

Title	Planning Applications
To:	Planning Control Committee
On:	20 March 2012
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Area Board/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council

under the Town & Country Planning Acts.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT
INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Area Board-Ward: Whitefield + Unsworth - Unsworth	App No. 54739
	Location: Land off Otter Drive, Bury, BL9 8AF	
	Proposal: Erection of 10 no. dwellings	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
02	Area Board-Ward: Bury West - Church	App No. 54805
	Location: Wellington Barracks and Clubhouse, Bolton Road, Bury, BL8 2PL	
	Proposal: Change of use of former barracks to restaurant on ground floor (Class A3) and 5 no. flats (Class C3) to first and second floors with extension at side and entrance canopy; Side extension to former clubhouse and change of use to 3 no. retail units (Class A1)	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
03	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 54815
	Location: Land adjacent to Cobden Mill, Square Street, Ramsbottom, Bury, BL0 9AZ	
	Proposal: Residential development of 4 no. 3-storey townhouses	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
04	Area Board-Ward: Ramsbottom and Tottington - Ramsbottom	App No. 54816
	Location: Land adjacent to Cobden Mill, Square Street, Ramsbottom, Bury, BL0 9BE	
	Proposal: Conservation area consent for demolition of Square Street boundary wall	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
05	Area Board-Ward: Prestwich - St Mary's	App No. 54820
	Location: Pavement outside 67 Sandy Lane, Prestwich, Manchester, M25 9PS	
	Proposal: Prior notification for installation of 15 metre high streetpole with 6 no. antennas, electrical meter and equipment cabinets to facilitate site sharing	
	Recommendation: Prior Approval Required and Granted	Site Visit: N
<hr/>		
06	Area Board-Ward: Ramsbottom + Tottington - Tottington	App No. 54821
	Location: 59a Church Street, Walshaw, Bury, BL8 3BN	
	Proposal: Change of use of ground floor from retail (Class A1) to nail and beauty salon (Sui Generis)	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
07	Area Board-Ward: North Manor	App No. 54822
	Location: Land at Woodhey Farm, Woodhey Road, Holcombe Brook, Ramsbottom, Bury, BL0 9RD	
	Proposal: Variation of conditions. New conditions to read No. 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in aquaponics and/or agriculture. No. 5. The agricultural buildings hereby approved shall be used exclusively for aquaponics and/or	

agriculture.

Recommendation: Approve with Conditions

Site Visit: N

08

Area Board-Ward: Bury West - Elton

App No. 54868

Location:

Elton Liberal Club, New George Street, Bury, BL8 1NW

Proposal:

Removal of condition 5 of planning permission 54603 (A bowling green measuring 37 metres by 37 metres shall be provided on site to the written satisfaction of the Local Planning Authority prior to the commencement of the extension hereby approved).

Recommendation: Approve with Conditions

Site Visit: N

Ward: Whitefield + Unsworth - Unsworth

Item 01

Applicant: St Vincents Housing Association

Location: Land off Otter Drive, Bury, BL9 8AF

Proposal: Erection of 10 no. dwellings

Application Ref: 54739/Full

Target Date: 23/04/2012

Recommendation: Approve with Conditions

Description

The site is a former garage colony which is now a vacant piece of land, on the periphery of a residential housing estate and accessed via Otter Drive. To the north is existing woodland beyond which is Bury Golf Course. To the east is land allocated as protected recreation provision which is bounded from the site by a concrete post and mesh fence, with a pedestrian route linking through the site. To the south and west are residential properties on Otter Drive and Hunters Hill.

The land slopes across the length of the site from the north eastern end to the south western part.

The application seeks full planning permission for the erection of 10 dwellings on the site. The scheme would comprise 100% affordable housing and is of 3 types:

Type A - 3 No. 3 bedroom (2 storey) 2 parking spaces

Type B - 5 No. 2 bedroom (2 storey) 1 parking space

Type C - 2 No. 2 bedroom (bungalow) 1 parking space.

Each dwelling would have a rear garden with a bin store area, separated from each other by 2.1m high boundary treatment. Materials would be red faced brick with tiled roofs and a recessed entrance or canopy to the frontage.

There would be an additional 5 parking spaces provided within the site for visitors and existing residents of Otter Drive. The development would be accessed via Otter Drive with proposals to widen the road. A pedestrian access would be maintained between the site and the adjacent public recreation space to the east.

Relevant Planning History

The proposal was developed following a number of pre-application discussions.

The scheme is part of nationwide programme to deliver the maximum number of affordable homes between 2011 and 2015. St Vincent's has secured a grant from the HCA programme to deliver this scheme for Bury, which has to be completed by March 2013 in order to qualify for the funding. Given the time constraints and the funding implications, it is imperative that a decision on the application is made at the earliest opportunity.

Publicity

109 letters sent to properties at North Avenue, Hunters Hill, Sykes Avenue, West Close, Otter Drive, Hare Drive, Hart Drive, Beaver Drive, East Drive, Hollins Close.

Press advert in the Bury Times on 2/2/2012.

Site notice posted 10/2/2012.

Letter received from No 4 Hollins Lane with the following comments:

- No objection in principle but want to know what the intention for the future use of the adjacent amenity area.

2 letters of objection received from No 5 and 8 Otter Drive who raise the following issues:

- Ridiculous idea to build 10 houses off Otter Drive as the residents have petitioned the council for more than 20 years to provide a play area for the children on the estate;
- Instead the homes could potentially house up to another 30 children;

- In the last 20 years Hollins has seen more than 500 houses built in a small village and facilities like the doctors and dentist have not been extended and the primary school struggles to accommodate the children;
- The residents of Otter Drive will bear the brunt of this building and be inundated with traffic before and after;
- The view to the rear of their property would be replaced by yet more houses and will not only effect the value of their house but would destroy the habitat of a variety of wild life (particularly foxes, badgers and wild birds);
- There would be no privacy whatsoever when using their back garden (No 5) which was the main reason they purchased their property;
- Concerns regarding the construction noise and enormous disruption;
- Lose the area where they park their car and no alternative provision has been made for residents of Otter Drive;
- Parking has always been an issue and some residents felt the need to adapt their front gardens to park more easily;
- Nothing for the current children to do in the area who play on the road - fear an accident waiting to happen.

