

REPORT FOR NOTING

MEETING: **PLANNING CONTROL COMMITTEE**

DATE: **23rd AUGUST 2011**

SUBJECT: **PLANNING OUTCOMES REPORT**

REPORT FROM: **ASSISTANT DIRECTOR OF PLANNING,
ENVIRONMENTAL AND REGULATORY SERVICES**

CONTACT OFFICER: **DAVID MARNO – DEVELOPMENT MANAGER**

TYPE OF DECISION: **NONE**

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: The report provides summary on the visits undertaken and analysis provided by Members on the outcomes tour undertaken on 7th July 2011.

OPTIONS & RECOMMENDED OPTION The Committee is recommended to note the report.

IMPLICATIONS:

Corporate Aims/Policy Framework: Do the proposals accord with the Policy Framework? No

Financial Implications and Risk Considerations: N/A

Statement by Director of Finance and E-Government: N/A

Equality/Diversity implications: No
(see paragraph below)

Considered by Monitoring Officer: N/A

Are there any legal implications?	N/A (see paragraph)
Staffing/ICT/Property:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Executive	Committee	Council

1.0 BACKGROUND

- 1.1 This report presents a brief analysis of the views of the members of the Planning Control Committee who, as part of the on-going training programme, undertook an outcomes visit to a number of sites in the Borough where development had been implemented.
- 1.2 In all, seven sites were visited and each site was scored on the basis of perceived quality of the decision, implementation and an overall general assessment of the scheme.
- 1.3 The outcomes tour is an annual assessment programme and training initiative to enable both Members and Officers to visit sites upon completion and to provide a view upon the success of the development assessed against policy, the surrounding environment and context and to determine any lessons that could be learned in future proposals.

2.0 SITES VISITED AND ANALYSIS

- 2.1 The sites inspected by Members were:
 - St Monica’s, Bury Old Road, Prestwich
 - 2 Bury Old Road, Prestwich
 - The former Dragon Public House, Parr Lane, Unsworth
 - The Art Picture House, The Haymarket, Bury
 - Land at Foundry Street, Bury
 - Former Greenbrook Mill, Walmersley, Bury
 - The Irwell Brewery, Square Street, Ramsbottom

Each of the sites were considered on the basis of -

- Visual Amenity – Scale, Mass and Quality of finish
- Impact upon Neighbours
- Highways issues – access and parking
- Regeneration
- Land use policy
- Environmental Impacts – Landscaping, Trees, Crime & Security

- Overall Assessment

St Monica's, Bury Old Road, Prestwich

The proposal was for a 6th form vocational college building within the grounds of St Monica's High School.

Narrative

Members considered that the appearance and quality of finish of the development was of a high standard with no particularly concerning issues in terms of impact upon neighbours.

The access to the site and parking that the scheme provided was considered to be reasonable, but saw the important regenerative benefits of the development for the Borough/area. There were no clear policy conflicts identified

No significant environmental impacts were identified

Landscaping was considered to be reasonable to good as was how the site had dealt with issues of crime and security.

The overall assessment of the development is that it scores highly in its overall delivery and objectives.

Scale & Mass						
Rating	1	2	3	4	5	Not Answered (N/A)
Votes for	0	0	1	7	4	0

Quality of Finish						
Rating	1	2	3	4	5	
Votes for	0	1	0	1	10	0

Neighbours						
Rating	1	2	3	4	5	
Votes for	0	0	1	2	6	3

Highways - Access						
Rating	1	2	3	4	5	
Votes for	0	0	2	4	3	3

Highways - Parking						
Rating	1	2	3	4	5	
Votes for	0	1	2	4	4	1

Regeneration						
Rating	1	2	3	4	5	
Votes for	0	0	0	1	6	5

Land Use Policy						
Rating	1	2	3	4	5	
Votes for	0	0	0	4	2	6

Other Issues - Environmental Impacts						
Rating	1	2	3	4	5	
Votes for	0	0	2	5	2	3

Other Issues - Landscaping & Trees						
Rating	1	2	3	4	5	
Votes for	0	1	3	5	0	3

Other Issues - Crime & Security						
Rating	1	2	3	4	5	
Votes for	0	1	2	2	3	4

Overall Assessment						
Rating	1	2	3	4	5	
Votes for	0	0	1	1	9	1

2 Bury Old Road, Prestwich

The proposal was for a change of use from a shop to a hot food takeaway. The application was refused by the Planning Control Committee but was allowed on appeal.

Narrative

Members considered that the shop (and associated appearance) was average to below average when viewed within the respective row of other shops.

A general consensus of impact upon neighbours was shown with strong feelings of poor access and poor parking provision.

Regenerative benefits were accepted to see a vacant property occupied, with no strong committal in terms of how the scheme either complies or not with land use policies.

There was no strong representation on the environmental impacts from the scheme and those that did respond to this provided an 'average' rating.

One member thought that there was a strong possibility of crime but the rest did not consider this to be the case. Overall the general consensus of the scheme was non committal.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	5	3	1	3

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	4	7	0	1	0

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	4	1	5

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	3	5	2	0	0	2

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	3	4	3	0	0	2

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	2	3	3	0	4

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	1	3	1	0	7

Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	3	1	1	0	7

Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	1	0	0	0	0	11

Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	1	0	0	0	0	11

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	3	6	1	0	2

Former Dragon Public House, Parr Lane, Unsworth

There had been previous applications to redevelop the site for a new retail store but the Committee refused permission. However, the developers exercised permitted development rights for the use to change to retail and received approvals for shop front/elevational alterations.

Narrative

Members considered that the appearance of the property was largely good and fitted in well with the surrounding area.

