

Applicant: Mr R Osborne

Location: 1 Bankfield Close, Ainsworth, Bolton, BL2 5QZ

Proposal: Division of 1 dwelling into 2 dwellings; Two storey extension at side

Application Ref: 53250/Full

Target Date: 27/12/2010

Recommendation: Approve with Conditions

This application was deferred for a site visit at the previous Planning Control Committee on 14th December 2010.

Description

The application relates to a semi-detached dormer bungalow at the corner of Bankfield Close and Broomfield Close. Ainsworth village is washed over by the Green Belt and a Special Landscape Area. The immediate vicinity of the site is characterised by similar styled dormer bungalows. The property has been previously extended to the side and has a gable end facing, and an existing 1.8m timber fence adjacent to, the footpath on Broomfield Close. Access is from Bankfield Close.

It is proposed to extend and split the existing property into two separate units. This would be done by extending the property 3.3m to the side, towards Broomfield Close. The extension would run from front to rear (7.9m) and include extended dormers at the front and rear. The finishing materials (red brick and tile) would match the existing house. The existing access would be widened to facilitate an additional parking space in the front garden. Access to the middle property would be via a gated pedestrian walkway along the rear boundary.

Relevant Planning History

00675/E - Proposed two storey side extension - Enquiry completed 15/06/2010

49494 - Garage Extension at Side and Reposition of Existing Fence. - Approved 03/04/2008

Publicity

12 neighbours at 23-37(odd), 26-30(even) Broomfield Close and 3 Bankfield Close were notified by letters dated 3rd and 9th November. Residents at Nos.28 and 31 Broomfield Close and Nos.3, 22 and 24 Bankfield Close have objected in addition to objections from Ainsworth Community Association. Objections are as follows:

- A new property would worsen on-going parking problems in the estate.
- The additional access would increase vehicle movements on the estate and increase problems at the junction of Broomfield and Bankfield Closes.
- Problems created for emergency vehicles.
- Increased overlooking at the rear.
- Additional surface water run-off would increase flood risk.
- The path along the rear boundary would pose a security risk for residents at No.28 Broomfield Close.
- Creating a quasi-semi would be out of keeping with the properties on the estate.
- Overdevelopment.
- Approval would create a dangerous precedent within the estate.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Drainage Section - No objection

Environmental Health - No objection.

designforsecurity - No objection

Wildlife Officer - No objection.

Baddac Access - No objection.

Unitary Development Plan and Policies

OL1/3	Infilling in Existing Villages in the Green Belt
EN9/1	Special Landscape Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
HT2/4	Car Parking and New Development
RPG13	Regional Planning Guidance for the North West
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
PPS1	PPS1 Delivering Sustainable Development
PPS3	PPS3 - Housing
PPG2	PPG2 - Green Belts

Issues and Analysis

Policy - Policy H1/2 - Further Housing Development states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses.

Policy OL1/3 relates to sites that are within existing villages that are within the Green Belt and states that infill development will be permitted provided it is in scale with the village and would not adversely affect its character and surroundings.

The application site, whilst being washed over by the Green Belt and Area of Special Landscape, is within an existing settlement and as such the proposed development would be appropriate in land use terms and would not conflict with the surrounding uses. Furthermore it is considered that there is adequate infrastructure to support the development. Subject to compliance with other policy considerations, the proposed development would be in accordance with Policies H1/2 Further Housing Development and OL1/3 Infilling in Existing Villages in the Green Belt.

The details and layout of the application will need to be considered against the criteria listed in Policies H2/1 - Form of New Residential Development and H2/2 -Layout of New Residential Development as well as guidance provided in SPD16 -Design and Layout of New Development.

Policy H2/1 and H2/2 relate to the form and layout of residential development. Although Policy H2/1 The Form of New Residential Development sets out factors to be assessed, including

- height and roof style,
- impact on residential amenity,
- density and character of the locality,
- position in relation to neighbours and materials to be used.

H2/2 The layout of New Residential Development relates to layout and states that proposal should take account of;

- car parking and access,
- density,
- space between dwellings,
- landscaping,

H2/6 Garden and Backland Development states that proposals should have regard to

- the concentration of such development in the surrounding area,

- the relative density of the proposal to the surrounding area,
- the impact on neighbours and the local environment and
- access arrangements.

It is pertinent to note that the Planning Control Committee at its November meeting confirmed that proposals that involved garden development would be assessed on their individual merits.

UDP Policy EN1/2 relates to general design of a new build on the streetscene and states that proposals should not have an adverse impact on the character of the townscape.

Visual Amenity - The proposed new dwelling would extend naturally across the plot from the existing house in the same building style. At the nearest point there would be a gap of 2m to the back of the footway along Broomfield Close and this would widen to 3m at the front. Given its proposed siting, design and enhanced boundary treatment, the new house would not appear out of keeping with its surroundings. Given the nature of the proposal and the reduction in the residential plot, it is considered appropriate to remove 'permitted development' rights by condition. The development would not conflict with housing policies H2/1, H2/2, H2/6 and general design policy EN1/2.

Residential Amenity - The proposed new gable wall, with a small obscure glazed WC window, would be approximately 16m away from the front of 33 Broomfield Close at its closest point. This distance is considered to be acceptable particularly given that the gable angles away and would not be a full two storeys in height and exceeds the 13m minimum aspect standard.

A new ground floor dining room window and a first floor bathroom window would look over the rear garden towards the neighbour at No.28 Broomfield Close. There would be a separation distance of approximately 20m between the properties and this complies with the Council's aspects standard. There are no overlooking issues to the front.

Given its siting the new dwelling would not have a detrimental impact on the residential amenity of neighbours and as such would comply with UDP housing policy H2/6 Garden and Backland Development.

Parking - Both the existing and new dwellings would each have a single parking space within the front garden. Adopted parking standards, set out in Supplementary Guidance Note 11 - Parking Standards in Bury, state that a maximum of 1.5 spaces per dwelling should be provided for each dwelling. There is unrestricted parking in front of the site and as such there would be space for visitor parking on the highway.

There may be parking issues within the estate due to high car ownership but it would not be reasonable to refuse the proposal on parking and traffic generation as the scheme complies with adopted parking standards and maintains adequate visibility splays. The existing lamppost would require repositioning and this would be at the expense of the applicant. The proposal is considered to be acceptable in terms of UDP policies current guidance.

Objections - The concerns of residents with regard to appearance, overlooking and parking have been addressed within the report. With regard to surface water run off, this is unlikely to be a cause for concern as surface water run off would be to the existing drainage system in compliance with current Building Regulations. It is not considered that the pedestrian access path along the rear boundary would result in serious security problems as it is likely that the gate would be locked and the area overlooked from surrounding properties. With regard to setting a precedent, each application is assessed on its own merits.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the

reason for granting permissions can be summarised as follows;-

The proposed dwelling is considered appropriate within the site and surroundings and there are no serious parking, visual or residential amenity issues. The proposal complies with UDP Policies listed. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Sheet 1, 2 3, 4(revised) 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.
3. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to F of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
4. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
5. Prior to the commencement of development, details of the proposed boundary hedge shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full to the satisfaction of the Local Planning Authority.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
6. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
7. If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where

required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

8. The dwelling hereby approved shall not be first occupied unless and until the new footway crossing and driveway indicated on the approved plans have been provided and affected street lighting column replaced and relocated to the written satisfaction of the Local Planning Authority.

Reason. To ensure adequate off-street car parking provision in the interest of road safety and to maintain the integrity of the street lighting on the adjacent highway.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 02

Applicant: Mr D Strickland

Location: 452 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES

Proposal: Outline Planning Application for a detached dwelling incorporating existing garage

Application Ref: 53307/Outline Planning
Permission

Target Date: 04/01/2011

Recommendation: Approve with Conditions

Description

The application, which is in outline, seeks permission for the siting, layout and access for a single house, with detailed appearance and landscaping reserved for future approval.

The application site forms part of a ribbon of residential development along Whalley Road, within the Green Belt and comprises the side garden of a large Victorian semi-detached house at No.452. The main front and rear elevations face west and east although there are habitable room windows on three levels on the gable elevation, facing north. The property backs onto open fields and the property to the north, is a detached house known as Hillcrest which has a detached garage in the side garden which adjoins the site.

The site itself contains a stone built garage which it is proposed to demolish. The proposal is to erect a three storey detached house, including accommodation within the roofspace, constructed of stone with a slate roof. The proposed house would have front elevation measuring 8.5m wide which would be in line with the adjacent house at No.452 and would have a depth of 11m. The main ridge would be approximately 2.5m below the ridge of the existing house. The existing access from Whalley Road would be widened and a fence erected at the rear to prevent access around the rear of the neighbour's property.