Objection received from a local resident (no address provided) which raises the following issues:

- There is no mention in the application that the site is occupied by a hedgerow, of which there is evidence it has been there over a century;
- A survey should be carried out to determine whether it is of sufficient value to warrant a Hedgerow Retention Notice and protection under the Hedgerows Regulations 1997;
- The description as a derelict garage site does not accurately reflect its current use as a children's play area and area of local greenspace;
- Children would lose one of the few areas they can play safely and legitimately;
- The application significantly affects a footpath which has been used on a continuous basis for at least 30 years and should be shown on the Definitive Map.

The objectors have been informed of the Planning Control Committee Meeting.

Consultations

Traffic Section - No objection subject to standard conditions.

Drainage Section - No comments received to date.

Environmental Health Contaminated Land - No objection subject to standard conditions.

Waste Management - No objection.

Design for security - No objection.

United Utilities (Water and Waste) - No objection subject to standard conditions.

BADDAC - Seek a requirement for the development to meet lifetime homes.

Unitary Development Plan and Policies

RT1/1	Protection of Recreation Provision in the Urban Area
EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
EN1/5	Crime Prevention
EN6	Conservation of the Natural Environment
EN8	Woodland and Trees
PPS3	PPS3 - Housing
PPS23	PPS23 Planning and Pollution Control
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
EN6/3	Features of Ecological Value
H4/1	Affordable Housing
SPD5	DC Policy Guidance Note 5: Affordable Housing

Issues and Analysis

Policies - Unitary Development Plan Policy H1/2 - Further Housing Development will have regard to the following factors:

- the need to direct development towards the urban area;
- the availability of infrastructure;
- the need to avoid the release of peripheral open land;
- the suitability of the site in land use terms with regards to amenity, the nature of the local environment and surrounding land uses;
- other policies and proposals of the Plan.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Principle - The proposed development would infill a backland site and would be located within a wider residential area. There is existing infrastructure in place to support the scale of the development and as such the principle is considered acceptable. Details of layout, design, proximity to residential properties and access and parking are discussed below.

Layout - The layout would form an 'L'-shaped development comprising of 2 bungalows and 8 houses. Plots 4-10 would run the length of the site and gradually step up to acknowledge the level changes of the land. Plots 1-3 would form a shorter terrace and run along the lower end (eastern boundary) of the site. The dwellings would front onto the access and turning area into the site from Otter Drive, with in-curtilage parking located to the side of each of the entrances. There would be a small front garden area to define the residential curtilage of each dwelling, with rear gardens accessed down the side of the properties and gated from the front elevation to secure the area. All bin store provision would be at the rear of the houses which would reduce clutter to the frontages and street scene.

The layout of the scheme would maximise the use of the available land whilst taking into consideration the topography and gradient of the site and would provide suitably sized accommodation and amenity areas. The dwellings would respect the position and scale of the adjacent properties and would be adequately served by the access road into the site. The loss of parking for residents site would be compensated by the additional 5 visitor/residents spaces provided within the site and the lay-by spaces maintained on Otter Drive. As such, the proposed layout is considered acceptable and would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The proposed houses have been designed to reflect the general residential character of the area, yet have also incorporated some elevational detailing to introduced some individuality to the design of the houses. Each unit would have a recessed entrance or canopy, with a box bay window shown on types A and C to introduce some detail and interest to the frontages. Large window openings are integral to the design to maximise light to the living accommodation whilst at the same time providing an outlook which would be usable by a wide range of people including those with restricted movement and reach. The bungalows proposed at plots 4 and 5 would reflect the design of the 2 storey houses, and positioned on the end of the row and separated by a side access would integrate positively within the overall scheme and provide an alternative type of housing. Materials would comprise of brick/render elevations with interlocking roof tiles.

As such, the design and appearance of the proposed dwellings are considered to be appropriate to the area and this type of small scale development and comply with UDP Policies EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential

Development.

Impact upon residential amenity - The houses on the periphery of the site on Otter Drive and Hunters Hill are 2 storey semi detached properties and their arrangement is such that none of the new dwellings would directly face any habitable room windows. SPD 6 advises that a distance of 20m should be maintained between habitable room windows and 13m between a ground floor habitable room and 2 storey blank gable.

There would be a distance of 20.6m from the corner of the rear elevation of Plot 1 to No 28 Hunters Hill and 25m from the rear of Plot 2 to No 30 Hunters Hill. Although the houses on Hunters Hill are slightly lower, the difference in levels is not of such significance to have an adverse impact on their outlook or amenity, and the separation distances are acceptable. There would be a distance of 12.1m from the front corner of Plot 1 to the rear of No 7 Otter Drive and 13.5m from the proposed ground floor habitable room windows on the gable to the rear elevation of No 7. These would also be secondary windows with the main aspects on the front and rear of the property and as such there is an acceptable distance. The proposed 1st floor windows on the side elevation of Plot 1 would be obscure glazed and therefore no issues of privacy. As such, the position of the new build would comply with aspect standards in SPD 6.

The proposals are considered not to have an adverse impact on the amenity of nearby residents and would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development

Parking and access - The site is no longer a garage colony and is not allocated for parking to the local residents, although it is being used informally to park on. However, it is recognised that parking is an issue locally and the scheme has therefore provided 5 spaces specifically for residents of Otter Drive their and visitors within the site as well as maintaining the lay- by parking on Otter Drive itself.

Supplementary Planning Document 11 - Parking Standards in Bury states the maximum parking provision required would be 2.5 spaces for 2 bed and 3 spaces per 3 bed property. The development proposes 1 in-curtilage space for each of the 2 bed and 2 parking spaces for each of the 3 bed roomed properties. However, these are maximum standards and given the type of accommodation proposed where car ownership is likely to be lower, and that there is a regular bus service, the parking provision for each property is considered to be satisfactory.

The site would utilise the existing access from Otter Drive which would be widened to incorporate a retaining structure, pedestrian barrier and kerb radii. The proposed highways works and creation of a turning space at the head of the new development would allow safe access and manoeuvrability for emergency vehicles and refuse collection vehicles. It is considered that there would not be a significant increase in traffic along the road than could previously have been generated by its use as a garage colony.

As such, the proposals are considered to comply with UDP Policy H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development.

Trees - A Tree Survey has been submitted which identifies the need to remove 2 individual trees and 2 groups. All have been identified as being of low quality and recommended for removal. Tree protection measures for those to be retained would be adopted whilst works take place and a condition included to state as such. The proposals would comply with UDP Policy EN8/2 - Woodland and Tree Planting.

