

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

PLANNING CONTROL COMMITTEE

16 November 2010

SUPPLEMENTARY INFORMATION

Item:01 Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH Application No. 52491

Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area

Planning History

00219/E - Extension to Bury Grammar School (Girls)

The Planning officers wish to make it clear that support was shown to the scheme during pre-application discussions, with some areas of concern to be addressed.

Comments from Applicant

A letter was received from the applicant on 10 November, in response to the committee report. The letter was some three pages in length and included three appendices - a letter from the agent, dated 22 September, a report on the impact of the proposals on the existing building by a historic buildings surveyor and a letter from the architect. These comments are summarised below:

Applicant's Comments - "The applicants wish to express disappointment that the recommendation is one for refusal as they consider the scheme to be entirely appropriate. It is noted that there have been no objections from residents or other third parties, nor any objections from statutory consultees. Furthermore, there is a clear acceptance that the proposal is essential to the provision and improvement of educational facilities within the Borough."

Council's response - There is no objection to the principle of providing the lecture theatre and the improved sixth form facilities. The concern relates to certain elements of the design, scale and position of specific parts of the proposed extensions. The provision of improved educational facilities at the school is welcomed.

Applicant's Comments - "The scheme was submitted following receipt of positive feedback from the Senior Planning Officer, who confirmed that "in general the new building appears to work well within the streetscene and does not dominate the existing school buildings."

The design issues were raised in an e-mail one week before the application was due to be determined. The report largely ignores the fact that the Council's Conservation Officer has not objected to the scheme and believes it to be generally acceptable."

Council's response - Pre-application comments can help to improve a scheme, but it is important to note that officers cannot pre-judge the application. Any advice is given in good faith and cannot represent the department's views. The pre-application comments were positive in response to the impact upon the general streetscape and the removal of the flat roofed extension on the frontage was welcomed. There were however a number of concerns raised in relation to parking and the detailed design. These included the materials, clarity on what was to be retained internally in terms of the original facade along the frontage and the treatment of the closed off entrance. These issues were raised by the Conservation Officer and the treatment of the closed off entrance remains unresolved. A second concern relates to the impact of the extensions and particularly how it impacts upon the symmetry of the building. Hence, it is considered that elements of the proposed extensions would be overly strident in terms of height and scale.

When the application was formally submitted and the department's view was being formulated, the concerns relating to elements of the design are detailed in the main

report. These concerns were raised verbally in a meeting prior to the validation of the application and again in a telephone conversation on 16 August. Following a meeting to discuss the issues relating to the application, comments were sent by e-mail to the architect on 24th August. A meeting was held with the applicant on 7 October to discuss these issues and any potential amendments to the application. As such, the concerns have been conveyed well before the determination process and in a consistent manner expressing concern.

In light of the pre-application discussions that had taken place, the positive views expressed at that time and the current position of the Officer's recommendation to refuse, the application is being presented to the Planning Control Committee for consideration.

Applicant's Comments - "It is considered that the report has grossly over-stated the heritage significance of the building and those aspects of the building which would be affected by the proposal. The school and its advisors believe that the scheme has been carefully designed to enhance the appearance of the building and respect its more traditional features, whilst ensuring that the new facility serves its purpose and addresses issues related to the existing building. The School has commissioned an independent review of the building and the impact of the proposals by a historic buildings surveyor. His comments include:

"The school was built between 1900 and 1907 to the design of William Venn Gough of Bristol. Gough's name is not well known nationally, and Professor Andor Gomme's guide to Bristol architecture suggests that his architectural abilities may have been questionable:

"William Venn Gough cannot have been anyone's favourite architect but he was employed so widely that it is impossible to ignore him."

" I (historic buildings surveyor) do not agree with the suggestion in the Committee report that public views of the bay window at the corner of Tenterden Street, of the former Boys' school entrance and of the symmetrical Bridge Road facade are of key importance, when all three elements are to be retained in a setting of a higher design quality than at present. Nor do I agree that the proposed two storey glazed structure would be '*an overly strident intrusion*'. It is treated as a separate but linked element in a modern style replaces the brick box that currently disfigures the facade, and overcomes one of the architectural shortcomings of the present Bridge Road elevation: that it is the main facade but lacks an obvious main entrance."

