

**BURY METROPOLITAN BOROUGH COUNCIL  
ENVIRONMENT & DEVELOPMENT SERVICES**

**PLANNING CONTROL COMMITTEE**

**19 July 2011**

**SUPPLEMENTARY INFORMATION**

**Item:01 Park Hotel, Lowther Road, Prestwich, Manchester, M25 9GP Application No. 53800**

Extend the time limit for implementation for planning application 49718 for three years for the erection of three storey block of 30 apartments with car parking and associated works

Please note the revised recommendation:

**It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement to ensure the proposed development is carried out in accordance with the original Section 106 agreement. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Assistant Director of Planning, Environmental and Regulatory Services Division under delegated powers.**

**Item:02 Land at Silver Point Business Park, Hornby Street, Bury, BL9 5AQ Application No. 53864**

Erection of 2 storey office block (Class B1)

**Description**

There are 51 parking spaces within the car park at present, but as a result of the development, the new car park would provide 47 parking spaces.

**Amendments to conditions**

Condition 2 should include Plan No: 3146: 10A to supersede 3146: 10 which now shows a disabled access ramp spanning between the existing and newly constructed block to provide improved disabled access, pursuant to UDP Policy HT5/1.

Condition 9 referred to the wrong condition and has been amended to read as follows:

9. Following the provisions of Condition 5 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved 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 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.

**Plans**

A better copy of the layout plan is attached at the end of this Supplementary Report.

**Item:03 Nabbs Farm, Rowlands Road, Bury, BL9 5LJ Application No. 53911**

New portal framed building for agricultural use

Nothing further to report

**Item:04 Woolfold Gap Recreational Route, Off Brandlesholme Road, Bury**  
**Application No. 53922**

Construction of ramped access for cyclists & pedestrians to connect Woolfold Recreational Park to Brandle Avenue; with associated works

**Publicity**

There was an error in the previous report and an letter of objection was received from No. 12 Brandle Avenue.

An additional letter has been received from the occupiers of 12 Brandle Avenue, which has raised the following issues:

- The residents near the existing links to the trail have experienced break ins, vandalism, litter, groups of youths and motorbikes.
- The existing links to the trail are overgrown and unkept with graffiti.

The objector has been notified of the Planning Control Committee.

In addition, the statement below has been supplied by Cllr Cresswell and she has asked that it be presented to the Committee.

'As you are aware, I did lodge an objection to the proposed application but unfortunately, cannot attend the meeting on Tuesday as I will be travelling back from London.

My objection to the proposal is that I have great concerns regarding the possibility of anti-social behaviour and parking issues. Brandle Avenue is a quiet area mainly made up of bungalows occupied by elderly and retired people who are concerned that the new path could be used by youths creating a nuisance and using the "short-cut" on motor bikes. Paths through residential areas have in the past caused problems, notably, the area to the rear of Brandlesholme Library (now resolved due to alterations to the "dog-leg" part of the path being removed and incorporated into adjoining gardens). The Woodhill Road area also suffered from anti-social behaviour problems and the paths between houses were of great concern to local residents as they were being used as an escape route by young people who were causing problems.

Do we really need a path creating in this location? It is only a short distance from Brandle Avenue to Brandlesholme Road and I really do not see what purpose this path would serve. Parking could also be an issue and again, residents have concerns that people will park their cars in Brandle Avenue while they walk the new trail.'

**Officer Comment.**

The issue of crime and anti-social behaviour has been dealt with in the main report and a condition requiring the an assessment of any anti-social behaviour in a report after 3 months is included.

**Item:05 Shoulder Of Mutton, Holcombe Village, Ramsbottom, Bury, BL8 4LZ**  
**Application No. 53955**

Change of use of part of car park to walled sitting area and re-marking of car parking spaces; Re-surfacing of existing beer garden at the rear and erection of new fence

**Amendment to Conditions.**

Condition 4 - amend plan number to read 'cy2-02B' to accord with plans listed in condition 2.

- Item:06 87 Church Street, Ainsworth, Bolton, BL2 5RD Application No. 53981**  
Variation of Condition 2 of 52380 - Approved drawings - Alterations in the design of the roof of two storey outgrigger at front and rear, alteration of position of house.

Nothing further to report.

- Item:07 408 Bury New Road, Prestwich, Manchester, M25 1BD Application No. 54006**  
**Change of use from shop (A1) to hot food takeaway (A5)**

**Photographs**

One photograph was duplicated, photograph 3 should be as below:



- Item:08 The Marketing Suite, Derby Way, The Rock, Bury, BL9 0NJ Application No. 54021**

Change of use from marketing suite to mixed use development comprising use classes A1, A2, A3, A5, B1, D1 and D2

**Additional condition**

5. The premises shall be used as a gymnasium, dance hall or for indoor sports and recreation only and for no other purposes within Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.

Reason. Due to its position and size within the town centre, development of this type would not normally be granted consent pursuant to policies of the Unitary Development Plan listed below.

### **Agenda Item 8**

In the report on delegated decisions some are described as '**Split Decision**'.

This is a type of decision given when part of an application is in accord with Policy, and part is not and that they can be reasonably split apart within the description and form of the application.

Best practice is that in these cases, permission should be granted for that part of the application that is acceptable.

Consequently, **A)** in the description of the application is Approved Conditionally and **B)** is Refused.