

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

14 December 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

Revised plans have been received from the applicant and are attached to this report. These plans have not been fully assessed due to the late receipt.

Since the previous committee meeting, a application has been made to English Heritage to spot list the building. It is understood that the application has been sent to London for a final decision, which is expected on Friday (17 December).

Item:02 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 Information.

The applicant has submitted an Impact Assessment of Non-Mains Sewerage following a request from the Local Planning Authority.

With regard to foul drainage, the report addresses the eleven points identified in Annex A; Para 6 of Circular 03/99 as follows:

Contravention of Appropriate Practices - None identified.

Adverse Effect on water Sources/Resources - Since the treatment effluent is to a culverted watercourse rather than run-off, there is no threat to underground water sources

Health Hazard/Nuisance - Since the quality of treated effluent via the Bio Disc process is higher than the existing septic tank and treated outfall is discharged to a culverted watercourse, there can be no suggestion or reasonable conclusion of detrimental to public health.

Damage to Controlled Waters - The Bio Disc process and its certification indicate a lack of solid discharge.

Damage to Environmental/Amenity - No detrimental impact due to treatment plant and no public open space in vicinity.

Overloading Existing Capacity - The improved system of drainage would not amount to an additional discharge. Further, sludge is removed mechanically resulting in a lower volume of discharge.

Absence of Outlets - The existing culverted watercourse is a suitable facility and thus no on-site disposal is sought.

Unsuitable Soakage Characteristics - Discharge not retained on site thus not applicable.

High Water Table - Not applicable as water percolation of outfall is not involved.

Rising Ground Levels - Not applicable as water percolation of outfall is not involved.

Flooding - Land is on rising ground higher than Bolton. No issue of flooding.

The report also addresses surface water drainage and concludes that the amount of surface water discharged to the culvert would not be greater than that currently discharged from the site. The total discharge would be further limited by a proposed on-site soakaway to take water coming off the proposed garage roof - for garden reuse/ car washing etc as an individual 'sustainable Urban Drainage System' (SUDS).

The report indicates that the criteria within Circular 03/99 can be satisfied.

Further Consultations (as a result of drainage report) -

Environment Agency - No further comment.

United Utilities - No objection.

Environmental Health (MBC) - No objection.

Drainage (MBC) - No objection subject to the appropriate condition requiring details of foul and surface water drainage to be submitted to, and approved by the Local Planning Authority prior to occupation.

Additional objections from Bramley Fold Farm relating to drainage report

A letter from Woodcocks Solicitors, on behalf of the residents at Bramley Fold Farm, has been received which states that the applicant has no legal rights to install the new treatment plant without a variation to the existing easement and the owner of the land at Bramley Fold Farm will not under any circumstances agree to this. In addition, any condition imposed by the Council with regard to drainage would fail one of the six tests set out in Circular 11/95 and its amendment in 2002.

The proposed water treatment plant is entirely different to the existing septic tank and represents an enlargement and intensification of the use of the permitted drainage facility.

Creating a connection from the treatment plant to the culvert is outside the parameters of the legal easement and would prevent her from accessing her own field drainage system.

The proposed works would have a serious impact on the existing drainage of Bramley Fold Farm by the introduction of new and substantial surface water drainage from the applicant's land.

A separate letter from the occupier of Bramley Fold has also been received and refers to the following:

The new treatment plant is acceptable only if the applicant has legal rights to carry out the work.

Surface water flows north/south through the area proposed for the garage. The applicant has no legal rights to change the flow of surface water into the field.

The SUDS system will only act as a brake on the water flow and it is not clear where the overflow from this will go. this appears at variance with the UDP.

The proposed house is too big for the current service provision. the applicant should refurbish and use the existing drainage system and connect to the main sewer.

Item:03 Former Roach Packing Case Company, Scobell Street, Tottington, Bury BL8 3DT Application No. 53170

Outline application for residential development all matters reserved

Amend the wording to condition 5 to read:

5. On or before the submission of the first reserved matter(s), details relating to the provision that is to be made for the loss of employment land and premises, that would arise as a result of the site being developed for residential purposes, shall be submitted to, approved and documented in writing by the Local Planning Authority.

The provisions shall be in accordance with Bury Unitary Development Plan Policy EC2/2 - Employment Land and Premises Outside Employment Generating Areas and the associated Supplementary Planning Document 14 - Employment Land and Premises and no development shall take place within the site unless and until this condition is satisfied.

Reason - To ensure that the development would contribute towards satisfying the need for employment provision pursuant to Bury Unitary Development Plan Policy EC2/2 - Employment Land and Premises Outside Employment Generating Areas and the associated Supplementary Planning Document 14 - Employment Land and Premises.

Item:04 Land at 10 Eight Acre, Whitefield, Manchester, M45 7LW Application No. 53184

1 No. detached dwelling

Nothing further to report.

Item:05 Thumbs Up (Bury), Greenfields, Dumers Lane, Bury, BL9 9UT Application No. 53186

Demolition of existing warehouse and erection of a research and development and recycling building (Class B2)

Publicity - Further e-mail received from original objector unable to attend the meeting but is strongly against the proposal which would cause more noise and more vehicles.

Item:06 39 Rowlands Road, Summerseat, Bury, BL9 5NF Application No. 53199

1 No. detached dwelling with integral garage; Wall, railings and gates to front

Nothing further to report.

Item:07 46-48 Bury Old Road, Prestwich, Manchester, M25 0ER Application No. 53205

Demolition of 2 no. detached dwellings. Construction of new apartment building comprising of 14 no. apartments with associated underground parking, and amenity space.