Council's response - The building is currently on the draft local list of historic buildings within the borough and the application has been dealt with on that basis.

The architect, William Venn Gough (1846 - 1918), designed several prominent buildings in Bristol. Many of his designs are listed buildings of Grade II and Grade II*, including Cabot's Tower, Queen Square House and Colston's Girls School. He also designed the Kay Memorial in Bury town centre, which is Grade II listed. Henry Whitehead, who commissioned the Kay Memorial, had connections with Bury Grammar School and it is probable that he was commissioned William Venn Gough to design the school building.

In formulating the response to the applicant's comments contained within this supplementary agenda, it is considered that there is a possibility that the school building could be worthy of becoming nationally listed itself and comments have been sought from English Heritage. Nothing has been received to date.

Applicant's Comments - "The report highlights a number of amendments that have been put to the agent, but have been rejected. Although the suggested changes appear straightforward, these amount to fundamental matters which would undermine the whole design of the building. The report concludes by stating that the agent was "offered an opportunity to amend the scheme but has decided to keep the scheme as submitted, with no changes". This statement is misleading and prejudicial as it ignores that the submitted scheme was the result of various changes in response to pre-application negotiations."

Council's response - The agent has not quantified or qualified the statement with regard to the suggested changes being fundamental and undermining the whole design of the building. It is acknowledged that the proposed extensions have gone through at least four revisions during the pre-application process, each of which have had design and positioning issues. However, further changes are required during the application to enable Officers to recommend approval to the scheme that is formally before us. The Council would be happy to accept appropriate amendments to the scheme.

Item:02 **Tottington South County Primary School, Moorside Road, Tottington, Bury, BL8 3HR Application No. 52853**
Replacement of perimeter railings and gates with 2m and 2.4m high wire mesh fencing and gates.

Nothing further to Report.

Item:03 **Church Buildings, Warth Road, Bury, BL9 9NG Application No. 52882**
Extension of time limit for implementation of planning permission 47911 for outline residential development and means of access

Publicity

An e-mail, with no postal address, and a letter from the occupiers of 36, 38 and 40 Openshaw Fold Road, have been received in support of the application.

The supporters has been notified of the Planning Control Committee.

Issues and Analysis

On 10 November, the High Court found that the Communities Secretary acted unlawfully in unilaterally revoking of the system of Regional Spatial Strategies in England. Therefore, the Regional Spatial Strategy (RSS) is a material consideration in the determination of this application.

The RSS has been revised since the previous application and the Council no longer has an oversupply of housing. As such, SPD7 has been relaxed and there is no requirement to provide 100% of affordable housing. The current application should be assessed against current policies and as such, 25% of the dwellings should be affordable.

The grant of this planning permission would supercede the original Section 106 agreement. As the application is in outline and no details of the type, location or size of the dwellings is known, the provision of affordable housing would be secured by a condition, which requires full details to be submitted at the reserved matters stage.

Therefore, the application is recommended to approve with conditions and condition 5 is amended to read:

5. The development hereby approved shall include provision that would be sufficient to be in accordance with Policy H4/1 - Affordable Housing of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision in New Residential Developments.

The approved details shall be submitted as part of the first reserved matters application relating to the housing proposals within the site and the approved provision shall be implemented prior to the first occupation of the residential element of the site or as otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure that the development would contribute to satisfying the need for affordable housing pursuant to Policy H4/1 - Affordable Housing of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision in New Residential Developments.

Item:04 4 Moss Lane, Whitefield, Manchester, M45 6HG Application No. 52992
Two storey extension at side

Nothing further to report.

Item:05 Melrose, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD Application No. 53079

Demolition and replacement of existing dwelling (resubmission of 52310): detached garage/store, waste treatment system and domestic oil store.