Ecology - The objector has raised the issue of the status of the hedgerow which runs along the northern boundary of the site. The applicant has submitted a Hedgerow Assessment to establish the importance of the hedgerow and its biodiversity value within the development site. The report concludes that although neither of the stretches of hedgerow were assessed as meeting the botanical element of the 'wildlife and landscape' criteria for

importance set out in the Hedgerow Regulations, these stretches are mature and well established and provide good potential habitat. It is therefore recommended that the hedgerow is retained where possible and managed with the aim of enhancing their structure and native species.

It is not the intention of the applicant to remove any part of the hedgerow as this forms a natural barrier between the site and the golf club and its retention would be visually pleasing along the site edge. The hedge would be trimmed back where it would encroach into the residential development and a management and protection plan for its retention along this boundary would be included as a condition of an approval.

As such, it is considered that the proposals would not have an adverse impact on the location and future of the hedgerow and would comply with EN6/3 - Features of Ecological Value.

Contributions - For the purposes of this application, SPD 1 adopted in July 2001 and updated in June 2011 is relevant. Paragraph 2.20 states that where residential development of a specialised nature is proposed, the requirements to provide a payment towards recreation provision may not apply. The applicant has submitted a viability appraisal in which a case has been put forward that any S106 requirements would render the proposal unviable. The viability appraisal has been fully assessed and accepted, and it is recommended that the recreation costs be waived on this occasion. It should be noted that this recommendation should not set a precedent and all future applications should be assessed on their own merits. On this basis, a condition has been included to personalise the permission to the applicant.

The scheme would fall below the trigger of SPD 5 to provide 25% affordable housing units. However, the scheme will deliver 100% much needed affordable housing in the Borough which is a clear benefit of the proposal.

Lifetime Homes - As social affordable housing, the applicant is keen to address the housing need for family housing and elderly accommodation. The scheme demonstrates that when cross referenced with the Lifetime Homes Checklist, 12 out of the 16 have been fulfilled. In addition, the development would deliver energy efficiency housing to at least Code 3 level. As such, it is considered the design has considered the needs of the future occupiers of the houses and satisfies UDP Policy HT5/1 - Access for those with Special Needs.

Response to Objectors -

The development would not result in the loss of formal recreation area for children. The site directly adjacent to the east would continue to provide public open space for the surrounding residential estate.

Access through to the recreation land from the site and the pedestrian link to North Avenue would be maintained.

Objections relating to traffic generation and residential amenity and ecology issues have been covered in the above report.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows:-

The proposed development is acceptable in principle and would not have an adverse impact on the amenity of the neighbouring properties or the future occupiers of the proposed dwellings and there would be no detrimental impact to the visual amenity of the area. The scheme includes suitable parking provision and will not adversely impact on highway safety issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings - P3147-001/002B/003A/004A/005A/006A/007; 4142.01; 4142.02; Design and Access Statement 19.02.2012 Rev A; tba Landscape management plan ref HS/4142/Management Plan Feb 2012; tba Tree survey report ref DF/4142/TreeSurveyReport; Topographical survey AO 11E149/001; Hedgerow Assessment 2012 (Report ref:3291.001 Revision A) 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.
3. The development hereby approved shall only be developed by St Vincent's Housing Association unless otherwise agreed in writing by the Local Planning Authority.
Reason. The proposed development has only been granted given the particular circumstances of the applicant, pursuant to Unitary Development Plan Policy RT2/2 - Recreation provision in New Housing Development and Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development.
4. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed 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 secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
6. Following the provisions of Condition 4 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.

