

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

21 February 2012

SUPPLEMENTARY INFORMATION

Item:01 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.

Petition received from the applicant with a petition of support with 131 signatures.

Letter of support received from employee of the former commercial use of the site (Academy) and the existing use (UAP) with the following comments:

- The former use was a body repair shop, valeting and servicing bay. The opening hours were longer, there was more traffic and deliveries to the site, and the use of commercial detergents created smell and waste pollution
- Since the applicant has taken over the site, there have been vast improvements including replacement of the valeting bay with a sales office, dedicated parking area, reduction in traffic, new drainage and aesthetic upgrading.

Letter of support received from the applicant with the following points raised:

- Welcome the visit from the Planning Committee and are concerned to put forward an accurate view of the proposals;
- They are a company who have invested heavily in the local area and support local businesses;
- There was a lack of food facilities serving Albert Close Trading Estate and invested in the kitchen area to provide the facility for their employees and local workers;
- There have been complaints from only one householder who have objected to every change to the building made or applied for;
- The submitted petition shows overwhelming support from local people;
- CCTV footage of 6 working days (submitted) would demonstrate the comments made by the complainant are unfounded;
- In response to the points made by the complainant -
 1. Vans parked in the roadway - There have been less than 5 deliveries since October 2011 from an outside contractor. Food supplies are collected by car from the local supermarket. CCTV footage shows there are very few if any vehicles parked. The road is an adopted highway that can be used by anyone.
 2. Taxis parked on the roadway - There has been one occasion when a taxi collected food from the kitchen.
 3. Need of unrestricted access to the roadway by the complainant - The gates at the end of the complainant's garden do not lead to a car port or garage and the rear of the property is not an approved exit, which is at the front of the house. Visitors to the kitchen do not obstruct these gates and on site parking removes the problem further;
 4. Queues of people waiting for food - CCTV proves the argument is unfounded;
 5. Visual intrusion into complainant's house - The kitchen has limited opening hours during the school hours.
 6. Visual intrusion into complainant's house. There are small windows on the rear elevation, one of which is obscure glazed. This section of Albert Close has been subject of hundreds of people walking past for many years and a few visitors to the kitchen are not going to cause an increase in privacy violation. the company have added high fencing to further screen the area.

**Item:02 11-11a Holt Street West and 7 Shilton Street, Ramsbottom, Bury, BL0
9NH Application No. 54673**

Change of use of ground floor undertakers (Class A1) and first floor hairdressers with flat (Class A1/C3) to 4 no. flats (Class C3)

Nothing further to report.

Item:03 Junction of Manchester Road/Hollins Brow, Bury Application No. 54693

Junction improvement scheme which includes land to form widened highway together with associated works

Nothing further to report.

Item:04 Land off Poppythorn Lane, Prestwich Application No. 54722

Outline - Demolition of existing buildings and erection of 9 no. dwellings and associated access and car parking (Resubmission of 53963)

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to highway improvements, visibility splays and measures to prevent mud passing onto the adopted highway.

Issues and analysis

The conditions recommended by Transport for Greater Manchester (TfGM) included details of the retaining wall, landscaping, highways works and a construction management plan. As the application is in outline, the landscaping would be considered as part of the reserved matters and this will be included as an informative.

Therefore, condition 3, relating to approved plans and condition 13 relating to parking are amended as follows and conditions relating to retaining walls, highways works, construction management plan and visibility splays are added.

3. This decision relates to drawings numbered G53 (05) 01 Rev A, G53 (05) 02, G53 (05) 10 Rev A, G53 (05) 11 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.

13. Notwithstanding the submitted plans, there shall be a minimum of 2 parking spaces per dwelling. The car parking shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwellings hereby approved being occupied.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD 11 - Parking Standards in Bury.

15. No development shall commence unless or until full details of the retaining wall structure along the south west boundary have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the dwellings hereby approved being first occupied.

Reason. In the interests of visual amenity and to ensure the structural integrity of the adjacent land pursuant to the following Policies of the Bury Unitary Development

Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

16. Notwithstanding the details indicated on approved plan reference G53 (05) 10 Rev A, no development shall commence unless and until full details on a topographical survey base of the proposed access road and associated access improvements, including all necessary alterations/additions to kerblines, footways, road markings and highway drainage, have been submitted to and approved in writing by the Local Planning Authority. The highway works subsequently approved shall be implemented in full to the written satisfaction of the Local Planning Authority before the development is first occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason. To ensure good highway design in the interests of highway safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

17. No demolition or construction activities shall commence unless or until a Considerate Contractors Scheme, including a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to and approved in writing by the Local Planning Authority. The CMP shall be adhered to throughout the construction period and shall provide for:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction methods to be used;
- the erection and maintenance of security hoarding;
- wheel washing facilities;
- measures to control the emission of dust and dirt during construction and;
- a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason. To ensure the developer complies with all the necessary system clearances and agrees to safe methods of working to meet the safety requirements of working adjacent to the Metrolink system pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

18. Notwithstanding the details indicated on approved plan reference G53 (05) 10 Rev A, a forward visibility envelope in accordance with the standards in Manual for Streets shall be provided at the rear of Plot 3 at the bend in the access road to Prestwich Cricket Club to the written satisfaction of the Local Planning Authority before the development is first occupied and shall subsequently be maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:05 399 Rochdale Road, Bury, BL9 7DB Application No. 54736

A: 3 non illuminated signs (Signs B,C,E) - Recommended for Approval

B: 5 non illuminated signs (Signs D,F,G,H,I), 1 internally illuminated projecting sign (Sign A) - Recommended for Refusal

Publicity

Councillor Alan Quinn would like his objections relayed to the committee.

- The company charge disgraceful interest rates and local people on low incomes and in debt will be vulnerable to them.
- The sign is tacky and would not want it to be the first thing visitors see when they come off the motorway to visit our town.

Item:06 35 Eton Hill Road, Radcliffe, Manchester, M26 2YG Application No. 54772

Change of use from 1 no. dwelling to 2 no. self contained flats

Nothing further to report.

Item:07 3 Kings Road, Prestwich, Manchester, M25 0LE Application No. 54777

Change of use from existing use (A1) to (A5) Hot-Food Takeaway.(Resubmission of 53586)

Nothing further to report.