

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

19 April 2011

SUPPLEMENTARY INFORMATION

Item:01 Pilsworth South Quarry, Pilsworth Road, Bury, BL9 8QZ Application No. 53453

Vertical and lateral extension, re-phasing and enhanced restoration and ecological scheme at Pilsworth South Landfill within the consented site boundary

S106 Update

Viridor have confirmed that they will provide for the financial contribution to determine the business case for the heat pipeline running into the town centre. The value of this contribution would be £32,000.00.

Consultations Responses

Greater Manchester Archaeological Unit

There are no objections to the scheme subject to the addition of a condition relating to the development of a scheme to show the investigations that have been carried out in relation to the tipping and quarrying of the site and the subsequent change to the landscape of the site following the operations.

43. The applicant shall develop a community information legacy scheme, drawing upon the archaeological investigations of the Pilsworth Quarry landscape. The details of the information to be presented and subsequent publication proposals of the scheme shall be submitted to and approved by the Local Planning Authority within 1 month following the completion of the tipping operations. The approved scheme shall be published within 1 month of the final restoration of the site.

Reason - To provide a legacy of information for public benefit on the archaeology of the former historic landscape of Pilsworth Quarry pursuant to PPS5 - Planning and the Historic Environment.

Add Conditions

42. Landfill gas monitoring, well heads, leachate monitoring and mitigation measures shall be included within the tipping operations in accordance with the Viridor Odour Management Plan dated May 2009 and plan PWS3000, and located in the positions shown on the submitted Gas/Groundwater Monitoring Boreholes Drawing Figure 33, forming part of the planning application ref. 39700/02, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure that ground contaminants are dealt with through best practice pursuant to PPS23 - Planning and Pollution Control.

44. No development shall take place until the developer has secured the implementation of the mitigation measures contained within Environmental Statement Volume 2, as amended by Wardell-Armstrong letter dated 7th April 2011; and the species rolling monitoring programme as described within the Ecology Monitoring Programme Revised) dated 22 January 1998 forming part of the previous planning permission ref. 33482/97 and in accordance with the advice contained in Appendix 7 of the submitted Ecological Management and Monitoring Programme dated 25 July 2003, as amended in Appendix 9.3 Ecological and Monitoring Programme dated October 2005 forming part of this permission. The protection measures shall be carried out to the full satisfaction of the Local Planning Authority in consultation with English Nature and the Greater Manchester Ecology Unit.

Reason. To enable the Local Planning Authority to monitor the development.

Amend Conditions as described below:

3. Refers to drawing LE10698/EIA 4.14. This drawing has been subsequently amended by LE10698/4.14 EIA Rev B.

8. Proposed amendment to wording to reference new phasing drawings rather than those relevant to previous or existing permission:

'Prior to the commencement of operations all available topsoil and subsoil shall be stripped from the following areas and stored separately in accordance with drawings indicating phasing works ref. LE10698/EIA 4.2 to LE10698/EIA 4.13 submitted as part of planning application ref. 53453 unless otherwise agreed in writing:

a) all areas to be excavated, used for the storage of overburden, subsoil, or used for lagoon purposes.

b) all areas to be used for roads, offices, stores, fixed plant, plant storage areas or for other purposes which could cause damage to soil, and

c) all areas to be traversed by heavy vehicles and machinery not otherwise specified.

Reason. For the avoidance of doubt and to accord with the terms of the application pursuant to UDP Policy MW4/1 - Assessing Waste Disposal.'

9. Proposed amendment to wording to reference the mobile screening unit:

'No materials other than topsoil, subsoil, overburden and those associated with the mobile screening unit and the landfilling operations hereby permitted shall be stored or processed on the site without the prior approval in writing of the Local Planning Authority. The details of the mobile screening unit and associated bottom ash for the unit shall be submitted to the Local Planning Authority before mobile screening unit is first brought on to site. The details shall include any such mitigation measures necessary that shall be prior approved by the Local Planning Authority, so as to ensure that the mobile screening unit and bottom ash is located and operates without undue impact upon ecology, visual amenity or noise impact.