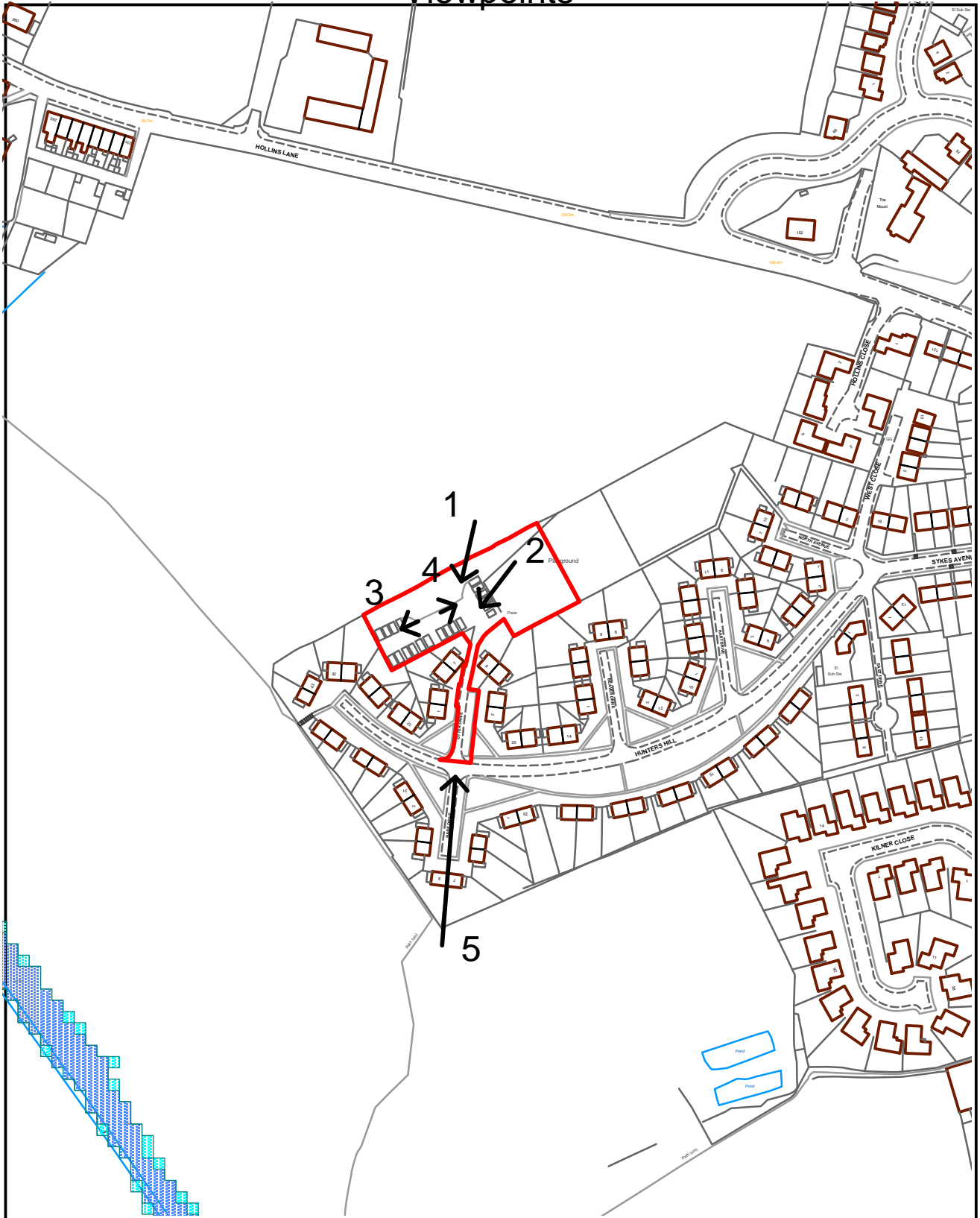
7. The development hereby permitted shall not be commenced until such time as a scheme for the provision of surface water run-off and drainage works has been submitted to, and approved in writing by the Local Planning Authority. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the surface water sewer located in Otter Drive at a rate not exceeding 20l/s. The approved scheme shall be implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.
Reason. To reduce the risk of flooding by ensuring the satisfactory storage of/disposal of surface water from the site pursuant to Planning Policy Statement 1 - Delivering Sustainable Development, PPS23 - Planning and Pollution Control and PPS25 - Development and Flood Risk.
8. No development shall commence unless and until full details of proposals to install residential sprinkler systems to BS 9251:2005 or equivalent standard at each dwelling, as required by the Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the dwellings are first occupied.
Reason. To ensure good highway design in the interests of fire safety pursuant to Bury Unitary Development Plan Policy H1/2 - Further Housing Development.
9. Notwithstanding the details indicated on approved plan reference P3217-002 Revision A, no development shall commence unless and until full details of the proposed widening works on Otter Drive, incorporating the provision of a approved retaining structure, pedestrian barrier and acceptable kerb radii, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before development is first occupied.
Reason. To ensure good highway design in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2- The Layout of New Residential Development and HT2/3 - Improvements to Other Roads.
10. The development hereby approved shall not be first occupied unless and until the access improvements on the private access road indicated on approved plan reference P3217-002 Revision A have been implemented to the written satisfaction of the Local Planning Authority
Reason. To ensure good highway design in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT2/3 - Improvements to Other Roads.
11. The turning facilities on the private access road indicated on approved plan reference P3217-002 Revision A shall be provided before the development is first occupied and subsequently maintained free of obstruction at all times.
Reason. To ensure adequate turning movements of vehicles within the site and not on the adjacent highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.
12. No vegetation clearance shall be carried out on site between 1st March and 31st August inclusive in any year unless otherwise approved in writing by the local authority.
Reason - For the Protection of Nesting Birds, Wildlife & Countryside Act, 1981.

and Unitary Development plan Policy EN6/3 - Features of Ecological Value.

13. Provision for lifetime homes shall be incorporated into the development in accordance with the criteria checklist report carried out in January 2012 and submitted on 20 February 2012. The development shall then be carried out incorporating the measures in accordance with the submitted 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.
14. The recommendations of the Landscape Management Plan (Ref: HS/4142/Management plan) dated February 2012 shall be implemented on first occupation of the dwellings hereby approved in accordance with the schedule of works proposed and the site shall be maintained as such unless otherwise agreed in writing by the Local Planning Authority.
Reason. In the interests of visual amenity in accordance with EN1/ 2 - Townscape and Built Design and H2/2 - The Layout of New Residential Development.
15. Notwithstanding approval of the proposed elevation drawing P3217-004 Rev A, the 1st floor windows on the side elevation of Plot No 1 hereby approved shall be obscure glazed and maintained as such unless otherwise agreed in writing by the Local Planning Authority.
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policy H2/1 - The Form of New Residential Development.
16. No development shall commence until a scheme for the protection, management and restoration for the hedgerow forming the northern boundary of the development site has been submitted and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented prior to the first occupation of the dwellings unless otherwise agreed by the Local Planning Authority.
Reason. In order to retain an important ecological feature pursuant to Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54739