Additional Neighbour Objection - The occupiers of No 2 Quariton Drive have expressed concerns that the proposed drainage arrangements would have a detrimental effect on the structural integrity of there property.

Other objections not already noted in the main report are as follows

- Concerns about heavy construction traffic using the access road and compromising road safety and damaging.
- Concern has been expressed about the position of the proposed oil store in relation to a nearby watercourse and the potential for pollution.
- Detrimental impact of the development on the existing public footpath running along the access road from Hawkshaw Lane.

Consultee Comments on revised drainage arrangements.

Environment Agency - No objection subject to the proper installation of the proposed water treatment plant.

United Utilities - No objection to the foul and surface water connecting to the culverted watercourse and combined sewer on Bolton Road.

Drainage Section (Bury MBC) - No objection subject to drainage details being submitted and approved by the Local Planning Authority prior to commencement of development.

Given the above comments and the proposed conditions that can be attached to any approval, it is considered that an appropriate scheme of drainage for both foul and

surface water, linking to the combined sewer on Bolton Road via the existing culvert. can be established without material harm to neighbouring properties or compromising nearby water sources or existing drainage in the area. As such there are no planning reasons for objecting to the proposal on drainage grounds.

With regard to traffic, any construction vehicles accessing the site would be subject to normal highway regulations and any private agreements in relation to the private access road.

With regard to the storage of oil, the installation of oil tanks would be subject to Building Regulations approval and the Control of Pollution Regulations which ensures appropriate measures such as secondary containment systems/bunds are in place to prevent any leakage. It is considered appropriate to attach a condition requiring details of its appearance to be submitted prior to commencement of development and an informative making the applicant aware of current regulations.

With regard to the existing public footpath, this would not be affected by the development as it is outside the curtilage of the proposed house.

Regional Spatial Strategy (RSS) - On 10 November, the High Court found that the Communities Secretary acted unlawfully in unilaterally revoking of the system of Regional Spatial Strategies in England. Therefore, the Regional Spatial Strategy (RSS) is a material consideration in the determination of this application.

The RSS has been revised since the previous application and the Council no longer has an oversupply of housing. As such, SPD7 has been relaxed and there is no requirement to provide 100% of affordable housing. The current application should be assessed against current policies and as such, 25% of the dwellings should be affordable. Whilst the RSS remains in place and is a material consideration in the assessment of planning applications, in respect to what is a replacement dwelling, it is not considered that the proposal conflicts with the strategy.

Drawings. Attached are the full elevation drawings of the proposed house and garage.

Additional Condition - Prior to commencement of development, details of the design and installation of the proposed oil storage tank shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the dwellinghouse.

Reason - To ensure that the oil storage tank is designed and installed correctly in the interests of visual amenity and environmental protection pursuant to UDP policies EN1/1 Visual Amenity and EN7/3 Water Pollution.

Item:06 **11 Corday Lane, Prestwich, Manchester, M25 2RP Application No. 53100**
New detached garage

Nothing further to Report.

Item:07 **328 Hollins Lane, Bury, BL9 8BS Application No. 53144**
Two storey extension to side

The first floor plan is provided within the Supplementary Agenda. Otherwise, there is

nothing further to report.

**Item:08 Land Adjacent To 1 Park Terrace, Whitefield, Manchester, M45 7HQ
Application No. 53148**

Variation of Condition 2 of application 51555 to allow alteration to the roof
(Retrospective)

Amendment to the Officer Report description

It should be noted that the site is currently undergoing redevelopment to provide two dwellings and not grassed as originally stated..

Issues and Analysis

The proposed dwellings would be 28cm and not 28mm higher than the adjacent terrace of dwellings. However, this error does not affect the issues or recommendation within the report.

Item:09 Pavement outside Tower House, 269 Walmersley Road, (opposite Linton Avenue), Bury, BL9 6NX Application No. 53163

Prior notification for installation of 15m street pole including 3 no. antennae, 1 no. equipment cabinet and 1 no. electrical meter pillar to facilitate site sharing

Publicity

Three letters have been received from the occupiers of 298, 200 Walmersley Road and 15 Seedifeld Road, which have raised the following issues:

- The mast would be too tall and a smaller mast would be preferred.
- Consideration should be given to the colour of the services box to ensure it blends in.
- Impact upon health.
- The proposed mast would obstruct the pavement.
- Impact upon the streetscene.