Reason. For the avoidance of doubt pursuant to UDP Policy MW4/1 - Assessing Waste Disposal.'

10. Propose amendment to wording to reference new phasing drawings LE10698/EIA 4.2 to 4.13, rather than those relevant to previous or existing permission:

'Topsoil, subsoil and soil making material mounds shall not exceed 3 to 5 metres in height as shown on drawings indicating development phasing LE10698/EIA 4.2 to 4.13 and shall be constructed with only the minimum amount of compaction necessary to ensure stability and shall be graded and seeded with a suitable grass seeds mixture throughout the period of storage, to the satisfaction of the Local Planning Authority.'

14. Propose reference to drawing LE10698/EIA 3.2 Rev B rather than 3.3, as 3.2 shows the proposed waste contours/height as well as the phasing.

16. Propose to amend wording so that use of mobile screening unit complies with this condition and new phasing drawings are referenced:

'Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and subsequent amendments, no buildings, plant, structures or machinery, excluding a mobile screening unit, conveyors, excavation machinery, vehicles and those buildings and plant shown on drawings LE10698/EIA 4.1 – 4.13 submitted as part of planning application ref. 53453, shall be erected on the site without the prior written approval of the Local Planning Authority.'

21. Drawing LE10698/EIA 3.3 is the incorrect reference for site restoration proposals. Instead, the reference ought to be: restoration plans LE10698/EIA 4.14 Rev B, and LE10698/EIA 4.15 which shows the progressive restoration of the site over time.

26. Propose amending drawing references as follows:

- LE03283/010 to LE10698/EIA 3.3;
- LE10698/EIA 3.3 to LE10698/EIA 4.2 to 4.13; and
- LE10698/EIA 3.2 to LE10698/EIA 4.14 Rev B.

'On completion of sand extraction from each phase as shown on Quarry phasing drawing ref. LE03283/010 to LE10698/EIA 3.3, each phase shall be progressively backfilled as shown on Landfill phasing drawing refs. LE10698/EIA 3.3 to LE10698/EIA 4.2 to 4.13 and in accordance with the revised restoration phasing drawing ref. LE10698/EIA 3.2 to LE10698/EIA 4.14 Rev B, in a working method to be agreed with the Environment Agency prior to the commencement of tipping operations.'

29. Propose amending document references as follows:

'Adequate measures, in accordance with the details submitted in the Surface Water Management Plan, dated June 2009 (provided as Appendix 10.1 of the Environmental Statement) and the Operations Development and Management Plan, dated November 2003 (provided as Appendix 2 of addendum SH-RJK-LE10698-014 dated 7th April 2011,) shall be taken for the drainage of the site and prevention of pollution by leachate to the satisfaction of the Local Planning Authority and Environment Agency.'

37. Propose the following list of drawings and reports numbered/titled:

- Planning Application and Supporting Statement (Volume 1), December 2010
- Environmental Statement and Non-Technical Summary (Volume 2), December 2010
- Design and Access Statement (Volume 3), December 2010
- LE10698/EIA 2.1
- LE10698/EIA 3.2 as amended by LE10698/EIA 3.2 Rev B
- LE10698/EIA 3.3
- LE10698/EIA 4.1
- LE10698/EIA 4.2
- LE10698/EIA 4.3
- LE10698/EIA 4.4
- LE10698/EIA 4.5
- LE10698/EIA 4.6
- LE10698/EIA 4.7
- LE10698/EIA 4.8
- LE10698/EIA 4.9
- LE10698/EIA 4.10
- LE10698/EIA 4.11
- LE10698/EIA 4.12
- LE10698/EIA 4.13
- LE10698/EIA 4.14 as amended by LE10698/EIA 4.14 Rev B
- LE10698/EIA 4.15
- LE10698/EIA 4.16
- Pest Report, January 2011 and Appendix 1 of Pest Report, January 2011 (extract from Operations Development and Management Plan,

November 2003)

- SH-RJK-LE10698-014, 7th April 2011 – Response to BMBC post submission consultation
- SH-RJK-LE10698-014 Appendix 1, 7th April 2011 - Planning Policy and JWDPD (SH-LE10698-015)
- SH-RJK-LE10698-014 Appendix 2 – Leachate Management and Monitoring Information (extract from Operations Development and Management Plan, November 2003)
- SH-RJK-LE10698-014 Appendix 3 – Performance Agreement (Renewable Bond) between Viridor Waste Management Limited and Environment Agency, 18th May 2005

**Item:02 Springside County Primary School, Springside Road, Bury, BL9 5JB
Application No. 53638**

Retention of temporary classroom (nursery unit) and associated toilet block for 3 years.