**ADDRESS: Land off Otter Drive
Bury**

E D S

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



1:2500

54739

Photo 1



Photo 2



54739

Photo 3



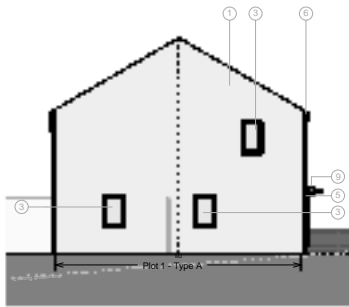
Photo 4



54739

Photo 5

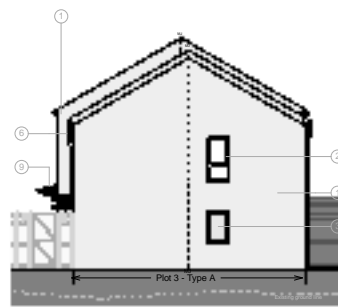




1 Side Elevation Plot 1
1:100



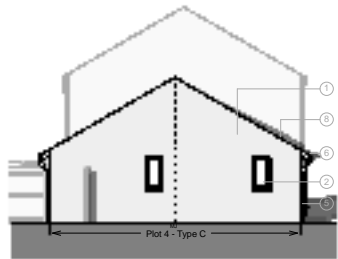
2 Front Elevation Plots 1 to 3
1:100



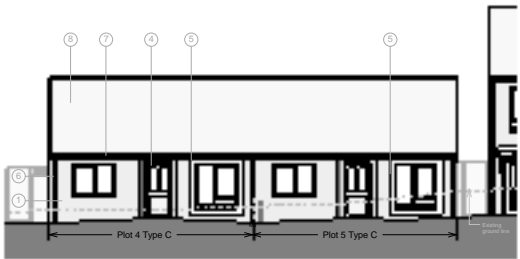
3 Side Elevation of Plot 3
1:100



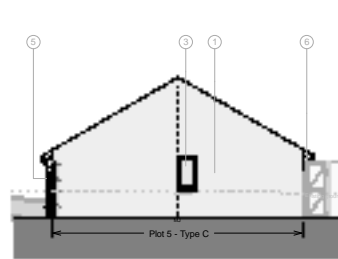
4 Rear Elevation of plots 1 to 3
1:100



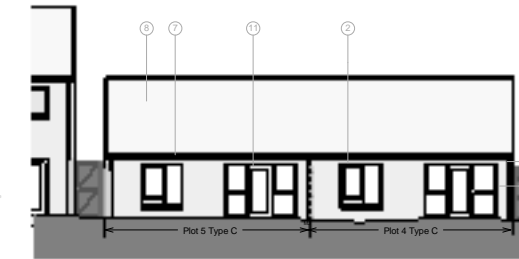
5 Side Elevation Plot 4
1:100



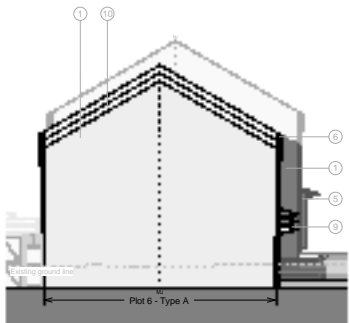
6 Front Elevation Plots 4 & 5
1:100



7 Side Elevation Plot 5
1:100



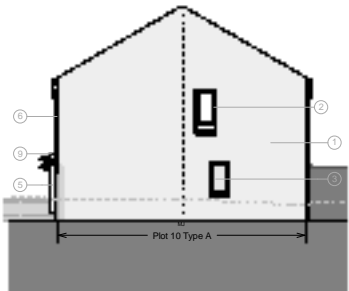
8 Rear Elevation Plots 4 & 5
1:100



9 Side Elevation Plot 6
1:100



10 Front Elevation Plots 6 to 10
1:100



11 Side Elevation Plot 10
1:100



12 Rear Elevation Plots 6 to 10
1:100



Elevation Key Plan
1:450

NOTES
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI LLP.

SCALE BARS - TO BE USED ONLY AS GUIDANCE

1:100	0m	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
1:200	0m	0.5m	1m	1.5m	2m	2.5m	3m	3.5m	4m	4.5m	5m
1:500	0m	0.2m	0.4m	0.6m	0.8m	1m	1.2m	1.4m	1.6m	1.8m	2m

Materials Key

- Facing Brickwork - Red mult.
- Windows - Secured by Design compliant U-PVC. White frames and glazing to BSEN 356 2000 Rating.
- Windows - Secured by Design compliant U-PVC. White frames and obscure glazing to BSEN 356 2000 Rating P2A.
- Doors - Secured by Design PAS 24 compliant composite door and glazing with integral fan light: colour to be confirmed.
- Bay - timber framed structure, clad in sheet metal. Colour to be confirmed.
- Rainwater Goods - U-PVC. Black.
- Fascias - U-PVC. White.
- Roof tile - Grey concrete interlocking tile.
- Canopies - timber structure and brackets. Covering to be zinc with coiled rods at centres to be confirmed.
- Zinc upstand Lead Flashing & Cloak
- Doors & combination frame, secured by design Pas24 compliant with glazing to BSEN 356 2000 rating P2A.

Rev	Description	By	Date
A	Revised further to email of 06.02.2017 as received from Jennie Townsend, all comments incorporated into drawing.	JM	13/02/17

Client
St Vincent's Housing Association

Job
Otter Drive, Bury

Drawing
Proposed Elevations

<input type="checkbox"/> Feasibility	Scale	As indicated	@ A1
<input checked="" type="checkbox"/> Design	Model	EMc	
<input type="checkbox"/> Tender	Sheet	EMc	
<input type="checkbox"/> Contract	Checked		
<input type="checkbox"/> Construction	Issue Date	15/11/11	Rev
<input type="checkbox"/> As Built	Drp. No.	P3217 - 004	A

POZZONI

T 0161 926 7846
F 0161 926 9428
E architects@pozzoni.co.uk

2 Woodville Road
Altrincham
WA14 2PH



1 - View back along the new road towards plots 1 to 3



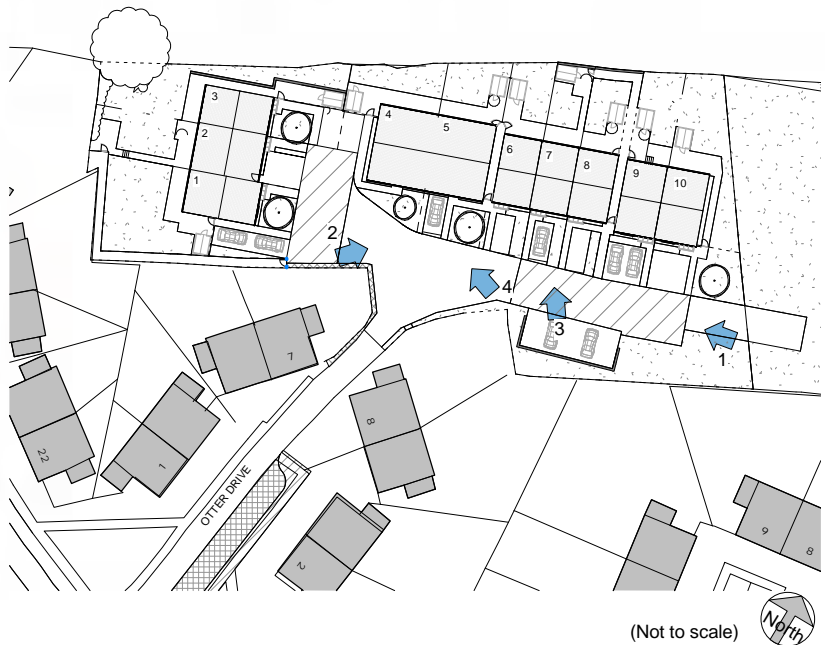
2 - Front view of plots 5 to 9



3 - Front view of plots 6,7 & 8



4 - Bungalows plots 4 & 5



Street elevation
1 : 200

NOTES
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI LLP.

