

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

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**PLANNING CONTROL COMMITTEE**

**24 January 2012**

**SUPPLEMENTARY INFORMATION**

**Item:01 Land at Tile Street, Bury, BL9 5BR Application No. 54507**  
Change of use of land to waste recycling centre in connection with adjacent site

**Conditions**

Conditions 5 and 6 have been added with regard to boundary treatments and storage of vehicles outside.

5. No development shall commence unless or until, details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the use hereby approved becoming operational and the approved fencing details shall remain in the approved positions whilst the use, hereby approved is operating on the site.

Reason. In the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

6. In any external areas of storage, the material stored shall not exceed a height of 3 metres.

Reason. To protect the visual amenity of the area pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

**Item:02 Wharfside Apartments, Prospect Terrace, Bury, BL8 1DE Application No. 54514**

Conversion of groundfloor work units No. 1 to 8 (Use Class B1) to 5 live/work units (Use Class B1)

Condition 2 has been amended to read as follows:

2. This decision relates to drawings numbered Location plan, AB/BBS/2011/1 A, AB/BBS/2011/3, 3951/P/101, BBS/OD/0, BBS/OD/5 and Cork Toft Landscaping plan 01 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

**Item:03 Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ Application No. 54563**  
Scrap metal and aggregate/soils recycling facility

Nothing further to report.

**Item:04 Land at 27 Pot Green, Ramsbottom, Bury, BL0 9RG Application No. 54574**

Erection of 1 no. dwelling

**Principle** - National and regional planning guidance provides Bury Council with the amount and type of land that should be released for housing. In particular Planning Policy Statement 3 (PPS 3) for the plan, monitor and manage approach relates to the release of land for housing and giving Brownfield land priority before Greenfield sites and the quantity of new housing to be delivered in the plan period.

The proposed development forms part of the residential curtilage to No. 27 Pot Green

and as such is a Greenfield site. However, the site is not within the Green Belt, a designated River Valley or an Area of Special Landscape. However the Strategic Housing Land Availability Assessment of Bury Council has identified sufficient sites for current housing requirements, however, the number of sites identified has only just been met and as such if identified sites were not to come forward then the SHLA could be questioned.

A single dwelling would not have a significant material impact upon the need to ensure that over 80% of the Borough's housing is built on previously developed land. Even if repeated elsewhere, it is unlikely that the housing numbers proposed (e.g. individual plots) would harm the overall aim of the plan to deliver the majority of housing on brownfield land. The release of appropriate infill sites can also help to meet specific local housing needs, particularly where there are opportunities to provide larger family type accommodation (as in this case). As such it can be considered that the release of this land would not be contrary to PPS 3 or Policy H1/2 - Further Housing Development of the adopted Unitary Development Plan.

A plan marking the boundary of the Pot Green Conservation Area is attached.

**Item:05 Twine Valley Farm, Church Road, Shuttleworth Application No. 54594**  
Refurbishment and extension to existing barn for use for cattle rearing

A better print of the site plan is attached than the one provided within the main agenda, otherwise there is nothing further to report.

**Item:06 Land adjacent to Windacre House, Mather Road, Bury, BL9 6RB**  
**Application No. 54597**

Erection of one dwelling to be used as a holiday let

Condition 2 has been amended to read as follows:

2. This decision relates to drawings numbered Site plan, 2 - existing and proposed site plans, 3 - proposed plan and elevations, 4 - location plan, Design and Access Statement and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

**Item:07 Unit 1, Albert Close, Whitefield, Manchester, M45 8EH Application No. 54621**

Retrospective change of use of existing kitchen to general food sales (Use Class A5); Extractor unit to side elevation; External seating area; Proposed installation of solar panels to roof.

Amendment to Condition 3 to substitute 'competent person' for 'suitably qualified person'. Condition to read:

Within one month of the development hereby approved, a written statement from a suitably qualified person shall be submitted to the Local Planning Authority that the installation will achieve the requirements of adequate treatment/dispersion under all normal operating circumstances as per the manufacturers instructions. All equipment

installed shall be used and maintained in accordance with the manufacturers installer instructions whilst the use is in operation at the site.

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

Amendment to Condition 5 to substitute opening hours from 16:14 to 16:15.

Condition to read:

The use hereby permitted shall not be open to customers outside the following times: 08.15 to 16:15 Monday to Friday. There shall be no Saturday or Sunday working.

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

**Item:08 18 Parkhills Road, Bury, BL9 9AX Application No. 54645**  
Change of use from A1 to A3/A5 (cafe/takeaway), new shopfront and flue.

**Additional Condition.**

The use hereby approved shall not operate outside the following times: 1000 to 2100hrs Monday to Saturday.

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

**Amended condition (No.5)**

The development hereby approved shall not be brought into use unless and until a detailed scheme for treating, diluting and dispersing fumes and odours has been submitted to and approved by the Local Planning Authority. A written statement from a suitably qualified person shall be submitted with the proposed scheme which shall confirm that the proposed scheme will achieve the requirements of adequate treatment, dilution and dispersion of fumes and odours under all normal operating circumstances, such that there is no loss of amenity to local residents. All equipment installed shall be used and maintained in accordance with the manufacturers and installers instructions.

The scheme shall be implemented prior to first use of development, in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority

Reason: In order to prevent loss of amenity to local residents by virtue of fumes, odour and noise, pursuant to UDP Policy S2/6 - Food and Drink.

**Item:09 Pavement at Woodbank Gardens, adjacent to 127 Brandlesholme Road, Bury, BL8 1BA Application No. 54671**  
Prior notification for installation of 14.8 metre high streetpole with 6 no. antennas and equipment cabinet to facilitate site sharing

Nothing further to report.

**Item:10 Veterans Farm, Arthur Lane, Ainsworth, Bolton, BL2 5PW Application No. 54703**

Installation of 27.1 metre high vertical wind turbine

Amendment to Condition 2 to include ML Planning Ltd Design and Access Statement.

Condition to read:

This decision relates to drawings - red edge site location plan 1:2500; LF/RH/2609 Block plan 1:500; C and F plan of elevation of turbine - overalls/planning; ML Planning Ltd Design and Access Statement and Supporting Information December 2011 and January 2012 - and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

**Item:11**    **87 Church Street, Ainsworth, Bolton, BL2 5RD Application No. 54712**  
Variation of Condition 2 - Approved Drawings - of 52380 - Replacement dwelling and access

**Revised Plans.**

A revised site plan (K496/50/B), correcting the position of the house by setting it 300mm further forward, has been submitted. This also shows additional hedge planting and a post and rail fence along the eastern boundary.

A revised side and front elevation (K496/51/B) has also been submitted to reflect the boundary treatment shown on the revised site plan.

**Additional conditions.**

The development must be begun not later than three months beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

The development shall not commence until a detailed scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved before the dwelling hereby permitted is first occupied.

Reason. In order to ensure proper drainage of the site pursuant to UDP Policies EN5/1 and EN7/5 regarding flood protection and pollution control.

**Amended condition (No.5).**

Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.