The objectors have been notified of the Planning Control Committee.

The issues above have been addressed in the main report.

**Item:10 Hooley Bridge Service Station, Rochdale Old Road, Bury, BL9 7TL
Application No. 53176**

A: 5 No. non-illuminated board signs (retrospective)

B: 2 No. non-illuminated rotating pole signs (proposed)

Publicity

Further correspondence has been received from 456 Rochdale Old Road and 1 Smethurst Hall Road who raise the following :-

- The rotating poles have been erected.
- They are approximately 4m high not 3m as on the plan.
- They ruin the appearance of the area country area of Jericho.

Item:11 Pavement adjacent Gin Hall (opposite Falshaw Drive), Walmersley Road,

Bury, BL9 5JX Application No. 53197

Prior notification for installation of 15m replica telegraph pole including 3 no. antennae, 1 no. equipment cabinet and 1 no. electrical meter pillar to facilitate site sharing

Publicity

Three letters have been received from the occupiers of 127 Ribble Drive, 833 Walmersley Road and 901 Burnley Road, which have raised the following issues:

- The proposed development would affect the view.
- The proposal would reduce the width of the footpath.
- There is no need for the proposed mast.
- There is no tall street furniture on that side of Walmersley Road for over 0.25 miles and the proposed mast would be a isolated piece fo street furniture, which would have an impact upon the skyline.
- There are two masts on Manchester Road amidst trees. Therefore, masts must be able to be positioned within trees without any major problems with interference.

The objectors have been notified of the Planning Control Committee.

Response to objectors

The proposed mast is required to provide 3G coverage to the area. 3G coverage provides greater level of data speed transfer and carry voice calls, texts with the additional capacity to transmit and receive visual media and provide broadband internet capabilities. As the volume of traffic to a 3G site increases, the level of power output reduces and therefore, the area of coverage is reduced. In addition, the presence of any trees or tall buildings would restrict the radio signals.

If the mast was to be located further up Walmersley Road in between the trees, it would cover a much reduced area and would result in additional masts being needed to provide the required 3G coverage.

There is a telegraph pole located near 772 Walmersley Road and the remainder of the street furniture on this side of Walmersley Road is between 2 - 4 metres in height. The proposed mast has been designed to look like a telegraph pole and would be no more obtrusive in the streetscene than the existing street furniture in the locality.

The other issues raised have been addressed in the main report.

**Item:12 Springside County Primary School, Springside Road, Bury, BL9 5JB
Application No. 53207**

Re submission of planning application 52668 to include a building for extended services attached to the new foundation unit.

Nothing further to report.

**Item:13 Tesco Stores Limited, Woodfield Retail Park, Peel Way, Bury, BL9 5BY
Application No. 53222**

Highway access alterations and landscaping works

Recommendation - Defer

The applicant has requested the application is deferred to the December meeting to allow discussions to take place with their tenant, McDonald's over their concerns about the proposed highway layout.

1. To be used in conjunction with the proposed drawings for the proposed building. It is not to be used for any other purpose.