The application follows a number of previous applications, the most recent being a refusal of permission for a house on the same site which was also dismissed on appeal in 2006 (ref:44542). Although the principle of a dwelling on this site was not raised as an issue at the appeal, the main objection was the relationship between the new house and existing habitable room windows on the main side gable. This was seen as harmful to the outlook of the existing dwelling from visual intrusion and therefore contrary to UDP Policies H2/1 and H2/1.

The current application shows a smaller house on the plot with a different layout to the previous application and states that the proposed house, not extending as far back as the previous scheme.

Relevant Planning History

44542 - One detached dwelling - refused 30/06/2005. Appeal dismissed 28/04/2006

43200 - One detached dwelling - refused 21/09/2004.

34920 - Renewal of outline approval for one dwelling - approved 06/01/1999.

32498 - Double garage and C/U of agricultural land to garden - approved 01/11/1996.

29818 - Reserved matters for detached dwelling - approved 07/07/1994.

27897 - Outline detached dwelling - refused 21/01/1993. Allowed on appeal 7/12/1993.

Publicity

Immediate neighbours at 1 and 3 Hollins Lane, 444, 450 and 454 Whalley Road notified by letter dated 3/11/2010. Objection received from the attached neighbour at 450 Whalley

Road. Concerns are summarised below:

- The proposed house in close proximity to the existing pair of semi-detached houses (Hollins Villas), would be out of character and destroy the beauty and historical aspect of the properties.
- Additional use of the drive at the rear would cause access difficulties with neighbouring properties.
- The extended opening would be dangerous so close to the bend in the road.

The objector have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection.

Environment Agency - No comment.

designforsecurity - No objection.

United Utilities - Objection due to presence of sewer across the site.

Wildlife Officer - No objection subject to informative on bats.

Baddac Access - No comment.

Unitary Development Plan and Policies

OL1	Green Belt
OL1/2	New Buildings in the Green Belt
EN1/1	Visual Amenity
EN1/5	Crime Prevention
EN9/1	Special Landscape Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
HT2/4	Car Parking and New Development
PPS23	PPS23 Planning and Pollution Control

Issues and Analysis

Policy - Unitary Development Plan Policy OL1/2 New Buildings in the Green Belt states that limited infilling in existing villages is acceptable. In support of this, Policy OL1/3 infilling in Existing Villages in the Green Belt indicates that infilling would be permitted provided it is in scale and not out of character with its surroundings. Where ribbon development is concerned, small gaps may be capable of successful development without prejudicing Green Belt objectives and in these cases, each proposal should be assessed on its individual merits.

Policy H1/2 - Further Housing Development states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses. The principle of housing on the site is considered to be acceptable given that the previous application was not refused the principle but rather the impact on the amenity of the neighbouring house. As such, subject to compliance with other policy considerations, the proposed development would be in accordance with Policy H1/2.

H2/1 relates to the form of residential development and states that proposals should be assessed on;

- height and roof type of adjacent buildings,
- impact on residential amenity,
- density and character of the surrounding area,
- position and proximity of neighbours and
- materials used.

H2/2 relates to the layout of new residential development and states that the following factors should be considered;

- parking and access (including disabled access),
- density,
- space between dwellings,
- trees, landscaping and screening,
- open space,
- safety and security,
- public rights of way.

Green Belt - UDP Green Belt Policies OL1/2 and OL1/3 indicate that infill development would be acceptable where there is unbroken ribbon development and the new development would not prejudice Green Belt objectives. As the site is considered to be within an established ribbon development, the proposal, which is considered to be in scale with its surroundings, is acceptable and complies with Green Belt policy. To retain control over any future development on the site, it is considered reasonable to remove 'permitted development' rights by an appropriate condition.

Visual Amenity - The proposed house would be 4m from the side gable of No.452, the main ridge of the roof would be set down from that property by approximately 2.5m and would not project forward of the front elevation. The application is in outline with 'appearance' as a reserved matter, however the proposed siting, layout and scale of the house is not considered to be out of keeping with the existing pattern of residential development along this part of Whalley Road. If designed to reflect the neighbouring properties in terms of finishing materials and fenestration details, the house would not appear incongruous within the locality. The existing hedging, which is to be retained, along the frontage and down the side of No.454 Whalley Road would help screen the new building and reduce its impact further.

In terms of visual amenity, the proposal is considered acceptable when assessed against the criteria listed in Policies EN1/1 Visual amenity, EN9/1 Special Landscape, H2/1 Form of New Residential Development and H2/2 Layout of New Residential Development as well as guidance provided in SPD16 (Design and Layout of New Development).

Residential Amenity - The previous scheme (44542), which was dismissed on appeal, was rejected because of the impact of the new house on the aspect from No.452. Given the separation distance between properties and the relative depth of the proposed house, extending approximately 6m beyond the end of the existing side gable of No.452, it was considered that the outlook from this house would be seriously and detrimentally affected.

The latest proposal includes the additional lounge and bedroom windows to the rear elevation of No.452, as were proposed by the previous scheme, the aspect is considered to be significantly improved by the fact that the depth of the new house does not extend beyond the new windows on the rear of the existing house. As such the proposal now complies with the Council's aspect standards.

Given the changes to the size and position of the new house, it is considered that the previous concerns with regard to outlook from No.452 have been mitigated to an acceptable degree. As there are no overlooking issues, the proposal is now considered to be acceptable and complies with Policy H2/1 The Form of New Residential Development and guidance within Supplementary Guidance Note 6.

Access and Parking - The existing vehicular entrance onto Whalley Road would be widened from 2.8m to 4.5m to improve access and egress. The gravel driveway would remain largely unchanged and a new wall/ fence would be constructed to restrict vehicular access to the existing alternative route to Whalley Road, around the rear of Nos.450 and 452. The proposed parking and turning facilities at the rear would allow vehicles to enter and exit the site in forward gear. All areas of hardsurfacing would be permeable. The proposal complies with UDP Policies HT2/4 Car Parking and New Development and H2/2

Layout of new Residential Development.

Drainage - United Utilities have stated that there may be a 300mm sewer running through the site and as such have objected to the proposal. Anecdotal evidence from the applicant and neighbours suggests that it is unlikely that the new building would interfere with the sewer however further clarification has been sought by the applicant and this will be reported within the supplementary report.

Objection - The resident at No.450 Whalley Road is concerned that the new dwelling would be too close to, and out of character with, the existing properties. However, given the previous approvals in principle for a dwelling on the site and the relatively modest scale of the proposed dwelling, it is not considered that this view could support a reason for refusal.

In widening the existing single track access, the proposal would improve highway safety in that it would allow vehicles to pass without undue conflict. As such, the proposal complies with Council's requirements and UDP policy.

With regard to access to the rear, given that the plans have been amended to restrict this route and allow sole access via the entrance point on the frontage of the site, this concern has been addressed to a satisfactory.

The proposal is considered to be acceptable in terms of Green Belt and housing policies listed and does not detrimentally affect visual or residential amenity.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The proposed house would be in keeping with the locality and would not have a detrimental impact on the character and openness of the Green Belt or amenity of neighbours. No highway concerns. There are no other material considerations that outweigh this finding. Complies with UDP policies and guidance listed.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the appearance and landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

3. This decision relates to the existing drawings received on 8th November 2010 and revised proposals received 30th November 2010 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.

4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
5. Only natural stone and slate shall be used in construction of the external walls and roof. Samples of all external finishing materials, including areas of hardstanding shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/1 Visual Amenity of Bury Unitary Development Plan.
6. Prior to development commencing, the proposed ground floor dining room and first floor bedroom windows, to be installed on the rear elevation of No.252 Whalley Road as indicated on the approved plans, shall be installed to the satisfaction of the Local Planning Authority and maintained in situ thereafter.
Reason. In the interests of residential amenity pursuant to UDP Policy H2/1 The Form of New Residential Development.
7. Prior to first occupation, the proposed fence along the shared side boundary with No.452 Whalley Road, to be erected at the rear of the property as indicated on the approved plans, shall be completed to the satisfaction of the Local Planning Authority and maintained in situ thereafter.
Reason. In the interests of residential amenity pursuant to UDP Policy H2/1 The Form of New Residential Development.
8. If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
9. The proposed driveway and paved areas shall be constructed of permeable materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".
Reason. To secure the satisfactory development of the site pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and PPS25 - Flood Risk and Development
10. No development shall commence unless and until the replacement parking facilities for the existing dwelling indicated on the approved plans have been provided to the written satisfaction of the Local Planning Authority.
Reason. To ensure adequate off-street car parking provision is maintained and provided for the new dwelling, in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.
11. Prior to first occupation of the proposed house, the car parking indicated on the approved plans shall be surfaced, demarcated and maintained for use thereafter.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies H2/2 The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

12. The dwelling hereby approved shall not be first occupied unless and until the access improvements indicated on the approved plans incorporating the widening of the existing driveway to a minimum of 4.5m in width for the length shown and removal of the existing gate have been implemented to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

13. The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied 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 UDP policy H2/2 The Layout of New Residential Development

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Ward: Radcliffe - North

Item 03

Applicant: Mr Lee Buckley

Location: 65A Bury New Road, Brightmet, Bolton, BL2 6QG

Proposal: Provision of external staircase at rear, external alterations and provision of car park to rear

Application Ref: 53352/Full

Target Date: 13/01/2011

Recommendation: Approve with Conditions

Description

The site contains a two storey building and a single storey building, which were linked by a timber clad extension. These buildings are currently in use as a joinery workshop (B2) with ancillary offices (B1).