Rev	Description	By	Date
A	Revised further to email of 06.02.2012 as received from Jennie Townsend, all comments incorporated into drawing.	JM	13/02/12

Client
St Vincent's Housing Association

Job
Otter Drive, Bury

Drawing
3D Views of the Proposals

<input type="checkbox"/> Feasibility	Scale	As indicated	@ A3
<input checked="" type="checkbox"/> Design	Model	EMc	Sheet EMc
<input type="checkbox"/> Tender	Checked		
<input type="checkbox"/> Contract	Issue Date	15/11/11	Rev
<input type="checkbox"/> Construction	Drg. No.	P3217 - 005	A
<input type="checkbox"/> As Built			



T 0161 928 7848 2 Woodville Road
F 0161 926 9428 Altrincham
E architects@pozzoni.co.uk WA14 2FH

NOTES
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
This drawing remains the copyright of POZZONI LLP.

SCALE BARS - TO BE USED ONLY AS GUIDANCE



Summary

Dwelling Number	Type	Description	Area
1	Type A	3 Bed/5 Person House	86 m ²
2	Type B	2 Bed/4 Person House	75 m ²
3	Type B	2 Bed/4 Person House	75 m ²
4	Type C	2 Bed/3 Person Bungalow	62 m ²
5	Type C	2 Bed/3 Person Bungalow	62 m ²
6	Type B	2 Bed/4 Person House	75 m ²
7	Type B	2 Bed/4 Person House	75 m ²
8	Type B	2 Bed/4 Person House	75 m ²
9	Type A	3 Bed/5 Person House	86 m ²
10	Type A	3 Bed/5 Person House	86 m ²

Parking Provisions:
Type A - 2 parking spaces per unit (200%)
Type B - 1 parking space per unit (100%)
Type C - 1 parking space per unit (100%)

- Key
- Shed to house efficient cycles to satisfy Code for Sustainable Homes ENE 8
 - Rotary dryer to satisfy Code for Sustainable Homes ENE 4
 - Bins for waste and recycling (numbers assumed). Recycling provision is sufficient to satisfy Code for Sustainable Homes ENE 4
 - Remove existing Bitmac & re-lay new Bitmac
 - New pedestrian foot path formation & supporting highway kerbs & back of footpath pin fence.
 - Formation of new highway all to adoptable standards of Bury LA.
 - Pedestrian barrier as shown below.



Rev	Description	By	Date
B	SBD email 01.03.12 notes changes incorporated into drawing & first floor gable window to pin and note added to read 'opaque glazing'	JM	09/03/20
A	Revised further to email of 06.02.2012 as received from Jennie Townsend, all comments incorporated into drawing.	JM	13/02/12

Client
St Vincent's Housing Association

Job
Otter Drive, Bury

Drawing
Proposed Site Layout Plan

<input type="checkbox"/> Feasibility	Scale	1 : 200	@ A1
<input checked="" type="checkbox"/> Design	Model	EMc	
<input type="checkbox"/> Tender	Sheet	EMc	
<input type="checkbox"/> Contract	Checked		
<input type="checkbox"/> Construction	Issue Date	15/11/11	Rev
<input type="checkbox"/> As Built	Dwg. No.	P3217 - 002	B

POZZONI

T 0161 928 7848
F 0161 928 9428
E architects@pozzoni.co.uk

2 Woodville Road
Altrincham
WA14 2PH



Site Layout Plan
1 : 200

P:\MCAD\2011\33032017\03\map\CD\Map02\2011_Site.rvt
09/03/2012 13:51:55

Ward: Bury West - Church

Item 02

Applicant: Milestone Properties Ltd

Location: Wellington Barracks and Clubhouse, Bolton Road, Bury, BL8 2PL

Proposal: Change of use of former barracks to restaurant on ground floor (Class A3) and 5 no. flats (Class C3) to first and second floors with extension at side and entrance canopy; Side extension to former clubhouse and change of use to 3 no. retail units (Class A1)

Application Ref: 54805/Full

Target Date: 26/03/2012

Recommendation: Approve with Conditions

Description

The site consists of two buildings (a barracks and social club), which were last used by the Lancashire Fusilier's prior to their relocation to Bury town centre. The main building (barracks) is on the local list and is located in the northern corner is two storeys in height. It is constructed from stone and slate. The second building (social club) is located adjacent to the western boundary with Orpington Drive and is single storey. It is constructed from stone, brick and slate.

The site is accessed from the existing opening off Bolton Road, which links to a central parking area. There is a large grassed area along the frontage of the site, which is allocated as protected recreation provision. This site used to contain the Lutyens War memorial, which was relocated to Gallipoli Gardens (Sparrow Park) in 2008.

The land to the north is a memorial garden and works were completed at the end of 2011. The site is bounded by residential properties to all other boundaries.

The proposed development involves the change of use of the former barracks building to a restaurant on ground floor and 5 apartments on the first and second floors. The proposed development would include a single and two storey extension to the northern elevation and a single storey extension to the southern corner.

The former social club building would be converted to form 3 retail units (Class A1). Parking would be provided centrally and a separate parking area would be provided for the proposed apartments. The proposed development would use an area measuring 11.7 metres by 39 metres for parking and servicing, which is designated as protected recreation space along the frontage.

Relevant Planning History

00963/E - Conversion of existing buildings to retail, residential and a restaurant - Enquiry completed 10/11/2011

The pre-application enquiry lead to the submission of the current application.

50549 - Full planning permission for erection of war memorial for Lancashire Fusiliers at Sparrow Park, Silver Street, Bury (relocated from Wellington Barracks, Bolton Road, Bury). Approved with conditions - 24 December 2008

Adjacent site

54428 - Variation of condition no. 6 of planning permission 50548 - 'The approved memorial feature including any information and interpretation boards shall be carried out in accordance with the approved details and timings; and within three years of the dismantling

of the Lutyens Memorial and no later than 31/01/2012'.
Approved with conditions - 16 November 2011

Publicity

121 neighbouring properties (307 - 349 (odds), 363 - 403 (odds) 405 - 410, 412 - 426 (evens) Bolton Road; 1 - 9 (odds), 10 - 12, 14 - 19, 21 Orpington Drive; 1 - 9 (odds) Reigate Close; 2 Warlingham Close; 15 Haig Road; Flat 1 - 15 Wellington House, Haig Road; 1 - 31 (odds) Wellington Square; 1 - 11 (odds) Bexley Drive) were notified by means of a letter on 30 January and site notices were posted on 3 February 2012.