Nothing further to report.

**Item:03 Land at Bury Road / York Street, Radcliffe, Manchester, M26 2WH
Application No. 53645**

Outline planning for mixed use scheme including erection of 200 dwellings; new warehouse (7435 square metres) and land remediation and raising of land; raised emergency access to Bury Road; open space and car parking

Further Applicant/Agent Comments

In response to the Officer report, the agent emphasises that his clients have been in regular contact with the company for many months about the requirements and intentions of Expert Logistics.

The company has indicated that it wishes to remain on the Radcliffe site subject to its requirements being met. As part of this, the applicant is in negotiations with the company about the commercial terms for a new lease which would include a new warehouse extension. The report is of course correct to say that until the new lease is signed, there is no 'guarantee' that Expert Logistics will stay on the site. Nonetheless it is a pre-condition for this to occur that permission is granted for the mixed development as it generates the cross-subsidy between the housing and commercial developments as well providing the space which Expert Logistics requires. In this respect there is no reason to suppose that commercial terms cannot be reached between Expert and my client. Moreover, it is always the case that the grant of planning permission does not 'guarantee' a particular outcome but simply facilitates it. In conclusion we consider that it can be validly argued that the proposal is essential to retaining Expert within Bury and safeguarding the existing 200 jobs.

In relation to Expert's detailed requirements, the application reflects the form of warehouse extension which Expert Logistics was saying at the time of submission would meet their needs. However in recent weeks, the company has revised these requirements, now seeking a warehouse extension with a larger footprint but with a lower roof height. It is understood that this is because it is no longer pursuing a fully automated warehousing option. The precise requirements of Expert may not become fixed for some time. However the purpose of the application is to establish the

principle of a large warehouse extension to the north of the existing complex which would be funded in part by the housing development on the Unifi Dyed site. If the final requirements of Expert Logistics cannot be accommodated within the terms of the outline permission, my clients would simply make a full application for the warehouse extension which would be considered within the context that outline permission has already been granted for a similar scheme.

Consultation Responses

Environmental Health Pollution Control - There are concerns about the noise from the established industrial sites on the northern and eastern boundaries of the proposed development, as this may affect any residents of the proposed houses on this development, and the presence of residents on the proposed sites may also constrain the future activities taking place on the industrial sites. These industrial sites appear to operate 24 hours a day.

The conclusions reached by the report are that reasonable internal noise levels can be achieved for the proposed houses, depends on the construction of an effective 4m. high noise barrier on the northern and south eastern boundaries. The lack of a continuous boundary to the north and eastern sides of the site fails to mitigate against any noise coming from the direction of industry to the east (currently Sambro International, but this is a Planning Class B2 site and has great potential due to it's proximity to the boundary to cause noise disturbance to potential residents of the proposed site). To mitigate against the effects of noise sources (vehicles) it is advised that active/ independent ventilation be provided to the habitable rooms on the facades of all dwellings on the northern and eastern boundaries of the proposed site. To allow the windows to remain closed the independent ventilator must comply with the requirements of Part L of the Building Regulations, with specific reference to BRE398.

The Section suggest that a planning condition be imposed to secure the protection of residential amenities in relation to the northerly and north-easterly boundaries of the site.

Traffic Section Response

The formal response has been received from the Traffic Section. The Transportation Unit in Manchester were consulted on the Transport Assessment and have raised no fundamental objections to the proposals. Conditions are proposed to ensure that the scheme delivers its requirements in relation to any reserved matters applications (see conditions 29 to 34 inc below).