Works have already taken place to the building including the demolition of the timber clad link and changes to the positioning of openings on the ground floor. As such, the application is partly retrospective.

The building is located to the rear of 59 - 65 Bury New Road and is accessed by a unmade track. This track also forms access to the rear of the dwellings, which front onto Bury New Road. There are open fields to the north and garden curtilage is located to the east and west of the site.

The retrospective part of the application includes the external alterations to the existing openings on the front elevation. The remainder of the works include the rebuilding of a single storey link between the two buildings, including a new entrance on the rear elevation. A fire escape would provide a means of escape from first floor level and would be located at the rear of the building. A car park would be provided at the rear of the building and would be accessed from the unmade road between Nos 65 and 67 Bury New Road.

Relevant Planning History

36492 - Certificate of lawfulness for continued use as joiners workshop at land and buildings at rear of 59 - 65 Bury New Road, Brightmet. Approved - 7 June 2000

10/0316 - Change of use; creation of hardstanding at Unit 65a Bury New Road, Brightmet. Current application received - 18 November 2010.

Publicity

18 neighbouring properties (47 - 81 (odds) Bury New Road) were notified by means of a letter on 23 November.

One e-mail (no address) has been received, which has raised the following issues:

- The roads leading to the building is in poor condition and any additional traffic would result in the further deterioration of the road.

The objector has been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections

Drainage Section - No objections.

Environmental Health - Contaminated Land - No comments

Environmental Health - Pollution Control - No response.

Design for security - No objections.

Baddac - The disabled parking bay should be clearly marked out including the transfer space. Details of handrails should be provided.

Unitary Development Plan and Policies

EC2/2	Employment Land and Premises
EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL1/4	Conversion and Re-use of Buildings in the Green Belt
OL1/5	Mineral Extraction and Other Dev in the Green Belt
OL7/2	West Pennine Moors
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
PPG2	PPG2 - Green Belts

Issues and Analysis

Principle - Green Belt - The proposed development would be located within the Green Belt and PPG2 establishes a presumption against inappropriate development, including new buildings, within the Green Belt, unless it involves development required for essential facilities for outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy OL1/5 states that within the Green Belt, other development will be inappropriate development unless it maintains openness and does not conflict with the purposes of including land in the Green Belt.

The proposed development would involve external alterations to the building and the provision of a external staircase and a car park.

The external changes include the rebuilding of the link between the two existing buildings in red brick. The external changes would not extend beyond the existing footprint and would be single storey. As such, it does not have an adverse impact upon the openness of the Green Belt.

The area to the rear of the building would be used to form a car park. This area of land is located within the curtilage of the building and would be screened from view by the existing 2 metre high fencing. The proposed car park would be constructed from gravel. As such, the proposed car park would not have a significant adverse impact upon the Green Belt.

Overall, the proposed development would not have a significant adverse impact upon the openness of the Green Belt and would be in accordance with Policy OL1/5 of the adopted Unitary Development Plan and PPG2.

Design and impact upon surrounding properties - The development involves the rebuilding of the link between the two existing buildings. This link would be constructed from red brick to match the existing building. The existing door on the front elevation would be relocated to the rear elevation and would provide access straight from the car park. The two

glazed elements on the front elevation have been reduced in size and matches the existing windows in terms of size and design. As such, the proposed development would not impact adversely upon the amenity of the neighbouring properties.

An external staircase would be positioned on the rear elevation, which would allow access to first floor level in emergencies. The proposed staircase would not be visible from the front and would be viewed in the context of the building from the back. Therefore, the proposed development would be in accordance with Policy EC6/1 of the adopted Unitary Development Plan.

Highways issues - The proposed development would not intensify the use at the site, but would provide additional car parking for the occupiers of the building. Currently, staff and visitors park on the access track and the proposed development would prevent on-street parking, which would be of benefit to the residential properties.

As there would be no intensification of the use, it would be unreasonable to insist that the applicant re-surfaces this section of the access road. The Traffic Section has no objections to the proposal, which would be in accordance with Policy EC6/1 of the adopted Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for an office (B1) is 1 space per 35 square metres, which equates to 5 spaces. The proposed development would provide 6 parking spaces and 1 disabled parking bay. The proposed development would alleviate parking on the access road, which also gives access to the residential properties. On this basis, it would be acceptable to be 1 space over the maximum provision. Therefore, the proposed development would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Disabled access - A disabled parking bay would be provided adjacent to the main entrance. The floor level to the building is slightly higher than the car park and steps would be provided. Baddac have requested details of the handrails to these steps and this would be secured via a condition. Therefore, the proposed development would comply with Policy HT5/1 of the adopted Unitary Development Plan.

Response to objectors - The proposed development would not result in an increase of floorspace overall and no additional staff would be employed. As such, the proposed development would not intensify the use of the site and would have no greater impact upon the access than currently.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The proposed development would not have a significant adverse impact upon the openness of the Green Belt and would not impact upon the amenity of the neighbouring residents. The proposed development would not be unduly prominent nor would it be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Existing plans and elevations - 1, Proposed plans and elevations - 2, Proposed site plan - 3 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.

3. Details of the materials, finishes and handrails for the external staircase shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design and Policy HT5/1 - Access for Those with Special Needs of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Ward: Radcliffe - North

Item 04

Applicant: Mr T Nagaratnam

Location: 241 Ainsworth Road, Radcliffe, Manchester, M26 4EE

Proposal: Rear extension to ground floor shop; provision of staircase to first floor flat with loft conversion; replacement garage at rear; new shopfront.

Application Ref: 53355/Full

Target Date: 14/01/2011

Recommendation: Approve with Conditions

Description

The property comprises a mid terraced shop unit (Moore's Bakery) with living accommodation at first floor and a storage/yard area at the rear and a garage across the 'back ally'. The properties either side are in residential use and the property has pedestrian access from the front off Ainsworth Road and the rear.

The application is to create a separate pedestrian access to the flat via a staircase in the rear yard, an extension of the floor space for the shop into the rear yard, the re-building of the existing garage with the creation of an area for bin storage for the use of the flat and a new shopfront.

Relevant Planning History

None

Publicity

Immediate neighbours at 239 and 243 (odd) and 256 Ainsworth Road, 1 to 4 Gatcombe Mews, 2, Herbert Street, 265 to 273 (odd) Lever Street were written to on the 25th November 2010 and one objection has been received from 1 Gatcombe Mews. The objection can be summarised as follows:

- Potential anti social behaviour
- increase in traffic would be of detriment to highway safety
- no on site parking for shoppers
- increase in litter and rubbish
- too many convenience stores in the area

One letter of support has been received from 243 Ainsworth Road welcoming the improvements to the property.

The objector and supporter have been informed of the Planning Control Committee.

Consultations

Environmental Health - no objections

design for security - no objections

Baddac - no objections

Highways Team - no objections

Unitary Development Plan and Policies

S1/5 Neighbourhood Centres and Local Shops
H2/1 The Form of New Residential Development
EN1/5 Crime Prevention
EN1/8 Shop Fronts
HT5/1 Access For Those with Special Needs
EN1/8 Shop Fronts
EN1/2 Townscape and Built Design

Issues and Analysis

Principal - Residential use. The use of the upper floors of commercial premises for residential use is welcomed and supported by Unitary Development Plan Policies. The creation of a separate access for this unit and dedicated bin storage and parking is also supported and as such the proposal complies with the principals of H1/2.

Retail use. The existing shop has been vacant for a period of time and the policy S1/5 supports the retention of small local shops serving the needs of the local community. The increase in floor area of 6 sq m will take the shop unit to a gross floor space of 58 sq m which is appropriate for a local shop. As such the improvements to the shop are supported by UDP Policy S1/5.

