

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

24 May 2011

SUPPLEMENTARY INFORMATION

Item:01 Adjacent 35 Haig Road, Bury, BL8 2ND Application No. 53543
Creation of ground floor apartment; single storey rear extension and associated parking

Nothing further to report

Item:02 York Street Mill, York Street, Bury, BL9 7AR Application No. 53629
Conversion, extension and refurbishment existing mill building to create 24 self-contained apartment dwellings with associated rooftop amenity space and fire escape provision by external staircases

Publicity - Further letters have been received as a result of reconsultation on the 12 car parking spaces to be provided.

2 Support: Maqam Al Arbain Ladies Spiritual & Educational Centre, 4b Fletcher St & Noor ul Islam Mosque Majority of the Members 2-4 Yarwood Street.

- By adding the car park we feel we can support this application.
- After reviewing the amended plans we are pleased to fully support the above application. Due to the inclusion of secured parking.

3 Objections: 9 Fletcher Street, 15 Fletcher Street and 31 Fletcher Street.

- Our objection is to the large amount of cars which will be connected to these apartments as the streets around are double yellow lines, where are the at least 24 cars to park. The only area around is Fletcher Street where it is residential parking and now businesses appear to be getting permits to park there too making it now difficult for residents.
- We object to these flats as we have a lot of trouble with parking as it is so when these flats are up and running it will be shocking, unless of course they all get parking permits for York St (not our Street). We don't object to the flats only the parking situation.
- After weighing the pros and cons of the scheme regarding the parking, they consider that there is no room for an estimated 24/42cars despite the applicant providing enough room for 12 cars.

The issues raised have been covered in the main report.

Item:03 201 Manchester Road, Bury, BL9 9HL Application No. 53742
Installation of new shop fronts to include 'open mesh brick bond type' roller shutters

Publicity - A petition in support of the application has been received signed by 49 people from 38 properties.

The reasons for supporting the petition are:

- the application will create new jobs
- bring to use an empty building
- create additional facilities for the area
- give a modern look to the area.

Item:04 The Rock Marketing Suite, Derby Way, Bury, BL9 0NJ Application No. 53761

Change of use of marketing suite to mixed use (comprising A1, A2, A3, A5 and B1

uses)

Revised Photo 2



Item:05 Meadowcroft Farm Barn, Harwood Road, Tottington, Bury, BL8 3PX

Application No. 53797

Erection of a 10.6 M high Vertical Axis Wind Turbine(resubmission)

Publicity - E-mail received from Holcombe View, 1 Claybank Cottages on 22/5/2011 who initially objected to the application when it was first made, and states that it now appears the applicant has answered most of the objections raised and is clearly committed to making his residence self sufficient.

E-mail received from the resident at No 3 Claybank Cottages raising the issue they did not receive the original notification letter about the application and their address is logged incorrectly on the system, although it appears the neighbouring properties on the same row of cottages did receive letters.

A site notice was also posted in the area on 31/3/2011.

The required neighbour notification procedures are considered to have been satisfied and as such no further action is needed.

The resident does not make any observations or objections to the scheme itself.

Item:06 217 Bell Lane, Bury, BL9 6HT Application No. 53811

2 no. externally illuminated fascia signs; 1 no. externally illuminated hanging sign; 2 no. externally illuminated signs to gable elevation and 1 no. non-illuminated sign to rear elevation.

Nothing further to report.

Item:07 Land at the end of Dorothy Street, Ramsbottom, Bury Application No. 53813

Erection of 3 garages and 2.1m high boundary fence

Publicity - A further letter of objection has been made by the occupiers of 14 Lansdowne Close stating that the pitched roof would obstruct their view of Holcombe Hill and that a flat roof garage would be better.

The concern about the height of the new building has been addressed in the main report. In relation to the obstruction of their view, there is no 'right to a view' and it is considered that the building would not significantly obstruct views.

Consultations - Drainage Section has no objection.

Item:08 Unit 2, Sedgley Gardens, George Street, Prestwich, Manchester, M25 9LW Application No. 53823

Change of Use of ground floor Unit 2 from retail (Class A1) to restaurant (Class A3)

Recommendation - Condition 3 amended to read as below following comments from Environmental Health:

3. The development hereby approved shall not be brought into use unless and until a detailed scheme for treating/dispersing fumes and odours so as to render them inoffensive to local residents has been submitted to and approved by the Local Planning Authority. A written statement from a competent person shall be included with the submitted scheme, that the proposed scheme will achieve the requirements of adequate treatment/dispersion under all normal operating circumstances. All equipment installed shall be used and maintained in accordance with the manufacturers and installers instructions.

Reason. To safeguard the amenities of the occupiers of nearby residential and office accommodation pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.

Item:09 125 Stand Lane, Radcliffe, Manchester, M26 1JR Application No. 53828

Extraction flue to front elevation (Resubmission of 53649)

The agent has provided a supporting statement to confirm the following:-

- The additional extraction chimney through the roof to the front elevation is from a separate extraction hood to the front of the takeaway area
- The existing extraction system is situated to the rear of the building and due to its design and layout it was not possible to connect the new ducting to the existing system
- The new duct is to be enclosed with a simulated brick chimney on the roof to ensure that the visual effect matches the chimneys on the adjacent properties.

Item:10 Prospect Service Station, 124 Brandlesholme Road, Bury, BL8 1AU

Application No. 53845

Prior Notification for 15 metre high streetworks pole with 6 no. antenna and equipment cabinets

Nothing further to report.

**Item:11 O/S Rose And Crown, 96 Carr Street, Ramsbottom, Bury, BL0 9EG
Application No. 53867**

Prior approval notification for installation of proposed telecommunications cabinet

Nothing further to report.

Item:12 63 Sandy Lane, Prestwich, Manchester, M25 9PS Application No. 53886

Change of use from hair dressing salon (A1) to fish and chip shop, eat in and takeaway (Use Class A3 and A5).

Consultation -

Drainage section - No objection.

Item:13 85 Windsor Road, Prestwich, Manchester, M25 0DB Application No. 53887

Change of use from a dwelling house to a beauty salon (sui generis) at ground floor and a flat at first floor including alterations to the front elevation.

Publicity - A further 42 name petition, objecting to the proposed change of use has been received. This was accompanied by photographs of the parking situation along the shopping frontage. As with the previous representations, the main objections relate to parking and need for another beauty salon within the shopping centre.

The points raised have been addressed in the main report.

Item:14 Former Rainsough Brew PH, 49 Rainsough Brow, Prestwich, Manchester, M25 9XW Application No. 53906

Erection of three storey building comprising ground floor retail store, offices at 1st and 2nd floors and associated parking.

Land ownership - The applicant has submitted additional information with regards to the land ownership of the site which was raised by one of the objectors. This includes a copy of the land registry title deed plan showing the ownership corresponding with the land edged red on the application.

Consultation -

Drainage Section - No objection.