2. All dimensions are in millimetres unless otherwise stated.

3. All dimensions are to the face of the work unless otherwise stated.

4. All dimensions are to the centre of the work unless otherwise stated.

5. All dimensions are to the outside of the work unless otherwise stated.

6. All dimensions are to the inside of the work unless otherwise stated.

7. All dimensions are to the top of the work unless otherwise stated.

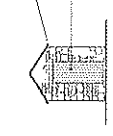
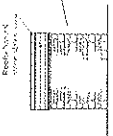
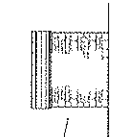
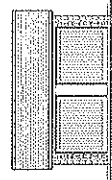
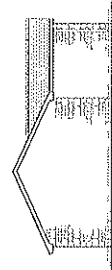
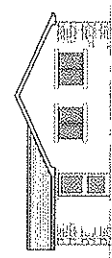
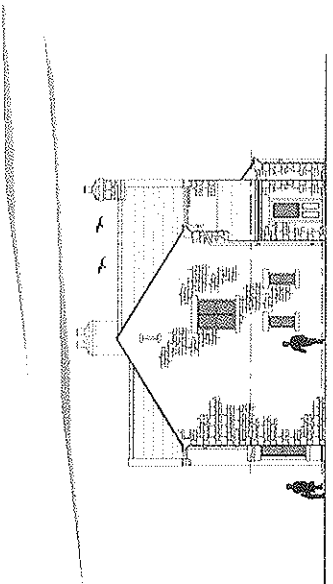
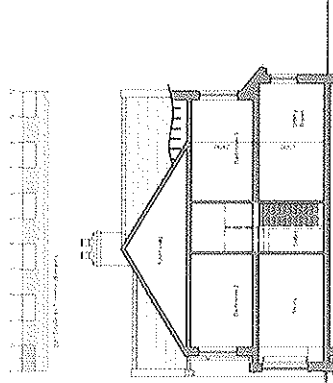
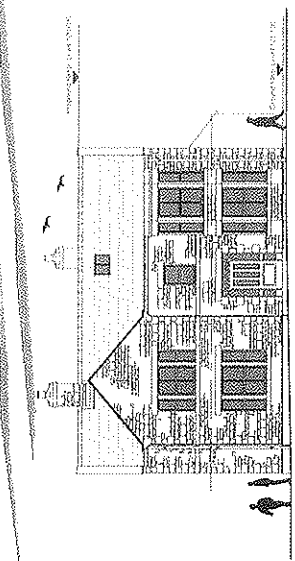
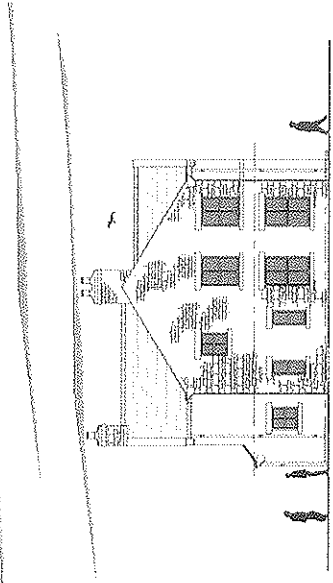
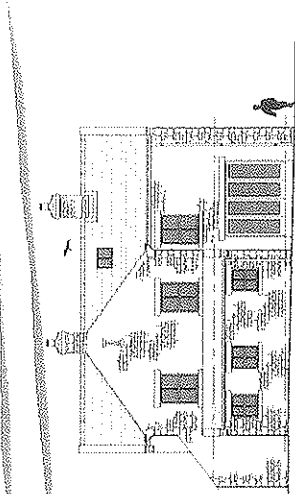
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9. All dimensions are to the left of the work unless otherwise stated.

10. All dimensions are to the right of the work unless otherwise stated.

PROPOSED EXTERNAL FINISHES

- Roof:** Natural slate
- Walls:** Coursed Natural stone
- Roof water goods:** Black steel gutters and downpipes
- Doors & Windows:** White uPVC frames with double glazing (unless stated otherwise)
- Roof Lights:** Yellow rooflights with low profile sashings



