

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

14 September 2010

SUPPLEMENTARY INFORMATION

Item:01 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:02 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

Nothing further to report.

Item:03 Land off Poppythorn Lane, Prestwich, Manchester Application No. 52820

Outline - Demolition of existing buildings and erection of 12 no. dwellings and associated access and car parking

Consultations

GMPTE - They have now raised a formal objection to the application as there is uncertainty about funding the park and ride scheme. However, this appears to be on the basis of land ownership issues not material planning considerations and as such, the recommendation to approve conditionally is not affected.

Additional comments from Traffic Section

Following the submission of revised plans, the Traffic Section has no objections to the proposed development, subject to the inclusion of conditions relating to the highway improvements, visibility splays, turning facilities and car parking.

Therefore, the condition relating to the approved plans should be amended and conditions relating to highway improvements, visibility splays, turning facilities and car parking should be added:

3. This decision relates to drawings numbered G38 (05) 01, G38 (05) 02, G38 (05) 03 Rev A, G38 (05) 04 Rev A 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.

13. No dwelling hereby approved shall be first occupied unless and until the access improvements and the proposed access road, along the full extent of the visibility splays indicated on approved plan reference G38 (05) 03 Rev A have been implemented in full to the written satisfaction of the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure good highway design in the interests of highway safety and to ensure alternative provision for the park and ride scheme pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy HT3/4 - Schemes to Assist Metrolink

14. The visibility splays and forward visibility envelope indicated on approved plan reference G38 (05) 03 Rev A 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 in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

15. The turning facilities indicated on approved plan reference G38 (05) 03 Rev A shall be provided before the development is first occupied and subsequently maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

16. The car parking indicated on approved plan reference G38 (05) 03 Rev A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwellings hereby approved being occupied.

Reason. To ensure adequate 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 SPD 11 - Parking Standards in Bury.

17. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:04 Sunny Bank, Arthur Lane, Ainsworth, Bolton, BL2 5PN Application No. 52826

Change of use of single storey domestic swimming pool to bungalow with single storey side extension

Consultee Responses

The Traffic Section have received a revised plan giving clearer geometry for the intervisibility splay required at the junction of the site with Arthur Lane and safe passing facilities within the site. Conditions are proposed to ensure that the access is implemented as shown on the revised plans.

Add Conditions:

10. The visibility splays indicated on the plan received 9 September 2010 shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved commences and shall subsequently be 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 in the interests of road safety pursuant to Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

11. The extension of the existing turning facilities indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the use hereby approved commences and shall subsequently be maintained free of obstruction at all times.

Reason - To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

12. The access hereby approved shall be used for domestic purposes and existing agricultural uses only. It shall not be used in part or whole for any commercial livery, equestrian or other use.

Reason - The scale of the access proposed would be sufficient solely for the scale of the development subject to this proposal and not a commercial venture pursuant to Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

Item:05 48 Gardner Road, Prestwich, Manchester, M25 3HU Application No. 52881

Demolition of existing dwelling; Provision of associated landscaping and fencing

Public Correspondence

The 13 'standard photocopied letters' referred to within the main report were received from the following addressees:

25, 33, 42, 45, 47, 49, 50, 51, 53, 62 Gardner Road; and 8, 34, 40 Mellor Street

A further letter has been received from 49 Gardner Road following the receipt of a revised plan letter providing additional landscaping proposals received for the scheme.

They are concerned that the proposals will still be inadequate as the site would still be open and unsecure, with employees and anybody else for that matter able to use the site as a smoking area.

Item:06 Land adjacent to 22 Manchester Road, Ramsbottom, Bury, BL0 0DH Application No. 52884

Proposed 3-storey dwelling-house with integral double garage and new vehicular access onto Manchester Road

Nothing further to report.

Item:07 Vic Graham Potato Merchants, South Royd Street, Tottington, Bury, BL8 3NA Application No. 52908

Single storey detached building (storage/repair)

Nothing further to report.

Item:08 Land to rear of 11 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0HH Application No. 52955
Retention of storage container (retrospective)

Nothing further to report.

Item:09 3 The Hollows, 9 Ringley Road, Whitefield, Manchester, M45 7XQ Application No. 52986
Variation of condition no. 13 of planning permission 37140 to allow opening obscure glazed windows on side elevation of flat, facing no. 11 Ringley Road (resubmission)

Conditions.

Revised wording to condition 3 is recommended to ensure that the obscure glazing is maintained during the life of the property. The condition will read:

3. Samples of the window frame and obscure glazing to be used shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved window frame and obscure glazing shall be used for the windows and the obscure glazing shall be maintained while ever the building is used for residential purposes.

Item:10 Red Bank House, Lowe Street, Radcliffe, Manchester, M26 3PD Application No. 53002
Demolition of the existing Red Bank House care home and subsequent new development of a residential care home consisting of 40 extra care flats with communal facilities plus associated landscaping and car parking

Consultations.

Designforsecurity - comments have now been received and they state that the gates and fence across the car park entrance should be 2100mm high to secure this area.

Following this comment an additional plan (P2936-008 Rev A) has been submitted to show the elevation to the front vehicular access gates is 2.1m high in response to these comments and as such condition 2 will be amended to add this plan to ensure development is carried out in accordance with this requirement.