There was a general consensus that there was no undue impact upon neighbours from the scheme and that both access and parking was good for the development.

The regenerative benefits of the development were clearly supported and saw no great conflict of the use in terms of land use policy.

The environmental impacts were not considered to be problematic and landscaping was seen to be good.

Crime & security was seen not to be a strong concern and the overall assessment of the scheme was a positive one.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	5	7	0

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	6	6	0

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	0	4	4	4	0

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	0	0	6	5	1	0

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	0	0	3	6	3	0

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	5	6	0

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	3	2	5

Other Issues Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	0	3	3	1	5

Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	3	1	6

Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	0	0	3	2	1	6

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	7	4	1

Art Picture House, The Haymarket, Bury

The refurbishment of a Grade II Listed building and use as a public house.

Narrative

The Members considered that the refurbishment and quality of finish on the property was generally good and was a welcomed improvement within the street scene.

No strong concerns expressed against the scheme in terms of impacts upon neighbours and that parking and access was not a real concern either.

The regenerative benefits of the proposal was clear and no strong views against the proposal in terms of land use policy or environmental impacts.

Landscaping and impacts upon housing are clearly not issues and the majority of the Members considered that there were no concerns over crime or security.

Overall there is a clear approval for the works that have been carried out in this prominent building in the town centre.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	2	8	2

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	4	5	1

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	2	3	7

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	1	0	10

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	0	0	11

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	1	7	4

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	2	1	8

Other Issues - Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	3	0	9

Other Issues - Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	0	0	12

Other Issues - Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	0	0	11

Other Issues - Housing						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	0	0	12

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	2	4	6

Land at Foundry Street, Bury

The proposal involved the redevelopment of part of an existing employment site and the redevelopment of three retail units.

Narrative

Members considered that the general appearance and quality of finish was good with scoring concentrated in the higher categories.

No concerns were expressed in terms of impact upon neighbours.

Both access and parking provision was considered to be good to very good for the scheme with the majority scoring the highest for these issues.

Regenerative benefits were highly supported and similarly so in terms of the land use policies involved, principally how the loss of employment was supported through financial contributions to re-provide for employment elsewhere.

Landscaping was considered acceptable but could be improved and there were no concerns highlighted on crime and security.

The overall assessment was clearly one of support with the scheme considered to be well supported.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	3	5	0

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	4	2	1

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	0	1	8

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	2	5	1

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	3	5	0

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	4	5	0

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	3	3	2

Other Issues - Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	4	1	2

Other Issues Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	0	3	3	0	0	2

Other Issues - Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	1	0	7

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	7	1	1

Former Greenbrook Mill, Walmersley

The proposal was for the demolition of a derelict mill and the redevelopment of the scheme for housing.

Narrative

There appears to good levels of support for how the scheme appears, design and the quality of the finish of the development.

There were no concerns expressed about how the development appears to impact upon neighbours with a neutral return provided.

Both access and parking provision has scored well for the development with only one providing a below average score for the access to the site. This is largely due to the inherent position of the site.

There was a clear support of the development in terms of land use policy with a general support in terms of the environmental impacts arising from the development and from the landscaping provision.

Crime and security was not considered to be a significant concern and there was support in terms of the existing and proposed housing relationships.

There is support indicated by the scoring of the development.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	4	4	0

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	5	4	0

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	0	5	2	2	0

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	0	1	2	2	3	1

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	2	2	4

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	2	6	1

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	3	3	2

Other Issues - Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	1	0	4	0	4

Other Issues - Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	3	0	4

Other Issues - Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	1	0	6

Other Issues - Housing						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	1	3	4

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	1	3	4

Irwell Brewery, Square Street, Ramsbottom

The application was to change the use of the former workshop into a micro brewery development. The site was still under construction at the time of the visit.

Narrative

There was support for the development of this building in the town centre with positive views provided of the finish.

There was a concern over potential issues with neighbours but there was support for the scheme.

Parking provision is not provided for the scheme and is reliant upon town centre parking and no strong comments were received against parking or access.

The regenerative benefits were well supported and no strong concerns over land use policies.

The environmental issues from the proposal were not of great concern and the comment relating to the landscaping was largely concerned about the loss of the cobbled highway where utility works had been carried out.

Crime and security was not considered to be of great concern and there was a support for the development and its intentions overall.

Visual Amenity - Scale & Mass						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	3	3	2

Visual Amenity - Quality of Finish						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	1	3	2

Neighbours						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	1	0	5

Highways - Access						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	2	0	5

Highways - Parking						
Rating	1	2	3	4	5	N/A
Votes for	0	0	2	1	0	5

Regeneration						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	2	5	0

Land Use Policy						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	3	2	2

Other Issues - Environmental Impacts						
Rating	1	2	3	4	5	N/A
Votes for	0	1	1	1	3	3

Other Issues - Landscaping & Trees						
Rating	1	2	3	4	5	N/A
Votes for	0	1	0	0	0	7

Other Issues - Crime & Security						
Rating	1	2	3	4	5	N/A
Votes for	0	0	1	0	1	6

Overall Assessment						
Rating	1	2	3	4	5	N/A
Votes for	0	0	0	4	3	1

3.0 CONCLUSION

- 3.1 The outcomes tour provides an insight to schemes that have been considered by Members, how they have been carried out and their integration into the surrounding context in which they are located.
 - 3.2 The scoring of the sites visited this year demonstrates that development is of a good standard, shows successful implementation and integration. The site of least success was one that was allowed on appeal and perhaps reflects the neutral scoring of the development.
 - 3.3 Overall the valuable lessons learnt from the exercise is that the issues assessed by officers and duly considered does demonstrate that the planning process is working well and that feedback from this exercise continues to guide how future proposals are considered.
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List of Background Papers: - None

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