Residential amenity -The proposal involves the covering over of the existing rear yard and the creation of an external staircase to access the first floor flat from the rear. The rear yard is already occupied by two buildings which were part of the original layout of the property. The new extension at the rear will involve the removal of these and the creation of a new covered yard area. The maximum height of the roof is 3m and given the layout of the site and the way that the neighbours properties are laid out there will not be a detriment to their amenity through the loss of light or creation of a sense of enclosure that would warrant refusal of the scheme. The new staircase will allow overlooking of the neighbours yard area however this will not be much greater than the overlooking from the existing windows and again it is not considered that this would be a detriment to their amenity that would warrant refusal.

New Shopfront - The existing shopfront is timber with a relatively narrow door. The scheme shows a new shopfront with a level access and a 1m wide door which is suitable for access by the disabled. Details are not complete with regard to the finish and style and a condition has been agreed by the applicant requiring full details of a new timber shop front to be submitted prior to commencement of works on site. With this condition the proposal will accord with UDP Policy EN1/8 - Shopfronts.

Highways issues - The road outside the shop has no parking restrictions the size of the shop means that it is not necessary to provide off street parking. The flat will have a garage of the rear lane and as such the scheme will not impinge on Highway safety to the extent of warranting refusal of the proposal.

Disabled access - The proposal involves the re-grading of the existing front year to provide a level access to the shop and a new 'disabled' accessible door to the shop. As such the proposal accords with Unitary Development Plan Policy HT5/1

New Garage and bin store - This is a replacement for the existing buildings on the site and is constructed of a modular building is similar to others in the area and will not look out of place. The access is as at present and as such the proposal will accord with UDP Policy EN1/2 and H2/1.

Objections - The premises already have the established use as a shop and the proposal is for the refurbishment of the shop. With the increase in floor space the shop falls within the definition of a local shop in terms of the UDP and whilst any increase in use may led to anti social behaviour it is not considered that this would warrant refusal of the application. The highways team are satisfied that the shop use would not create a hazard to highways safety and as such it is not considered that the objections are sufficient to warrant refusal of the application. The issue of how many shops there are within the immediate area is not relevant as it is already a shop.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

Having studied the submitted documents, assessed the proposed development on site and taken into account any and all representations and consultation responses; it is considered that the proposed development is acceptable because it would not cause demonstrable harm to interests of acknowledged importance.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to the drawings received on 19th November 2010 as amended by condition 3 below 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.
3. Notwithstanding the submitted shopfront details, prior to the commencement of works on site further details of a traditional styled timber shopfront shall be submitted to and approved in writing the the local planning authority. The approved design of shopfront shall then be installed as part of the refurbishment.
Reason. To comply with the adopted Bury Unitary Development Plan Policy EN1/8 - Shopfronts

For further information on the application please contact **John Cummins** on **0161 253 6089**

Ward: Bury East - Redvales

Item 05

Applicant: Bury Council

Location: Adj Car Park and Public Footpath at Goshen Playing Field, Off Scott Avenue, Bury

Proposal: Installation of multi use games area (ballzone)

Application Ref: 53365/Full

Target Date: 25/01/2011

Recommendation: Approve with Conditions

Description

The site is to the western corner of Goshen Playing Fields off Tennyson Avenue and forms part of an established sports complex facility. The sports buildings are located to the east of the application area and are positioned centrally within the fields which contain recreation facilities including sports pitches and all weather pitches. To the north is the car park beyond which are residential properties on Tennyson Avenue and Scott Avenue. The site is bounded to the south by the River Roch and there is a public footpath No 68 which runs to the west of the site area.

The application seeks the installation of a Multi-Use Games Area (MUGA) which would measure 34m by 22m by 3m high and would be enclosed by a 1m high boundary wall. It would be positioned 30m from the northern boundary of the playing fields and accessed via a tarmac footpath from the car park directly to the equipment.

Relevant Planning History

52833 - Installation of Play area - Withdrawn 9/9/2010 due to insufficient details.

52835 - Installation of Multi Use Games Area - Withdrawn 9/9/2010 due to insufficient details.

Publicity

46 Letters sent to neighbours at Nos 16-84 (evens) Tennyson Avenue; The Nook, The Crest, Manor House on Fletcher Fold; 1,2 Scott Avenue and 15-23 (odds) Meadway on 1/12/2010. Site Notice posted on 10/12/2010. Press Advert in The Bury Times 9/12/2010.

One letter of objection received from 2 Scott Avenue which raises the following issues:

- The play area would cover up more of the Roch Valley flood plain;
- Recent and current legislation recognises the importance of alluvial plains and questions whether it is legal to build a ball zone in these areas.

The objector has been informed of the Planning Control Committee Meeting.

Consultations

Drainage Section - No objections.

Environmental Health Contaminated Land - No comments to make.

Public Rights of Way Officer - No comments received to date.

Environment Agency - No objection.

Designforsecurity - No objection.

Baddac - No comments to make.

Unitary Development Plan and Policies

RT1/1 Protection of Recreation Provision in the Urban Area

OL5/2 Development in River Valleys

EN6/4 Wildlife Links and Corridors

CF1/1 Location of New Community Facilities

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
PPS25	PPS25 Development and Flood Risk
PPG17	PPG17 - Planning for Open Space, Sport and Recreation
RT1/2	Improvement of Recreation Facilities
RT3/5	Noisy Sport
HT2/4	Car Parking and New Development

Issues and Analysis

Policies - Unitary Development Plan Policy - Protection of Recreation Provision in the Urban Area RT1/1 seeks to safeguard the existing level of provision for recreation in the urban area and states that development will not be allowed where it would result in the loss of:

- Existing and proposed outdoor recreation facilities;
- Recreation space within settlements;
- Indoor facilities;
- Other areas of recreation provision.

UDP Policy RT1/2 - Improvement of Recreation Facilities gives favourable consideration to proposals for the appropriate improvement of existing recreational land and facilities in the Borough.

UDP Policy RT3/5 - Noisy Sports seeks to ensure that proposals for noisy sports activities cause minimum conflict with other existing land uses and should demonstrate the following criteria are satisfied:

- The use would not have an unacceptable detrimental effect on the environment and the surrounding area or endanger people or property;
- Would not have a detrimental effect on the amenity of surrounding areas, particularly residential areas;
- Not detrimentally effect users of adjacent sites;
- Increased traffic flows generated would not have a significant impact on the surrounding area;
- Where appropriate, adequate car parking can be provided.

Principle - The proposed games area would be located within an existing urban park and would be an additional recreational facility of benefit to young people in the local area. There would be no loss of existing sports pitches and no overall loss of recreation provision within the site. Subject to siting and issues of residential amenity, the development is acceptable in land use terms and is in accordance with UDP Policies RT1/1 and RT1/2.

Siting and Design - The proposed location was chosen as there would be the least impact on the Goshen sports centre and would not result in the loss of the marked out football pitches. It would be adequate distance from the nearest residential properties and would be easily accessible from the entrance to the playing fields.

The multi use games area is of a standard design and similar to other developments in the Borough. It would be dark green in colour which would reduce visual impact in the area.

As such, the proposal would be acceptable in terms of siting and design and would comply with RT3/5 - Noisy Sports and EN1/2 - Townscape and Built Design.

Residential amenity - Sport England have issued guidelines on what is considered to be an accepted distance between what they term as "Multi Use Games Areas" (MUGA) and residential accommodation.

It is normally advisable to locate a MUGA (especially floodlit ones) at least 12m, and ideally at least 30m from residences. On flat terrain sites, landscaping and mounding can be used to obviate noise breakout and floodlight spillage.

In this case, the MUGA would be located 40m from the rear boundary of the houses on Tennyson Avenue. There is a car park and some tree planting along the northern boundary of the car park which would form some screening and a buffer to the site. There is no proposed floodlighting or otherwise.

There have been no objections raised by local residents on the grounds of noise or disturbance.

As such, it is considered there is adequate distance and intervening features between the proposed games area and the nearest residential accommodation and the proposal would comply with RT 3/5 - Noisy Sports.

Access and parking - Access to the games area would be via a new tarmac footpath leading from the existing car park. The games area would be mostly used by children and youths from the local area and therefore not expected to generate additional vehicular traffic. The proposals comply with HT2/4 - Car parking and New Development.

Response to objector - The games area would be located in the north western part of the playing field site and take up a relatively small area in terms of scale and size compared to the entire site. It would be an open structure on a tarmac surface and its siting would not affect the fields as an alluvial plain.