7 letters have been received from the occupiers of 10, 16 Orpington Drive, 12 Ashford Close, 9 Reigate Close, which have raised the following issues:

- Would an additional pedestrian crossing be provided along Bolton Road?
- Impact of the proposed development upon pedestrian safety.
- The area does not need another restaurant or more shops.
- There is not enough parking provided, which would lead to parking on Orpington Drive.
- Impact of noise from the late opening hours of the restaurant.
- Impact of noise from the bin store.
- Any external lighting may impact upon the amenity of the nearby residential properties.
- The proposed balconies in the roofspace would impact upon the privacy of the residents of Orpington Drive.
- The proposed windows in the staircase extension would have an adverse impact upon the privacy of the occupiers of the dwellings on Orpington Drive.
- Noise disturbance from residents accessing the apartments.
- The proposed extension to house the staircase would result in a loss of light for the occupiers of Orpington Drive.

A single letter from the occupiers of 12, 14, 16 Orpington Drive and 1, 3, 5, 7, 9 Reigate Close has been received, which has raised the following issues:

- Would like to see a restriction on when the bottles would be emptied into bins and the times the bins would be emptied.

Two petitions have been received with 10 signatures, which have raised the following issues:

- There are far too many shops and restaurants in the local area.
- The opening hours of the restaurant should be reduced from midnight due to the impact upon noise.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections in principle.

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of standard conditions relating to contaminated land.

Environmental Health - Pollution Control - Comments awaited.

Conservation Officer - No objections, subject to the inclusion of conditions relating to materials, window frames/rooflights and the lowering of the boundary walls.

Waste Management - Comments awaited.

Wildlife Officer - No objections, subject to the inclusion of a standard condition relating to the recommendations of the bat survey.

Design for security - No objections, subject to the inclusion of informatives.

Baddac - No objections. Would prefer to see a platform lift to access the residential apartments.

Unitary Development Plan and Policies

H1/2 Further Housing Development

H2/1 The Form of New Residential Development

H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/7	Throughroutes and Gateways
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
S2/1	All New Retail Proposals: Assessment Criteria
S2/5	New Local Shopping Provision
S2/6	Food and Drink
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
SPD1	DC Policy Guidance Note 1:Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
PPS7	PPS 7 Sustainable Development in Rural Areas
PPS23	PPS23 Planning and Pollution Control

Issues and Analysis

Principle

The previous use of the site was mixed and included use as a barracks, residential unit, social club, offices and a museum.

Retail - Policy S2/5 states that in determining proposals for new local shops, the Council will assess the balance of advantage and disadvantage of the proposal with regard to the following factors:

- Whether there is a local need that cannot be met by existing provision in the area;
- The effect on the vitality and viability of the established local shopping facilities;
- Whether or not the proposed use would be more appropriately located within a recognised shopping centre;
- The availability of alternative vacant premises and/or the level of unimplemented planning permissions in the vicinity that could accommodate the proposed use;
- The potential nuisance that would be created for neighbouring residents;
- The parking and servicing provision associated with the proposed development and its effects in terms of road safety and traffic generation.

For the purpose of this policy, local shops will be taken to include all shops with a gross retail floorspace of 200 square metres. The floorspace of the proposed three units would have a gross floorspace of 115, 55 and 41 square metres respectively. The proposed units would individually be within the threshold of what would be considered to be of local scale. As the cumulative floor space of the 3 units would be over 200 square metres, a condition would be imposed to prevent the units merging into 1 large unit. The proposed development is located some 115 metres from an established neighbourhood centre on Bolton Road. This centre appears to be relatively viable with full levels of occupancy and as such, there are no opportunities to accommodate the retail element of the proposed development within the existing centre. Given the close proximity of the site to the existing centre, it is considered that the proposed development would not have a significant impact upon the viability and vitality of the centre. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy S2/5 of the adopted Unitary Development Plan.

Restaurant - Policy S2/6 states that the Council will assess any proposal involving restaurants with regard to the following:

- The amenity of nearby residents by reason of noise, smell and opening hours;
- Whether the proposal would lead to a over concentration of uses, which could change the character of the area as a whole;
- Parking and servicing provision;
- The environmental impact of any flues or ducting.

There are two hot food takeaways and a public house in the existing centre, which is some 115 metres to the northeast. As such, the proposed development would be the only restaurant within the locality. Given the distance to the adjacent centre, the proposed development would not lead to an overconcentration of uses, which would change the character of the area as a whole. The issues of parking and servicing provision, the amenity of neighbouring residents and the flues will be assessed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy S2/6 of the adopted Unitary Development Plan.

Residential - Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for housing development, including the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

There are residential developments to all boundaries and residential development would not conflict with the surrounding land uses. There would be adequate infrastructure available in terms of connections to the utilities and access to the site. The proposal involves the conversion of an existing building and would be previously developed land. Therefore, residential development would be acceptable in principle and would be in accordance with Policy H1/2 of the adopted Unitary Development Plan.

Loss of Recreational Space - Policy RT1/1 states that development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public and private recreation facilities including playing fields, sports grounds, parks and gardens
- recreation space within settlements located within the Green Belt;
- Indoor facilities for which there is a recreational need; and
- any other unidentified recreation provision such as playing fields, sports grounds, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated that there is an excess of sports provision and public open space in the area, taking into account of the recreation and amenity value of such provision.

The grassed area along the frontage of the site is allocated as protected recreation provision and used to contain the Lutyens War memorial, which was relocated to Gallipoli Gardens (Sparrow Park) in 2008. The proposed development would result in the loss of part of this area for car parking, but an area of 37 metres by 5 metres would be retained as a landscaped area. A condition of the permission to relocate the war memorial was to provide a memorial garden near the former barracks building. The garden, which was completed at the end of 2011, is located to the northeast of the site and would constitute an alternative provision of equivalent community benefit. Therefore, the proposed development would not be a departure and would be in accordance with Policy RT1/1 of the adopted Unitary Development Plan.

Design and heritage - The external appearance of the existing barracks building would be largely unaffected. The ground floor windows would be blocked up with stone, which would be recessed from the external wall and the windows in three of the openings at first floor level would be removed to create a solarium and amenity space for the occupiers of the proposed apartments. The works to the external appearance of the building would still allow

the openings to be read as windows and as such, would not have an adverse impact upon its character or appearance within the street scene or its historic character.