Consultations

Traffic Section - Object to the proposal for the following reasons:

1. The proposal would result in the intensification of the use of the Castle Hill Road/Bury Old Road/Kings Road junction and is likely to lead to an increase in conflicts at this junction to the detriment of highway safety.
2. The proposed access is substandard in terms of width and visibility, which would be detrimental to pedestrian and road safety.
3. The proposed car parking arrangements for future visitors to the development are inadequate and would lead to vehicles parking and carrying out manoeuvres on the highway, which would be detrimental to the free flow of traffic and road safety.
4. The proposal does not provide adequate facilities for the additional pedestrian traffic on Bury Old Road, which would be detrimental to pedestrian safety.

5. The application and submitted plans contain insufficient information to enable the impact on the affected streetlight column and the proposed boundary walls details adjacent to and access alterations onto Bury Old Road to be properly assessed.

Issues and Analysis

Points 2 - 5 can be addressed by conditions (13 - 16), which are detailed below. Point 1 is addressed within the main report.

Therefore the following conditions should be added to any grant of planning permission:

13. No development shall commence unless or until full details of an intercom system to provide access for visitors to the car park has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the dwellings are 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 SPD11.

14. Notwithstanding the submitted plans, the access to the car park shall be 5.5 metres in width.

Reason. To ensure good highway design in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

15. Prior to the commencement of the development hereby approved, details of the boundary treatments and the replacement streetlighting column shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the approved development

Reason. In the interests of good highway design pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

16. No development shall commence unless or until a scheme of visibility improvements at the junction of the access road and Castle Hill Road have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be brought into use prior to occupation of the dwellings hereby approved and maintained free of obstruction above the height of 0.6 metres.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:08 1 Bankfield Close, Ainsworth, Bolton, BL2 5QZ Application No. 53250
Division of 1 dwelling into 2 dwellings; Two storey extension at side

Additional Objections

The residents at Nos.22 and 24 Bankfield Close have concerns about the following:

- the lack of sufficient parking and
- access for emergency vehicles would be reduced
- state that additional vehicles would make matters worse at the junction of Broomfield Close and Bankfield Close

The issue of parking has been dealt with in the main report and the issue of highway capacity for emergency vehicle and at the junction is not considered to be sufficient to

warrant refusal as the application is for a single new house on an estate house.

Item:09 Laburnum House, Wells Street, Bury, BL9 0TU Application No. 53321
1 No. detached dwelling (Resubmission of 52716)

Nothing further to report.

Item:10 57 Belbeck Street, Bury, BL8 2PX Application No. 53323
Externally illuminated sign with cover (resubmission)

Nothing further to report.

Item:11 Land between St James Avenue and Stewart Street, Bury, BL8 1SU
Application No. 53342
Erection of 2 no. dwellings (resubmission)

Nothing further to report.



Agenda Item	5
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MEETING: PLANNING CONTROL COMMITTEE

DATE: 14th DECEMBER 2010

SUBJECT: VALIDATION CHECKLIST CRITERIA

AMENDMENT TO SECTION 7 – TRANSPORT ASSESSMENT/TRANSPORT STATEMENT

**REPORT FROM: ASSISTANT DIRECTOR FOR PLANNING,
ENVIRONMENT & REGULATORY SERVICES**

CONTACT OFFICER: DAVID MARNO – DEVELOPMENT MANAGER

TYPE OF DECISION: **COUNCIL**

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: Main Agenda item 5 provides the finalised report upon the proposed amendments to the Council’s planning application validation checklist criteria. This report amends section 7 justification.

OPTIONS & RECOMMENDED OPTION The Committee is recommended to note and accept the amendment to the main report.

IMPLICATIONS:

Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework?	No
Financial Implications and Risk Considerations:	N/A	
Statement by Director of Finance and E-Government:	N/A	
Equality/Diversity implications:	No (see paragraph below)	
Considered by Monitoring Officer:	N/A	
Are there any legal implications?	N/A (see paragraph)	
Staffing/ICT/Property:	N/A	
Wards Affected:	ALL	
Scrutiny Interest:	N/A	

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners

Scrutiny Commission	Executive	Committee	Council

1.0 Introduction

- 1.1. At the meeting of the Planning Control Committee on 19 October 2010, a report was provided to describe the amendments set out to the regulations for the validation of planning applications.
- 1.2. In April 2010, the Government issued a series of amendments and changes to planning regulations. In particular reference to this report, the Government set out its policy on the information that must be provided in support of planning applications with the requirement for existing validation checklists to be reviewed and adopted by 31 December 2010.
- 1.3. Since then, the contents of the revised checklist have been subject to consultation and this report provides the details of that process.
- 1.4. The purpose of this report is to seek confirmation that the revised checklists be adopted.

2.0 Amendment

- 2.1 The justification paragraph relating to *Transport Statements* within section 7 – should read as detailed below. The only amendment relates to the insertion of a comma, which clarifies the fact that the trigger for a Transport Statement would not be the fact that the development has transport impacts, but rather the generation of additional trips. This minor change now directly copies the Department for Transport “Guidance on Transport Assessment” criteria that the Council wishes to adopt.

7. Transport Assessment/Transport Statement

A Transport Assessment will be required for developments likely to have significant transport impacts. Its purpose would be to quantify and assess the impact of the proposals on traffic movement and highway safety; to quantify and assess how the development could be accessed by alternative transport modes and how such alternative modes would be promoted, including, where appropriate, green travel plans; and providing details of any proposals for access or transport improvements.

A Transport Statement will be required when the development is expected to generate relatively low numbers of trips or traffic flows, with minor transport impacts. Its purpose would be to cover matters such as trip generation resulting from the development, improvements to site accessibility, car parking provision and internal vehicular circulation, traffic impacts of servicing requirements and the net level of change over any current development within the site.

3.0 Consultation

3.1 This is such a minor amendment that it is considered that there is no further need to consult on this amendment.

List of Background Papers:- None

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