Amend Conditions

Condition 3 has been amended to split the requirements of the ecology from the control over the delivery of the employment/residential elements of the development for the purposes of clarity - see condition 27 below.

3. No housing development shall commence unless and until the proposed extension to the north of the existing Expert Logistics building has been commenced and that the superstructure is constructed to roof level and there shall be no occupancy of any dwellings unless and until the extension, car parking and servicing relating to the extension to the north of the existing Expert Logistics building as been completed.

The 'completion' of the extension to the north of the existing Expert Logistics building and associated servicing shall be confirmed by an exchange of letters between the developer and the Local Planning Authority and the extension and its associated parts shall not be deemed to be substantially completed unless and until this is confirmed in

writing by the Local Planning Authority.

Reason - To ensure the employment proposals are brought forward at the earliest stage in relation to the case argued by the planning proposals and the designation of the land pursuant to UDP Policy EC2/1 - Employment Generating Areas.

Condition 11 - The reason for the condition was originally missed in the main agenda:
11. No development shall take place including demolition, earth works and site clearance until a plan for the protection of ecological features to be retained has been produced and implemented in accordance with details approved in writing by the Local Planning Authority.

Reason - To ensure that measures and mitigations are in place to deal with ecology and wildlife enhancement pursuant to UDP Policies EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors and PPS9 - Biodiversity and Geological Conservation.

Add Conditions

The ecology part of condition 3 now to be condition 27:

27. The site shall be developed in relation to the ecology proposals in the following manner :

- The phasing in relation to the ecology shall be implemented in accordance with the provisions to be satisfied within conditions 5 to 12 inclusive;
- The phasing in relation to the remediation of the existing former Unify Dyeing Site and land raising thereto, shall be implemented in accordance with the provisions to be satisfied within conditions 5 to 11 inclusive;

Reason - To ensure that measures and mitigations are in place to deal with ecology and wildlife enhancement pursuant to UDP Policies EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors and PPS9 - Biodiversity and Geological Conservation.

Condition required as a result of the consultation response from Environmental Health:

28. As part of the first reserved matters application for development of the residential part site, details providing noise mitigation measures for the dwellings closest to the northerly and easterly boundaries of the residential part of the site, from the adjoining industrial/commercial premises located and associated servicing beyond these boundaries, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the residential part of the site and be maintained in situ prior to the first occupation of the dwellings.

Reason: To ensure that the residential part of the development is adequately soundproofed against externally generated noise in the interests of the amenity of future occupiers of the development pursuant to Unitary Development Plan Policy EN7/2 - Noise Pollution and PPG24 - Planning And Noise.

Traffic Conditions

29. The development hereby approved shall not be brought into use unless and until the site access improvements have been implemented to an agreed specification and to the written approval of the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority.

Reason - To ensure good highway design in the interests of road and pedestrian safety pursuant to Unitary Development Plan Policy HT6/1 - Pedestrian and Cyclist Movement and H2/2 - The Layout of New Residential Development.

30. The visibility splays indicated on the approved plans, shall be implemented to the

written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason - To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Unitary Development Plan Policy HT6/1 - Pedestrian and Cyclist Movement and H2/2 - The Layout of New Residential Development.

31. Notwithstanding the submitted proposals, full details of the proposed mitigation measures comprising of upgrade of the definitive footpath to a cycle route and new connection onto Bury Road; upgrade of three bus stops with shelters/timetables etc and construction of a new pedestrian refuge on York Street/Dumers Lane junction shall be submitted as part of the first reserved matters application. The approved measures shall be implemented before the development hereby approved is first brought into use.

Reason - To ensure that the development provides for sustainable transport objectives in pursuant to PPG13 – Transport and in the interests of highway safety pursuant Unitary Development Plan Policy HT6/1 - Pedestrian and Cyclist Movement and H2/2 - The Layout of New Residential Development.

32. The development shall be carried out in accordance with the approved Travel Plan Frameworks which establish the developer and occupier travel plan objectives and targets and includes an implementation programme. The approved measures shall be implemented before each phase of the development is brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason - In order to deliver sustainable transport objectives in accordance with PPG13 - Transport.

