitted to and approved in writing with the Local Planning Authority. The approved scheme shall be implemented prior to the building hereby approved being brought into use.

Reason - To ensure that the development would contribute to satisfying the need for public art pursuant Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art.

Item:02 Lowercroft Business Park, Lowercroft Road, Bury, BL8 3PA Application No. 52574

Replacement 1.8m high palisade fence to Lowercroft Road Frontage (retrospective)

Nothing further to report.

Item:03 Electricity Substation Building, Paradise Street, Ramsbottom, Bury, BL0 9BS Application No. 52589

Change of use of part of substation building to offices (Class B1); Raising of roof ridge height to create additional storey; Creation of access to 2 no. car parking spaces at rear (resubmission)

Nothing further to report.

Item:04 Cowl Gate Farm, Pole Lane, Whitefield, Manchester Application No. 52606

Regrading land using previously imported hardcore and capping with salvaged original top soil

Nothing further to report.

Item:05 Land adjacent to 9-11 Heywood Street, Bury, BL9 7EB Application No. 52626

Residential development - 4 no. dwellings

Nothing further to report.

Item:06 Old Kays Park, Tottington, Bury Application No. 52697
Installation of play equipment within the park area (retrospective)

Nothing further to report.

Item:07 Rockley House, Clifton Road, Prestwich, Manchester, M25 3JP
Application No. 52752
Demolition of existing conservatory and erection of single storey extension to provide new main entrance, interview room and disabled toilet; New access ramp; Alteration to car parking layout

Nothing further to report

Item:08 Leigh Bank, 4 Glebelands Road, Prestwich, Manchester, M25 1NE
Application No. 52762
Partial demolition of single storey outbuilding and erection of new single storey extension to link to main house

Correction - Please note that the recommendation (Page 37) appears after Page 38 in Item 9 as a result of a problem with the copying of the Agenda.

Additional Comments on Revised Plans from Neighbour

No.6 Glebelands Road has made the following additional points:

The proposed roof lights, when open would increase noise nuisance.

Concerns with regard to the increase in bedrooms from 9 to 12, the relative height of the extension and parking have already been detailed in the main report.

Item:09 Former railway track, Ainsworth Road, Radcliffe, Manchester, M26 4HN
Application No. 52764
Erection of 11 dwellings

Nothing further to report.

Item:10 The Dragon, Parr Lane, Bury, BL9 8LU Application No. 52783
Single storey extension at rear; Removal of bay window at side and external alterations

Publicity.

Comment received from No 9 Chadderton Drive:

- As this establishment was previously a public house, it is difficult to object. Having had a poor reputation, would hope supervision would improve.

Item:11 Guardian Angels RC Primary School, Leigh Lane, Bury, BL8 2RH
Application No. 52796
Erection of 2.4m high security fencing within school grounds to match existing

Nothing further to report.

Item:12 Land adjacent to 506 Bolton Road, Bury, BL8 2DU Application No. 52805
Erection of 1 no. detached dwelling

Publicity

Photographs have been received from the occupiers of No. 39 Kenmor Avenue, which show the relationship between No. 39 Kenmor Avenue and the proposed dwelling.

The impact of the proposed dwelling on residential amenity has been addressed in the main report.

Item:13 73-75 Ainsworth Road, Bury, BL8 2PY Application No. 52830
Change of use of part of ground floor shop to self contained flat; Change of use of first floor to self contained flat

Nothing further to report.

Item:14 HPL Motors Ltd, Bury New Road, Prestwich, Manchester, M25 1AR
Application No. 52855
Retrospective - Extension of sales area and re-positioning of palisade fence (resubmission)

Nothing further to report.

Item:15 12 Bolton Street, Ramsbottom, Bury, BL0 9HX Application No. 52859
Change of use of ground floor from shop (Class A1) to financial and professional services (Class A2)

Nothing further to report

Item:16 Park Farm, 206 Manchester Road, Ramsbottom, Bury, BL9 5NP
Application No. 52867
Retention of hardstanding for use as a car park to the rear of Park Farm Garden centre/cafe (Retrospective)

Nothing further to report.