Matters relating to the legality of the siting of games areas in such locations is not a material planning consideration but this comment has been passed to Leisure Services for their consideration.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The proposed development would not harm the character of the area nor the amenities of the neighbouring residents. The scheme would not adversely impact on highway safety issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered GBZ0001; GBZ0002; GBZ0004; GBZ0006; ball court foundation layout 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.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Ward: Radcliffe - East

Item 06

Applicant: Miss Smith

Location: Kenyon Street, Radcliffe, Manchester

Proposal: Change of Use from industrial to leisure (Class D2- soft play centre for children aged 0-8 years)

Application Ref: 53397/Full

Target Date: 19/01/2011

Recommendation: Approve with Conditions

Description

The site comprises a former industrial unit and yard last used a builders merchants located outside, but adjacent to the Radcliffe East Employment Generating Area. The River Irwell is the northern boundary with residential properties to the south and west. There is also a pedestrian walkway to Radcliffe Town Centre on the western side of the site. The site is surrounded by a 2m high chain link fence on 3 sides and the building on the other.

The proposal is to refurbish the unit and use it for a children's play centre (0 to 8 year old's) with off street parking being provided in the yard area at the side of the premises and an outdoor sitting area on the north side overlooking the river. The only access into the building would be from within the car park and via a pedestrian route to be created from the car park access at the end of Factory Street.

Relevant Planning History

A previous application on the site was withdrawn by the applicants to allow negotiations with the officers to overcome objections from the neighbours.

Publicity

32 neighbours at Constellation House, 2 to 24 Kenyon Street, 21 River Street and 21 to 39 Milltown Street were written to on the 29th November 2010 and one letter of objection has been received from a resident on Kenyon Street. The objection can be summarised as follows:

- Traffic will increase on River Street and Kenyon Street and this will be detrimental to highways safety
- Site will have flood lights and this will light up bedroom windows at night
- 7 day a week operation is too much disturbance in this residential area
- If the scheme is government funded its a waste of money
- The cafe will take trade away from the town centre

The objector has been informed of the Planning Control Committee.

Consultations

Traffic Section - no objections subject to a condition restricting parking on the frontage to Kenyon Street.

Drainage Section - no objections

Environmental Health Contaminated Land - no objections

Environment Agency - no objections

Baddac - no objections

Unitary Development Plan and Policies

EC2/2 Employment Land and Premises

CF1/1 Location of New Community Facilities

EN1/2 Townscape and Built Design

HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
EC4/1	Small Businesses
PPS25	PPS25 Development and Flood Risk

Issues and Analysis

Principal - The site is not located in an Employment Generating Area and as such needs to be assessed against UDP Policy EC2/2 - Employment Land and Premises Outside the EGA's as its last use was as a builders merchants. This states that the Council will normally try to retain this use unless it can be demonstrated that the site is no longer suitable in land use terms. In this case the site has been marketed by the agents since January 2009 without any Employment Generating Use being willing to take up the site. In addition the only access to the site is via residential streets and the site itself is immediately adjacent to residential properties.

Further clarification of the marketing efforts made on the site and the commercial viability of using the site for EC2/2 use to ensure that sufficient justification has been supplied to allow the site to be released. A further analysis of this information will be supplied in the Supplementary Report.

Highways issues - The applicant has submitted detailed traffic assessments of similar facilities in Bolton. These demonstrate that there will not be a major impact on the traffic network. The only means of access for cars and pedestrians will be via the gates at the end of Factory Street and as such it is considered that the disturbance to the immediate neighbours. The Highways team have recommended a condition requiring bollard's to be installed on the Kenyon Street frontage to prevent parking in front of the building and this is to be included in the recommendation.

Parking - The site has space for 43 vehicles including 4 disabled spaces. The Councils adopted standards would require a maximum of 1 space per 25 sq m which equates to 16 spaces. As such the car parking is considered adequate for the premises.

Residential amenity - The use is restricted to between the hours of 09.30 and 18.00 each day and a condition is to be imposed to control the hours of operation. The play activities are all contained within the building and the only outdoor area is located at the opposite side of the building, 35m from the nearest residential property. In addition the building will be refurbished as part of this scheme which will improve the dilapidated appearance of the building. Given the above it is considered that the impact on the residential amenity of the neighbours is acceptable and as such it accords with UDP Policy EC4/1 - Small Businesses.

Visual appearance - The building is currently dilapidated and the applicant has indicated a desire to refurbish the building. A condition is to be imposed to ensure that the details of this refurbishment and the implementation of it will enhance the area and as such it is considered that the proposal will accord with UDP Policy EN1/2 - Townscape and Built Design.

Flood Risk - The site is within an area subject to flood risk and the application has been supported by a Flood Risk Assessment. The Environment Agency are satisfied with the adequacy of this report and have requested that a standard condition be imposed requiring the measures in that report to be implemented. Subject to that condition the proposal will accord with PPS25 Development and Flood Risk.

Objection - The objections raised have been covered in the report above and they are not considered sufficient to warrant refusal of the application with the exception of the issue of funding. This is not material to the scheme as it is a commercial venture with no funding from the Government.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The bringing into use of a vacant industrial building in an area outside an Employment Generating Area for another commercial use is not considered to be contrary to Policy EC2/2 and will not be of severe detriment to the residential amenities of the neighbours and as such accords with the Unitary Development Plan.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to the drawings received on 24th November 2010 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.
3. The use hereby approved shall not be commenced unless and until full details of measures to prevent vehicle encroachment of the adopted highway on the Kenyon Street frontage have been submitted to and approved in writing by the Local Planning Authority. The measures subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained in the approved position, unless otherwise agreed in writing with the Local Planning Authority.
Reason. In the interests of road safety pursuant to policy EC4/1 - Small Businesses and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
4. Prior to the commencement of works on site a scheme showing the full details of the refurbishment of the exterior of the building including elevations, materials and colours shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall then be fully implemented prior to the first occupation of the building as a children's play centre.
Reason. In the interests of visual amenity and pursuant to the adopted Bury Unitary development Plan Policy EN1/2 - Townscape and Built Design.
5. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development 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.
6. No work or other activity shall take place on the site on Sundays or Bank Holidays and all work and other activity on other days shall be confined to the following hours:-
0800 hrs to 1800 hrs, Monday to Saturdays.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/6 – Food and Drink, EC4/1 – Small Businesses, EC6/1 – Assessing New Business, Industrial and Commercial Development and H3/1 – Assessing Non-Conforming Uses of the Bury Unitary Development Plan.
7. The development hereby permitted shall not be commenced until such time as a scheme to incorporate flood-proofing measures into the proposed development has been submitted to, and approved in writing by, the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.
Reason. To reduce the impact of flooding on the proposed development and future

occupants in accordance with PPS25 Development and Flood Risk.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Ward: Prestwich - Sedgley

Item 07

Applicant: Vodafone UK Ltd

Location: Mountheath Industrial Park, George Street, Prestwich, M25 9WB

Proposal: Replacement of existing 15m high monopole with 20m high monopole, 6 no. antennas and ancillary development

Application Ref: 53400/Full

Target Date: 21/01/2011

Recommendation: Approve with Conditions

Description

The proposed development is located on the edge of an industrial area (Mountheath Industrial Estate). The site is accessed by a single track road, which allows access to the rear of the industrial buildings. The existing mast is located within a fenced area, which contains a electrical meter cabinet and two air conditioning cabinets.

There are industrial buildings to the east and a hotel to the north, with residential properties beyond. There is a bank of mature trees to the west with a golf course beyond.

The proposed development involves the replacement of an existing 15 metre high mast with a 20 metre high mast, including 6 antennae and ancillary development.

Relevant Planning History

37551 - Prior approval determination - erection of replacement telecommunications pole (15 metres) with associated equipment and compound at Mountheath industrial estate, George Street, Prestwich. Approved - 3 May 2001

43634 - Replacement of existing 15 metre steel monopole with 20 metre mono pole and ancillary development at Mountheath Industrial Estate, off George Street, Prestwich. Approved with conditions - 15 December 2004

Nearby sites

39343 - Installation of a 20 metre telecommunications installation, 6 no antennae, 2 no 600mm microwave dishes, equipment cabin and ancillary development at Mountheath industrial estate, George Street, Prestwich. Approved with conditions - 30 July 2002

40114 - Erection of 22.5 metre high telecommunications mast with antennae microwave dishes and an equipment cabinet within a 2 metre high post and mesh fence compound at Mountheath industrial estate, George Street, Prestwich. Approved with conditions - 3 February 2003

Publicity

15 properties within 150 metres of the site were notified by means of a letter and a site notice was posted on 8 December 2010.

One letter has been received from the occupiers of 4 Mayfield Road, which has raised the following issues:

- Concern that the proposed masts and antennae would impact upon health.

The objector has been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections.

Environmental Health Contaminated Land - No response

Environmental Health Pollution Control - No response
Salford Council (Urban Vision) - No objections.

Unitary Development Plan and Policies

EC2/1 Employment Generating Areas
EN1/2 Townscape and Built Design
EN1/10 Telecommunications
EN8 Woodland and Trees
PPG8 PPG8 - Telecommunications

Issues and Analysis

Health issue - Current government guidance (PPG8) with respect to the potential health risks, states that providing such proposals meet the ICNIRP guidelines, local authorities should not consider those aspects, or any concerns about them, any further. In this case, the applicant has supplied the appropriate ICNIRP certification.