B. Garage Elevations allowed
 A. Front door detail amended

Graphic Architectural Services Ltd
 100, The Quadrant, Bury, Greater Manchester, M9 7LQ
 Tel: 0161 254 1111
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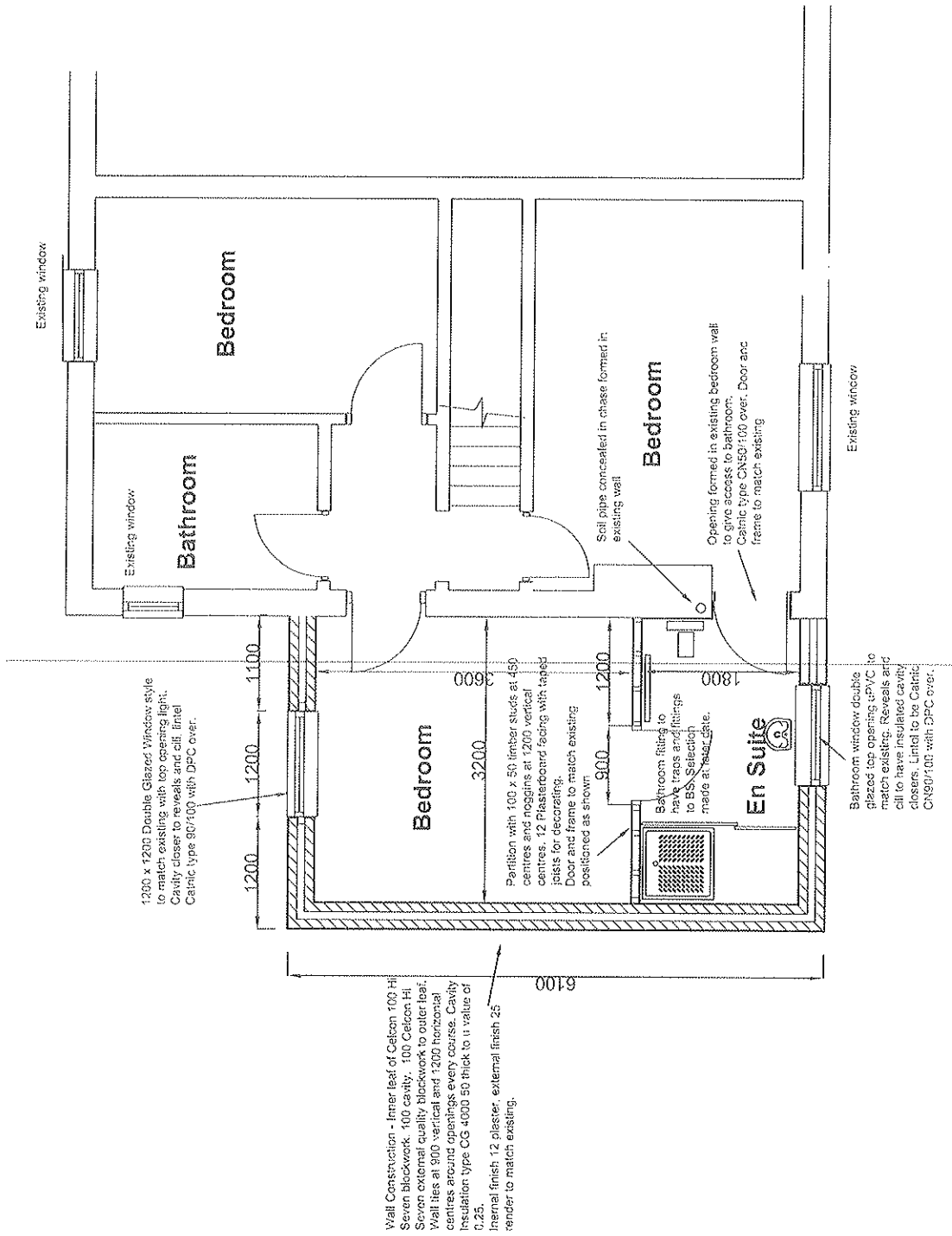
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Project: Rebuilding of the existing dwelling at Melrose, off Hawkshaw Lane, Hawkshaw, Bury, BL8 4DQ	
Drawing No: Elevations and Typical Section AS Proposed	
Scale: 1:100	Date: August 2009
Sheet: 01	Total: 02

Title
Proposed First Floor Plan
Scheme 2

Job
Proposed Alterations to 328
Hollins Lane, Hollins, Bury

Client
Caroline Berry

Page No 1027/04 Scale 1:50
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First Floor Layout