

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

23 August 2011

SUPPLEMENTARY INFORMATION

Item:01 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 outrigger at front and rear, alteration of position of house.

Nothing further to report.

Item:02 Windacre Works, Mather Road, Bury, BL9 6RA Application No. 54011
Conversion of former dye works to 8 no. dwellings

Consultees

Drainage - No objections.

Environmental Health Pollution Control - No comments.

Access

The 3rd paragraph describing Access should read:

"Following consultation with the Traffic Section, they confirm that they are content with a planning condition to require highway works to be carried out to provide suitable access to the site, when approaching from the south. It is accepted that the access is narrow and constrained development but a safe and useable access is achievable without the need for any widening works."

Add condition concerning Lifetime Homes -

16 - Provision for lifetime homes shall be incorporated into the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved commencing. The development shall then be carried out incorporating the measures in accordance with the approved scheme.

Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policies HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.

Further issues

Following a meeting on site with the objector, it was pointed out that the relationship of 5 full windows and 2 sub ground openings (since infilled) to units 6 and 7 do overlook his property. As these are hard up to the boundary of the site, but are existing, it was suggested that a planning condition could be used to insist on these windows being obscured glazed. In so doing, whilst light would be provided to the internal spaces of these units, the issues of general day to day overlooking and privacy concerns would be mitigated. As such, the following condition should be imposed:

Add condition to ensure obscured glazed windows are installed in the north elevation.

17. No development shall commence unless and until details relating to the proposed glazing to all windows within the 'Front North Elevation' for units 6 and 7, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall clearly show the installation of obscured glazing for these windows in their entirety and the approved details only shall be implemented. The obscured glazing shall remain in situ whilst these windows serve the development hereby approved. In the event of window replacement, any subsequent replacement must also conform to the original details incorporating the same extent of obscured glazing to that originally approved to satisfy this condition.

Reason - To ensure that privacy is maintained at all times for the future residents of these units and the neighbouring property of Windacre House pursuant to Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

Item:03 St Josephs RC Primary School, Queen Street, Ramsbottom, Bury, BL0 9JJ Application No. 54110

Two storey extension to form four classrooms & temporary classroom.

On 15th August 2011 the Secretary of State for Communities and Local Government and the Secretary of State for Education issued a new policy statement on planning for schools development, to take immediate effect.

The policy statement is designed to facilitate the delivery and expansion of state-funded schools through the planning system in response to the Government's strong commitment to improving state education. The planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of such schools. Local Authorities should work to apply a set of principles to include:

- a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework;
- full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
- promote a collaborative approach to applications and engage in pre-application discussions to shape strong planning applications;
- a refusal of any application for a state-funded school, or the imposition of conditions will have to be clearly justified by the Local Planning Authority.

This policy statement is a material consideration of the application.

For clarification, the site is outside the Ramsbottom Conservation Area. The application has been assessed in terms of its design and position and is considered to be acceptable in relation to the surrounding area.

Item:04 231 Bury New Road, Whitefield, Manchester, M45 8QP Application No. 54177

Change of use from bank (Class A2) to restaurant (Class A3)

Publicity

3 letters of support have been received from the occupiers of Flat 1, Flat 2, 231 Bury New Road.

The supporters have been notified of the Planning Control Committee.

Conditions 5 and 6 have been amended to read:

5. 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 technically qualified fumes treatment 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. The approved scheme shall be implemented prior to the first use of the building.

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.

6. No development shall take place unless and until a scheme to soundproof the floor/ceiling between the ground floor and the second floor flat, which shall be in accordance with standards of construction specified in current Building Regulations, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed before the development is brought into use.

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

**Item:05 Pavement at Fernhill Business Park,Hardman/Every Street, Bury, BL9
5AA Application No. 54184**

Installation of 20 m high street pole with shrouded antennas and equipment cabinets to facilitate site sharing

Nothing further to report.