Supporting information - The applicant has carried out an inspection of the area of search and the replacement of the existing mast represents the best technical and environmental solution to address the operator's requirements. The applicant has submitted sufficient information to justify the need of the proposed development in terms of improved coverage of the site. Therefore, the proposed development would be in accordance with Policy EN1/10 of the adopted Unitary Development Plan.

Visual amenity - The proposal involves the replacement of the existing mast with one, which would be 5 metres taller. While the increase in height would impact upon the visual amenity of the area, it would be seen in the context of two other adjacent masts. In addition the proposed mast would be viewed against a backdrop of either mature trees or an industrial building of 10.4 metres in height. As such, the proposed mast would not appear unduly prominent within the locality and would not have a materially adverse impact upon the character of the area. Therefore, the proposed development would be in accordance with Policies EN1/2 and EN1/10 of the adopted Unitary Development Plan.

Impact upon trees - The replacement mast is required as the mature trees to the west have grown and are now blocking the radio signal. The increase in height would allow the installation to meet the technical requirements and provide improved coverage to the surrounding area. The proposed taller mast would not require any lopping of branches and would not impact upon the trees. Therefore, the proposed development would be in accordance with Policy EN8 of the adopted Unitary Development Plan.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-
Having due regard to both National and Local Policy, in particular Policy EN1/10 (Telecommunications), it is considered that the proposed development is acceptable in relation to health and safety issues, due to the submission of the relevant certificate under ICNIRP. The location of the proposed apparatus would not result in a detrimental impact upon the trees in the locality and would not be unduly prominent in the streetscene. Therefore, the proposed development is considered to be acceptable.
There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered 100 A, 200 A, 300 A, 301 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.
3. Prior to commencement of the development hereby approved, details of the exact colour of the mast and related equipment hereby approved shall be submitted to and agreed in writing by the Local Planning Authority.
Reason. In the interest of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN1/10 - Telecommunications of the Bury Unitary Development Plan.
4. The existing mast shall be removed from the site to the written satisfaction of the Local Planning Authority within 1 month of the mast hereby approved being brought into use.
Reason: In the interests of the visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and Policy EN1/10 - Telecommunications of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Ward: Radcliffe - North

Item 08

Applicant: JBH Property Consulting Ltd

Location: 1a Cobden Street, (Former Over 60's Club) Radcliffe, Manchester M26 4HR

Proposal: Change of use from over 60's club (Use Class D2) to Office (Use Class B1).

Application Ref: 53402/Full

Target Date: 28/01/2011

Recommendation: Approve with Conditions

Description

The building is a substantial single storey building with a pitched roof and is constructed from brick with a metal roof. The building was formerly used as a social club.

There are unadopted vehicular accesses to the east and west of the building, which lead to the backs of terraced properties, which front onto Cobden Street and Ainsworth Road respectively. There is a pub and dwellings to the east and residential properties to all other boundaries.

The proposal involves the change of use of the building from a club (D2) to an office (B1). A section of the building at the back would be demolished to provide 2 parking spaces.

Relevant Planning History

None relevant.

Publicity

7 neighbouring properties (1, 1B, 2, D & K Precision Engineers, Stanley Engineering Works, Cobden Street; The New Inn, Ainsworth Road) were notified by means of a letter on 6 December 2010. Two letters have been received from the occupiers of 1B Cobden Street and The New Inn, Ainsworth Road, which have raised the following issues:

- There are no parking facilities associated with the building.
- People may park and block the private access to nearby residential dwellings.
- The land to the rear of the New Inn is constantly used as a car park, although the land is private.
- The proposed development would add to the parking problem.
- The club was only used in the evenings.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections in principle, but awaiting a plan detailing parking arrangements.

Environmental Services - Contaminated land - No comments.

Environmental Health - Pollution Control - Comments awaited.

Designforsecurity - No objections.

Unitary Development Plan and Policies

EC4/1	Small Businesses
EC5/3	Other Office Locations
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN7	Pollution Control
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development

Issues and Analysis

Principle - Policy EC6/1 states that all new business, industrial and commercial development will be expected to be of a high standard of design and appearance and will be assessed against factors including scale, size and density; access and car parking provision and the effect on neighbouring properties.

The proposed development would bring a vacant building back into use and would provide employment for 6 people. The proposed development would be of a scale and size, which would be acceptable in the locality. Therefore, the proposed development would comply with Policy EC6/1 of the adopted Unitary Development Plan, providing it has suitable access and parking and it would not have a detrimental impact upon the surrounding area.

Impact upon the surrounding area - The building was last used as a social club for the over 60s and falls within the D2 use class. As such, the building could re-open as a music hall, gymnasium and other indoor sports uses without planning permission. The proposed development would utilise the building for an office (B1) and would use the existing openings. The hours of use would be conditioned to reflect office hours. On balance, the proposed use as an office would create less noise and disturbance than its existing use and would not have a significant adverse impact upon the amenity of the neighbouring residents. Therefore, the proposed development would be in accordance with Policy EC6/1 and EN7/2 of the adopted Unitary Development Plan.

The proposed development includes the demolition of the function room area at the back of the building to create parking spaces. The function room is built from red brick with a flat roof and as such, its demolition would not have an adverse impact upon the character of the building. Therefore, the proposed development would be in accordance with Policy EN1/2 of the adopted Unitary Development Plan.

Highways Issues - The site has a main frontage onto Cobden Street and access to the proposed parking spaces would be from the shared access area, which is considered acceptable. Therefore, the proposed development would have adequate access and would be in accordance with EC6/1 of the adopted Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for an office is 1 space per 25 square metres, which equates to 2 spaces. The demolition of the function room at the rear of the building would provide 2 parking spaces and would comply with the maximum parking standards. The proposed development would provide adequate parking facilities and as such, would not add to the parking issue within the locality. Therefore, the proposed development would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD 11.

Response to objectors - The issues are addressed in the report above.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows:-

The proposed development is acceptable in principle and would not have an adverse impact upon the amenity of the neighbouring properties. The proposed development would not be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings numbered 1407-A-100/ 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.
3. The use hereby permitted shall not be open to customers outside the following times:
08.00 to 18.00 on Mondays to Fridays.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC6/1 - Assessing New Business, Industrial and Commercial Development of the Bury Unitary Development Plan.
4. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.
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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Ward: Radcliffe - North

Item 09

Applicant: Greene King

Location: Rose & Crown Public House, 2-6 Cockey Moor Road, Bury, BL8 2HB

Proposal: Erection of pre-fabricated cold room/freezer; Formation of cast concrete base and drop kerb with fence to form bin compound

Application Ref: 53413/Full

Target Date: 26/01/2011

Recommendation: Approve with Conditions

Description

The site is a public house situated on the junction of Lowercroft Road and Cockey Moor Road. The pub is positioned in the south west corner of the site with parking to the north and east and an enclosed beer garden adjacent to the rear garden of residential properties Nos 9 and 11 Lowercroft Road. Opposite is the Black Bull Public House and Nos 12, 14 and 16 Lowercroft Road. There is vehicular access off Lowercroft Road.

It is proposed to form a new compound to the north west of the property adjacent to the beer garden. Within the compound there would be a new bin store and pre-fabricated cold room/freezer positioned on a hardstanding. Immediately to the north there would be 2 small compressor units.

The cold room would be 5m long by 3m wide and 2.3m high and constructed of insulated metal panels. A compressor unit would be required to operate the freezer and cooler which would be located on the grassed area to the rear.

The existing metal storage container located at the side of the pub adjacent to the boundary with No 8 Cockey Moor Road would be removed and this area re-instated for staff parking.

Relevant Planning History

49884 - Extension and pergola to front elevation, new entrance lobby, kitchen extension, bin store to rear - Approved 18/6/2008.

47951 - Erection of smoking shelter - Approved 21/06/2007

Publicity

10 neighbour letters sent to Nos 8, 10, 12, Cockey Moor Road; Nos 9, 11, 12, 14, 16 Lowercroft Road, Black Bull Hotel, Gorse Hill Farm on 3/12/2010.

Three letters of objection received from No 9 and 12 Lowercroft Road and 8 Cockey Moor Road which raises the following issues:

- Increase in noise and vibration from additional retail deliveries, position of freezer and bin store, compressor units and the resulting increase in trade;
- Increase in trade would result in additional public nuisance from patrons to the pub;
- Delivery vehicles and customers already block the entrance to their house;
- Increase in anti social behaviour and public nuisance;
- Reassurance the existing metal container would be removed;
- New fencing may be needed to screen the site;
- Concern the work would cause damage to the roots of the leylandi trees and cause damage to their property (No. 8 Cockey Moor Road).