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

Reason - To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant Unitary Development Plan Policy HT6/1 - Pedestrian and Cyclist Movement.

34. Full details of the timing, routing and access arrangements for construction traffic associated with the land raising operation shall be submitted as part of the first reserved matters application. The operation shall subsequently be carried out in accordance with the approved details.

Reason - In the interests of highway safety and residential amenity pursuant Unitary Development Plan Policy HT6/1 - Pedestrian and Cyclist Movement.

Item:04 Locomotive Works, Baron Street, Bury, BL9 0TY Application No. 53647
Renewal of planning permission 49349 to carry out engineering fill operation prior to accommodating new rail track infrastructure

Nothing further to report.

Item:05 Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

Application No. 53660
Construction of a single storey woodland tree house

Nothing further to report.

Item:06 Unit 2, Albert Close Trading Estate, Whitefield, Manchester, M45 8EH
Application No. 53705
Extension at side and rear (resubmission)

Publicity.

Further correspondence received from No 7 Naden Walk. Are unable to attend the Planning Control Committee meeting and request their concerns are still taken into consideration.

Item:07 Leigh Bank 4 Glebelands Road, Prestwich, Manchester, M25 1NE
Application No. 53720
Variation of condition no. 2 of planning permission 52762 - Approved drawings to allow alterations to single storey extensions at rear

Further comment.

The short passageway between the single story rear extension and the neighbour at No.6 Glebelands Road has been created as a consequence of party wall issues arising between the respective landowners. It is not considered that the gap created by moving the existing building off the boundary would cause undue concerns and represent a valid reason for refusing the application.

Item:08 George And Dragon Public House, 415 Rochdale Old Road, Bury, BL9 7TB
Application No. 53723
Change of use of public house into 3 no. dwellings with 1 no. new dwelling at side

Nothing further to report.

Item:09 Bury Grammar Girls School, Farraday House, Bridge Road, Bury, BL9 0HG
Application No. 53726
Extension to Bury Grammar Girls School to provide new lecture theatre and sixth form social area (resubmission)

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to the boundary treatments, foundations and car parking.

Following the comments from the Traffic Section and consultation with the agent, the following conditions have been added/amended to read as follows:

11. No later than 12 months following the development being first brought into use, the restoration of the staircase and entrance hall to the rear of the 'boys entrance' shall have been implemented in accordance with a scheme, which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason. In order to preserve features of special architectural or historic interest pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/1 - Visual Amenity

Policy EN1/2 - Townscape and Built Design

12. A landscaping scheme, including details of boundary treatments, including the interface between the site and the adopted highway, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or 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 EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

16. Notwithstanding the submitted details, no part of the foundations to the proposed building shall extend below the adopted highway.

Reason. In order to maintain the integrity of the adopted highway pursuant to Policy EN1/2 - Townscape and Built Design.

Item:10 Prestwich Service Station, 19 Bury Old Road, Prestwich, Manchester, M25 0EY Application No. 53747

Prior notification for 14.8 m high streetworks pole including 3 antennae and equipment cabinets

Publicity

13 letters have been received from the occupiers of 23, 25, 29 Bury Old Road, 7 Fort Road, 21 Hereford Drive, 133, 172, 178 Albert Avenue, 3 Elterwater Close, 12 Park Hill, 12 Ravensway, which have raised the following issues:

- The Planning meeting should not be held on a Jewish religious holiday.
- Impact of the proposal upon health.
- Proposed mast would look out of place.

The objectors have been notified of the Planning Control Committee.

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

It should be noted that some residents of the surrounding area are unable to attend the meeting in order to observe a Jewish religious festival.

Item:11 Land off Elton Vale Road, adjacent Elton Vale Reservoir (Parker's Lodges), Bury Application No. 53763

Erection of 5 dwellings (4 to be used as holiday lets); visitor centre and store/toilet block; creation of car park and associated landscaping

Publicity

Three further letters have been received from the occupiers of 6, Elton Grange, Elton Vale Road and the Diggle Lane Allotment Association, which have raised the following issues:

- The site is located within the Green Belt and should remain open and undeveloped.
- The plans indicate that Diggle Lane would be used as an emergency access. However, Diggle Lane is too narrow for use by emergency vehicles.

