

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

18 January 2011

SUPPLEMENTARY INFORMATION

Item:01 **1 Bankfield Close, Ainsworth, Bolton, BL2 5QZ Application No. 53250**
Division of 1 dwelling into 2 dwellings; Two storey extension at side

Unitary Development Plan and Policies.

Since the last PCC there has been an amendment to PPG 13 - Transport. Currently the Council have adopted Parking standards set out in SPD - 11 - Parking Standards. This SPD sets out the Council's adopted Parking Standards for residential developments as well as other types of development within the Council's area. These are currently set as maximum standards but the changes to PPG 13 remove the need for maximum standards for residential developments. As a consequence of this the SPD will be reviewed accordingly but in the interim, PPG13 can be considered a material planning consideration in the determination of planning applications.

Item:02 **452 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES**
Application No. 53307

Outline Planning Application for a detached dwelling incorporating existing garage

Position of Sewer.

As the exact position of the 300mm sewer in front of the property has not been determined, it is considered appropriate to attach conditions to any approval that,

- requires the sewer to be accurately plotted in relation to the proposed house and
- restricts the line of the rear elevation to its existing position.

These conditions would ensure that the sewer is protected and the outlook from the adjacent house at No.452 is maintained in the interests of residential amenity.

Condition 9.

Prior to commencement of development, the 300mm sewer that runs through, or in close proximity to, the site shall be accurately plotted on a 1:100 scale plan and submitted to, and agreed in writing by, the Local Planning Authority.

Reason. In order to protect the integrity of the public sewer pursuant to UDP Policies EN7/3 Water Pollution and EN7/5 Waste Water Management.

Condition 10.

The rear elevation of the proposed house shall be set no further back than that indicated in the revised site plan (1:500) dated 23/12/2010.

Reason. In the interests of residential amenity pursuant to UDP Policy H2/1 The Form of New Residential Development.

Item:03 **65A Bury New Road, Breightmet, Bolton, BL2 6QG Application No. 53352**
Provision of external staircase at rear, external alterations and provision of car park to rear

Nothing further to report.

Item:04 **241 Ainsworth Road, Radcliffe, Manchester, M26 4EE Application No. 53355**

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

Nothing further to report.

Item:05 Adj Car Park and Public Footpath at Goshen Playing Field, Off Scott Avenue, Bury Application No. 53365
Installation of multi use games area (ballzone)

Nothing further to report.

Item:07 Mountheath Industrial Park, George Street, Prestwich, M25 9WB Application No. 53400
Replacement of existing 15m high monopole with 20m high monopole, 6 no. antennas and ancillary development

Nothing further to report.

Item:08 1a Cobden Street, (Former Over 60's Club) Radcliffe, Manchester M26 4HR Application No. 53402
Change of use from over 60's club (Use Class D2) to Office (Use Class B1).

Parking - SPD11 states that the maximum parking standards for a building of this size equates to 2 parking spaces. A plan has been received, which does not include any parking. As such, there would be no off-road parking for the building. The Traffic Section has objected to this as the lack of provision would be inadequate and would be detrimental to highway safety. Therefore, the proposed development would conflict with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Recommendation

Therefore, the recommendation is one of **refusal**, for the following reason:

1. The proposed car parking provision is inadequate and is likely to lead to vehicles parking and carrying out manoeuvres on the highway to the detriment of the free flow of traffic and road safety. The proposed development therefore conflicts with SPD11 - Parking Standards in Bury and the following policies of the Bury Unitary Development Plan and associated Supplementary Planning Document:
EC6/1 - Assessing New Business, Industrial and Commercial Development
EN1/2 - Townscape and Built Design
HT2/4 - Car Parking and New Development
SPD 11 - Parking Standards in Bury

Item:09 Rose & Crown Public House, 2-6 Cockey Moor Road, Bury, BL8 2HB Application No. 53413
Erection of pre-fabricated cold room/freezer; Formation of cast concrete base and drop kerb with fence to form bin compound

Nothing further to report

Item:10 Woodbank Cricket Club, Stafford Street, Bury, BL8 1AY Application No. 53456

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

Publicity.

Letter received from No 66 Ainsworth Road supporting the application on the following basis:

- the proposals would provide much needed facilities for the community of both young and old.

Item:11 511 Holcombe Road, Ramsbottom, Bury, BL8 4EL Application No. 53484
Demolition of existing domestic garage and construction of new single dwelling.
(Resubmission of 52900)

Publicity

A further three letters have been received from the occupiers of 517, 518 Holcombe Road and 8 Hillstone Close, which have raised the following issues:

- Proposal would impact upon highway safety.
- Concern as to where the occupiers of No. 511 would park, especially if they have a number of cars.
- If the proposal is granted planning permission, more traffic calming measures and parking restrictions should be implemented.
- Planning permission for a dwelling was rejected.
- The proposal would have a detrimental impact upon sky views and sunlight in the back garden.

The objectors have been notified of the Planning Control Committee.

Response to objectors - A revised plan has been submitted which indicates the provision of two driveways and parking areas for the two dwellings. As such, the parking provision at the site would be adequate. The Traffic Section has no objections to the proposal, subject to the inclusion of conditions relating to visibility splays and turning facilities. When planning permission was granted for the detached double garage, a condition was placed on the consent, stating that the building shall not be used as a separate residential accommodation without the prior written consent of the Local Planning Authority. This condition does not prohibit the provision of a dwelling, subject to compliance with the relevant policies of the UDP.

Therefore, conditions 9, 10 and 11 should be added in relation to visibility splays and turning facilities:

9. Full details of the provision of adequate parking facilities for the existing dwelling and access to the replacement driveway shall be submitted at the first reserved matters stage. The details to be submitted shall incorporate the provision of a 2.4 x 60 metre visibility splays at the junction of the driveway with Holcombe Road; adequate visibility at the back edge of the footway in accordance with Manual for Streets; and the widening of the footway to a minimum width of 1.7 metres between the porch and the northerly site boundary, including the demolition of the existing porch and alterations to the boundary wall.

Reason. To ensure adequate off street car parking provision; to minimise the standing and turning movements of vehicles on the highway and to ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety and pursuant to Policy H2/1 - The Form of New Residential Development and Policy H2/2

- The Layout of New Residential Development of the Bury Unitary Development Plan.

10. Provision shall be made within the site to the written satisfaction of the Local Planning Authority to enable vehicles to enter and leave the replacement driveway and parking area in a forward gear and the areas used for manoeuvring 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 highway safety pursuant to Policy H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

11. The existing turning facilities indicated on the approved plans shall be provided before the new dwelling is first occupied and the areas used for manoeuvring 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 Policy H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

12. Full details of the demolition of the porch and the subsequent reinstatement of the building shall be submitted at the first reserved matters stage.

Reason. In the interests 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