The objectors have been notified of the Planning Control Committee Meeting.

Consultations

Traffic Section - No objection.

Environmental Health Contaminated Land- No comments to make.

Environmental Health Pollution Control - No comments received to date.

Design for security - No objection

Baddac Access - No issues.

Wildlife Officer - Recommends a condition regarding the removal of vegetation used by nesting birds.

Unitary Development Plan and Policies

EN1/2 Townscape and Built Design

S2/6 Food and Drink

EN7/2 Noise Pollution

Issues and Analysis

Siting and Appearance - The proposed cold room and bin store would be located to the rear of the pub adjacent to the beer garden and 4.5m and 2m respectively away from the boundary with No 8 Cockey Moor Road. The area would be enclosed by a 1.5m high timber fence to the east and there is an existing 2m high waneylap fence and leylandi trees to the boundary with the neighbouring property.

Given their size and position, the cold room and bin store would not be visible from outside the site and would be adequately screened not to have a detrimental effect on the outlook from the adjacent house.

The existing container unit currently used to store perishable goods, would be removed from the side of the pub and would improve the appearance of the premises and the site when viewed from Cockey Moor Road. This would be conditioned to be removed following the provision of the proposed cold room.

The proposals comply with Unitary Development Plan Policy EN1/2 - Townscape and Built Design.

Residential amenity - UDP Policy S2/6 - Food and Drink is concerned with issues of residential amenity such as noise, smell and visual intrusion. EN7/2 - Noise Pollution seeks to control the location of development which could lead to unacceptable nuisance to nearby occupiers.

The proposal does not involve any additional public floor space or extensions to the public house. The cold room would ensure that perishable goods in association with the food side of the business can be adequately refrigerated.

The existing bin store area is not fully contained and as such it tends to become untidy and cluttered. The new enclosure would be no closer to No 8 Cockey Moor Road than the existing compound and would be screened by the new timber fence and gates.

The compressor units required to power the cold room would be housed within acoustic containers and set onto the grassed area at the rear of the site. They would be 9m away from No 8 Cockey Moor Road at the nearest point and screened from this property by an existing 2m high boundary fence and leylandi trees. The units would be 22m from No 9 Lowercroft Road, separated by the pub's beer garden and also screened by a boundary fence.

The applicant states in supporting documentation that the design of the acoustic enclosure would ensure that the condensing unit would not increase the ambient noise levels at the boundary of the site.

However, it is recommended that a condition to submit a survey to determine the ambient noise levels be included as part of an approved application.

As such, the proposals area considered to comply with UDP Policies S2/6 - Food and Drink and EN7/2 - Noise Pollution.

Servicing provision - The bins would be accessed by the refuse vehicles from the existing car park and delivery area via a new drop kerb. Access to this area is therefore considered to be acceptable and would comply with EN1/2 - Townscape and Built Design.

Response to objectors - There would be no change to the opening hours or number of staff employed at the pub. There is no reason to suggest that the new storage facility would increase the volume of business or that there would be additional deliveries or patrons to the pub or give rise to an increase in anti-social behaviour or public nuisance.

The cold room and bin store would be located in an area where there would be minimum impact on visual and residential amenity.

The existing metal container would be removed from site following completion of the cold room.

The proposed fence and gates are considered to adequately screen the bins and cold store. Potential damage caused to residential properties as a result of development is a private matter between the two parties.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

The proposed development is considered to be appropriate and in keeping with the existing public houses and would not harm the residential amenity of the immediate neighbours nor effect the visual amenity of the area. There are no highway safety issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 001; 002; 003; 004 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.
3. No vegetation clearance shall be carried out on site between 1st March and 31st August inclusive in any year unless otherwise approved in writing by the Local Planning Authority.
Reason. For the Protection of Nesting Birds, pursuant to The Wildlife & Countryside Act, 1981
4. The existing metal container located to the west of the public house shall be permanently removed from site within 3 months of the cold store as approved being brought into use.
Reason. In the interests of visual amenity pursuant to Unitary Development Plan Policy EN1/2 - Townscape and Built Design.
5. Noise from or associated with the proposed activity/development hereby permitted shall not increase the prevailing ambient noise levels as measured at the boundary of the site.
The ambient noise levels shall be determined by survey, by the applicant, to the satisfaction of the Local Planning Authority and a copy of the survey report shall be provided to the LPA before any development takes place.
Noise emissions associated with any proposed plant shall be designed not to

exceed NR (Noise Rating) curve 35 (would be NR25 at night) in adjacent residential properties with the windows of those properties open in the normal manner for ventilation purposes.

Reason. To protect the amenities of occupiers of nearby properties pursuant to Unitary Development Plan Policy EN7/2 - Noise Pollution.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Ward: Bury West - Elton

Item 10

Applicant: Woodbank Cricket Sports & Social Club

Location: Woodbank Cricket Club, Stafford Street, Bury, BL8 1AY

Proposal: Extensions to club premises to form store room for the function room, lounge, gymnasium, extension of kitchen, disabled toilet. (Amendment to application ref: 52269)

Application Ref: 53456/Full

Target Date: 04/02/2011

Recommendation: Approve with Conditions

Description

The application site is a cricket club and grounds which are accessed off an unmade side street from Brandlesholme Road. To the north is Woodbank Primary School which is separated by low metal railings along the boundary. There is open land to the east and south and the rear of terrace properties Nos 150-168 Brandlesholme Road.

Within the site, to the west of the pitch there is a car park, existing club house and changing room facilities, to the north is an existing score box and practice nets adjacent to the school boundary.

Planning permission was granted in April 2010 to carry out various alterations and extensions to the club house, and part of this scheme has been implemented with the erection of the lean-to spectator's viewing gallery. The club seek now seek to incorporate other provisions as part of the long term development plans for the club and as such propose the following:

- single storey rear extension to form store for the function room;
- single storey extension to the front elevation for lounge;
- single storey extension at the side to form gymnasium and store;
- single storey extension at the rear to extend the kitchen and create a disabled toilet.

Relevant Planning History

51950 - Erection of new cricket nets / fencing and new score box - Approve with Conditions 14/12/2009

52269 - Extensions to club premises to form function room, spectators and players viewing gallery and storage building - Approve with Conditions 01/04/2010

52811 - Application for non-material amendment following grant of planning permission 52269 to alter the design of the polycarbonate roof over the proposed spectators viewing gallery to a lean to type - Approve 22/07/2010

Publicity

34 letters sent to Flats 1,2,3,4 No 46 Brandlesholme Road; Flats 1,2,3,4 No 148 Brandlesholme Road; Nos 150-168 (evens) Brandlesholme Road, Nos 26-52 (evens) Grantham Drive; 7 Brandlesholme Close.

Two letters of objection received from Nos 152 and 164 Brandlesholme Road which raise the following issues -

- Overspill of the car park and inadequate parking for residents;
- Wear and tear on the already poor road surface due to increase in traffic;
- Noise pollution from increased functions;
- Litter from the club;

- Existing skips are permanently filled with rubbish which gets strewn around the area.

The objectors have been informed of the Planning Control Committee Meeting.

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health Contaminated Land - No objection subject to condition.

Design for security - No objection.

Baddac - Seek clarification of level access to entrances and re-configuration of cloak room and disabled toilet.

British Waterways - No comments to make.

Unitary Development Plan and Policies

EN1/2 Townscape and Built Design

RT1/1 Protection of Recreation Provision in the Urban Area

EN6/4 Wildlife Links and Corridors

PPS23 PPS23 Planning and Pollution Control

RT3/5 Noisy Sport

Issues and Analysis

Principle - The proposals have arisen from the need to improve the existing facilities provided for the players and members of the cricket club. The scheme also incorporates a more secure and improved storage area as well as disabled toilet facilities. There would be no adverse impact on the existing playing pitch provision and no detriment to the surrounding environment.

As such, the proposal complies with Unitary Development Plan Policies RT1/1 - Protection of Recreation Provision in the Urban Area.

Appearance and layout - The proposed extensions would be single storey and have been sited to utilise infill areas between buildings and to replace existing buildings. The extensions would be additions to the existing clubhouse and would not impact on the layout of the cricket pitch, access around the building or the car parking provision.

The scheme also aims to tidy up the area around the club house and the existing metal storage containers would be replaced by the additional storage facilities and would improve the existing situation.

External elevations would be a mix of brick and white render, and polycarbonate roof to match the existing building, and a glazed frontage to the public and players viewing gallery. The proposals are therefore considered acceptable and would comply with UDP Policy EN1/2 - Townscape and Built Design.