- It is unlikely that holiday lets would be successful in Bury.
- The proposed development would set a precedent.
- Impact upon the amenity of the existing residents.
- Impact upon pedestrian and highway safety.

The objectors have been notified of the Planning Control Committee.

Response to objectors - Diggle Lane would be the access for day visitors (anglers) to the site and would not be used by emergency vehicles. This would be secured through a condition. Sprinklers would be provided within the holiday lets and this would be secured through a condition. These issues have been addressed in the main committee report.

Consultation

Waste Management - If the bridge has a weight restriction, a collection point should be provided near the access road.

Fire Officer - No objections, subject to the inclusion of a condition relating to the provision of sprinklers

Traffic Section - No objections, subject to the inclusion of conditions relating to the access from Diggle Lane and car parking.

Following the comments from the Fire Officer and the Traffic Section, the following conditions have been added/amended to read as follows:

12. No development shall commence unless or until full details of the two bridges have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the buildings hereby approved being first brought into use.

Reason. To ensure a satisfactory access and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Development of the Bury Unitary Development Plan.

13. The development hereby approved shall not be commenced unless and until full details of proposals to install residential sprinkler systems to BS 9251:2005 or equivalent standard at each dwelling/holiday let, as required by the Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved for each dwelling/holiday let shall be implemented prior to the first occupation of each dwelling.

Reason. In the interests of fire safety and to accord with Bury Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

14. Notwithstanding the details shown on the submitted plans, there shall be no direct means of access to the site via Diggle Lane, other than for the purposes of gaining access to the area indicated on the submitted plans as "informal gravel surface parking for day anglers".

Reason. To ensure the provision of suitable access arrangements for the development pursuant to Policy RT3/2 - Additional Provision for Recreation in the Countryside of the Bury Unitary Development Plan.

15. 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 and thereafter maintained at all times, unless otherwise agreed in writing with the Local Planning Authority.

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.

16. Prior to the commencement of the development hereby approved, details of a scheme for the collection of refuse shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of the units hereby approved.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to the following Unitary Development Plan Policies:
Policy H2/2 – The layout of new residential development
Policy EN1/2 – Townscape and built design

Item:12 Land Adjacent To 59 Ringley Road, Whitefield, M45 7LH Application No. 53804
Erection of detached garage (Resubmission of 53131)

Nothing further to report.

Agenda Item 5

Amendment to Local Validation List

This item is as a result of a change in the way that applications to works to trees covered by Tree Preservation Orders and in Conservation Areas are to be processed.

Up until the 31st March these were handled by the Landscape Practice in EDS rather than the Development Management Team who handle all other applications that are submitted under Planning Legislation.

The regime for handling these applications is very similar to any other planning application and uses the same back office system. In addition the standard electronic application form is used and the Local Validation List can be used to require additional information to make the application valid.

The national validation list makes reference to needing a report about the necessity of the works and the way that are to be carried out. This item makes this requirement mandatory for all applications.

It is felt that this is necessary to ensure that any works to trees are carried out by suitable qualified persons and to ensure that there is no detriment to the visual amenity and landscape character of the Councils area.

Agenda Item 8

Planning Appeals

50417 - This Appeal is against a decision of the Council NOT to grant a Lawful Development Certificate for the use of an area of land as garden in the Green Belt.

Unlike any other Appeal there is no time limit on submitting Appeals and this application was determined in 2008 and has already been subject to an Ombudsman's Complaint that was dismissed.

Because applications for LDC's require statements of fact to be corroborated Appeals where verbal evidence is to be given, have to be handled via a Public Inquiry where evidence can be given under oath.

53366 to 53374 - There are 9 applications for placing adverts on street cabinets owned by Virgin Media (formally Nynex). These are all being dealt with at on a single Hearing rather than 9 separate Hearings.