Residential amenity - The terrace houses on Brandlesholme Road which back onto the site are 22m away from the existing club house and are set lower than the site. The proposed store for the function room would be visible from the rear of these properties. However, being an infill extension, it would be no closer to these houses than the existing building and therefore considered not to affect their outlook. There is also a concrete boundary wall which edges the site to the west and this provides an additional partition to the site.

The proposed kitchen, toilets and storage extensions to the rear would also utilise infill areas between the building and would be no closer to these houses than the existing rear elevation. The other extensions are on the eastern elevation away from these properties and facing the pitch. The two metal containers would be removed from the site as a result of the additional storage areas which would improve the outlook from these houses.

As such, the proposal is considered not to affect the residential amenity of the occupiers of

these houses and complies with UDP Policy EN1/2 - Townscape and Built Design.

The only opening on the rear elevation would be from the existing beer store and there would be no openings created as a result of the alterations which would face the residential properties on Brandlesholme Road. The main entrances to the clubhouse and proposed function rooms would be located away from the nearest residential houses and there would be no alterations to the existing parking provision.

As such, the proposal is considered to comply with UDP Policy EN1/2 - Townscape and Built Design.

Parking - There is currently parking provision for 30 cars within the car park and there would be no loss of parking as a result of the proposals. There is also an area along the southern boundary of the site for an additional 30 cars which can be used for overspill parking should this be required.

Development Control Policy Guidance Note 11 - Parking Standards in Bury does not have specific standards for facilities such as this, but it is considered that 60 spaces is adequate for a club of this size in this location.

The highways section have raised no objection and the proposals are considered to comply with UDP Policy HT2/4 - Car Parking and New Development.

Disabled Access - The site is level and revised plans demonstrate there would be level access into the new areas of the club house. The alteration also include an accessible separate disabled toilet facility.

The development therefore complies with UDP Policy HT5/1 - Access for those with Special Needs.

Response to Objectors - The side street is an unadopted road and as such maintenance would be a private matter between users of the road.

The storage containers would be removed and the area tidied up in general as a result of the proposed facilities.

There would be no loss of parking as a result of the extensions.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

The proposed development would not affect the character of the area or have a detrimental impact on the amenity of nearby residents. The scheme would not adversely impact on parking facilities or on highway safety issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Existing plans and elevations 3977-01A; Proposed plan and elevations 3977-05B 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.
3. Gas protection measures shall be incorporated into the proposed development, which are commensurate with the existing building, to prevent the ingress of

landfill gas or ground gas, and;

A gas protection Verification Report detailing the design and installation of the incorporated design features, shall be submitted to and approved in writing by the Local Planning Authority within approved timescales.

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

4. The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

5. The containers shall be removed permanently from site prior to the occupation of the extensions hereby approved, or on substantial completion of the extensions hereby approved, whichever is the soonest.

Reason. To secure the interests of the visual and residential properties in close proximity to the containers pursuant to Unitary Development Plan Policy EN1/2 - Townscape and Built Design.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Ward: North Manor

Item 11

Applicant: Mr Power

Location: 511 Holcombe Road, Ramsbottom, Bury, BL8 4EL

Proposal: Demolition of existing domestic garage and construction of new single dwelling.
(Resubmission of 52900)

Application Ref: 53484/Outline Planning
Permission

Target Date: 14/02/2011

Recommendation: Approve with Conditions

Description

The application site contains a single dwelling and its large garden. The dwelling is located within the northern half of the site, with a detached double garage located to the south. There are mature trees along the northern and southern boundaries. There are residential dwellings located to all boundaries of the site.

The proposal seeks outline planning permission for a single dwelling. All matters are reserved and access would be taken from Holcombe Road.

Relevant Planning History

37981 - Two storey detached double garage at 511 - 515 Holcombe Road, Greenmount.
Approved with conditions - 7 September 2001.

52900 - Outline - Erection of 1 no. dwelling at 511 Holcombe Road, Greenmount.
Withdrawn - 06 December 2010.

Publicity

22 neighbouring properties (433 - 439 (odds), 513, 517, 500 - 518 (evens) Holcombe Road; 2 - 10 (evens), 8A Hilstone Close) were notified by means of a letter on 20 December 2010. Two letters have been received from the occupiers of 439 Holcombe Road and one by e-mail with no address, which have raised the following issues:

- A new modern house would detract from the existing house and the character of the area
- The proposal would lead to congestion on Holcombe Road
- The proposed dwelling would be very close to the boundary with No. 439 and concerns on the impact on the existing trees
- Object to the loss of three trees to provide the driveway for the existing property (No. 513).
- Object to the loss of the existing porch, which would detract from the character of the existing dwelling
- The provision of two driveways would increase the risk to pedestrians.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - Awaiting additional information in relation to the driveways and sight lines.

Drainage Section - No objections.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Landscape Practice - No objections to the removal of trees, subject to the inclusion of a condition relating to replacement trees.

Waste Management - No objections.

Wildlife Officer - No objections, subject to the inclusion of an informative relating to bats.

Designforsecurity - No response.

Baddac - No comments.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

Principle - Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for housing development, including the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

Policy H2/6 states that the Council will not permit the loss of private gardens for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area.

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 and the Council should aim to deliver 500 dwellings per year. As such, the development of site for housing would contribute towards this provision.

The site is allocated within the urban area and the proposed development would be built on previously undeveloped land. However, a large garage exists on the site giving the appearance of being built on. As such, there are no objections to the principle of the development within the garden. The proposal would be in accordance with Policy H1/2 of the adopted Unitary Development Plan.

Impact upon surrounding area - The application is in outline and all matters are reserved and as such, the layout, access, appearance, landscaping and scale are matters that would be considered at a future stage.

There are indicative plans, which indicate that accesses could be provided and that the dwelling could be accommodated within the site. However, these plans are for information purposes only and not subject to this application.

Trees - The indicative site plan shows the possible location of a dwelling within the site. The location of this dwelling would have no more of an impact than the existing garage. As such, the proposed dwelling would not have an adverse impact upon the trees and would not result in the removal of any trees. In any case, the siting of the proposed dwelling would be determined at the reserved matters stage.

The proposed driveway for the existing property would be located to the north of the dwelling and there are four mature trees along the boundary. Three of the trees are sycamores and neither are suitable for retention due to being multi-stemmed or is in

terminal decline. The fourth tree is a cherry tree. The Landscape Practice has no objections to the removal of these trees, subject to a condition relating to replacement trees. Therefore, the proposed development would be in accordance with Policy EN8/2 of the adopted Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and is relevant in this instance. There would be at least 21.7 metres between the rear of the proposed dwelling (as indicated on the site plan) and properties on Hillstone Close. This would exceed the aspect standards contained in SPD6 and as such, the proposed development would not have an adverse impact upon the residential amenity of the neighbouring properties.

Bats - A bat assessment has been submitted with the application, which states that the agent has visited the site on two occasions and there was no sign of bat activity. An internal and external inspection has found that there was no evidence of habitation or access. The Wildlife Officer has no objections, subject to the inclusion of an informative relating to bats. Therefore, the proposed development would not have an adverse impact upon a protected species and would be in accordance with Policy EN6/4 of the adopted Unitary Development Plan.

Highways Issues - The proposed development involves the provision of a dwelling in the garden area of No. 513 Holcombe Road. There are indicative plans, which show that the site can be accessed from Holcombe Road and a separate driveway could be provided for the existing dwelling. The proposed site plan shows that the existing porch would be demolished to allow adequate visibility splays for both the possible accesses. The Traffic Section has no objections to the proposal, subject to adequate visibility splays and turning facilities. A revised plan showing the visibility splays is being prepared and will be reported on in the Supplementary Report.

Response to objectors - The issues of design would be addressed through a reserved matters application. The current application is for the principle of placing residential development on the site. The provision of one dwelling would not add significantly to the traffic levels on Holcombe Road.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-

The proposed development is acceptable in principle and would not have a significant adverse impact upon the amenity of the neighbouring properties. The proposed development would not be detrimental to highway safety and subject to conditional control, would not impact significantly upon the streetscene.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance, access thereto and the landscaping of the site.
Reason. To ensure the satisfactory development of the site and because this application is in outline only.
3. This decision relates to drawings numbered 29-103-01a, 29-103-02a, 29-103-03a, 29-103-04a 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.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
6. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:2005 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
7. No development shall commence unless or until details of the species and size of the trees shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the dwelling hereby approved, unless otherwise agreed in writing with the Local Planning Authority. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 - Woodland and Tree Planting of the Bury

Unitary Development Plan.

8. The height of the dwelling hereby approved to the ridge shall be no higher than 8 metres and shall be no closer to the trees on the southern boundary than the existing garage.
Reason. In the interest of visual amenity and to ensure a satisfactory development pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