There would be 2 extensions to the barracks building. The first would be a two storey extension of a modern design to house the staircase to the apartments and the bin stores. It would be subservient to the existing building in terms of its height and massing and would be constructed from timber cladding contained within a powder coated steel frame. The second extension would be single storey and would draw attention to the main entrance to the proposed restaurant. The proposed extension would allow the building to have a presence with sufficient massing to hold the corner in this prominent position. The proposed extension would be constructed from timber cladding and render within a powder coated steel frame. The proposed extensions would be modern, in terms of design and materials, but would respect and not detract from the character of the existing building or its historic value.

The existing social club building would be converted into two retail units and an extension would be constructed on the southeastern elevation to form the third unit. The elevation constructed from brickwork (northeastern) would be rebuilt to include the shop fronts, which would be mainly glazed with render. The proposed extension would be subservient to the existing building and would be constructed using render with a slate roof. The proposed alterations would not be unduly prominent within streetscene.

Therefore, the proposed development would not be a prominent or intrusive feature in the streetscene and would be in accordance with Policy EN1/1 and EN1/2 of the adopted Unitary Development Plan.

Impact upon surrounding area - Three bin stores would be provided as part of the development. Two would be located within the former barracks building for the restaurant and apartments and a third would be located to the north of the former social club building. The bin stores would be of an acceptable size and would be enclosed with timber doors. As such, the proposed development would not have an adverse impact upon the streetscene.

The agent has confirmed that a electric gate would restrict access to the parking for the proposed apartments for security, but pedestrian access to the entrance of the proposed apartments would be maintained.

The wall along Orpington Drive and Bolton Road is currently 3.4 metres in height contains 3 pillars at 3.6 metres in height. This wall is to be lowered to 900mm along the Bolton Road frontage and to 900mm in height for 5.5 metres along the Orpington Drive elevation to improve visibility. The Conservation Officer has no objections to this, subject to the inclusion of a condition requiring details of the appearance of the walls and pillars to be submitted to the Council. Therefore, the proposed development would not impact upon the visual amenity of the area.

The final position and design of the flue is not known at this stage, but 2 options have been included on the plans. The flues would both be ducted internally with one being a false chimney on the roof and the second option expelling onto the south eastern elevation. There are no objections to these options in principle, subject to the inclusion of a condition relating to the detailed design of the flue. Therefore, subject to conditional control, the proposed development would not be detrimental to the visual amenity of the area.

Impact upon residential amenity - All of the ground floor windows on the north eastern elevation of the existing barracks building would be blocked up with stone and the first floor windows would be obscure glazed to 3/4 of the height of the window. As such, there would be no adverse impact upon the amenity of the occupiers of No. 9 Reigate Close.

There would be 13 metres between the rear elevations of Nos. 14 and 16 Orpington Drive and the proposed two storey extension to house the staircase and bin stores. This would comply with the aspect standards contained in SPD6, which would be relevant to this case.

The agent has confirmed that the windows in this extension would be obscure glazed to prevent overlooking and a loss of privacy and a condition is recommended to secure this in perpetuity.

The proposed apartments would have access to their own amenity space in the form of balconies in the south western elevation of the building. There would be 22 metres from the south western elevation of the existing barracks building and the rear garden of No. 10 Orpington Drive. In addition the proposed balconies would be a recessed area located centrally within the roofspace and as such, would have limited outlook. As such, the proposed development would not have a significant adverse impact upon the amenity of the occupiers of the neighbouring properties through overlooking.

Bats - A bat survey has been submitted as part of the application. There was no evidence of any use of the site by roosting bats and the buildings were of low potential for roosts. The proposed development would not harm bats, providing the proposed works are undertaken in accordance with paragraphs 5.1 and 5.2 of the survey report. The Wildlife Officer has no objections to the proposal, subject to the inclusion of a condition relating to the recommendations of the report. Therefore, the proposed development would not have an adverse impact upon a protected species and would be in accordance with Policy EN6/3 of the adopted Unitary Development Plan.

Noise - The proposed bin stores would be located internally in an extension and as such, the proposed bin stores would not have a significant adverse impact upon residential amenity of neighbouring properties in terms of smell. The applicant has indicated that he would be willing to accept a condition restricting the hours in which the bins can be emptied, which would further reduce the impact upon the residential amenity of the neighbouring properties.

The proposed restaurant would be open from 8.00 until 23.30 on Mondays to Saturdays and 9.00 - 22.00 on Sundays. The proposed retail units would be open from 06.00 to 22.00 on Mondays to Saturdays and from 08.00 and 16.00 on Sundays. Given the location of the site on a busy main throughroute and the proximity to the existing shopping centre, it is considered that the proposed opening hours would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of noise. Therefore, the proposed development would be in accordance with Policy EN7/2 of the adopted Unitary Development Plan.

Highways issues - The proposed access onto Bolton Road would be widened to 6 metres and the wall and stone column would be relocated, allowing better pedestrian visibility. The existing radius would be realigned and tactile paving would be provided on both sides of the access. A tracking diagram has been submitted, which shows that a bin lorry and deliveries would be able to enter and leave the site. The Traffic Section has no objections in principle. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the adopted Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards are as follows:

Restaurant use - 1 space per 7 square metres of public floor area;

2 bed dwelling - 1.5 spaces per unit;

1 bed dwelling - 1 space per unit; and

Retail units - 1 space per 30 square metres.

The above parking standards would equate to 41 spaces and 6 disabled parking bays.

The proposed development would provide 41 spaces and 4 disabled parking bays. The 6 spaces and 1 disabled parking bay for use by the residential units would be located in a separate car park and secured by a gate. The site is located on a main bus route and would have good access to public transport. As such, the level of parking provision would be acceptable and would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Access - Level access would be provided to the restaurant and retail units and the provision of disabled toilets and disabled parking bays is welcomed. The proposed ramped access from Bolton Road, which is at a gradient of 1:20.5 would align with the entrance to the restaurant. The entrance doors to the unit have been amended to leaf and a half to allow access for wheelchair users. The agent has provided a series of sketches showing the design process which has been gone through and it has not been possible to accommodate a platform lift to provide access to the proposed apartments. However, a stair lift could be accommodated and the staircase would be ambulant accessible. Therefore, the proposed development would be accessible and would be in accordance with Policy HT5/1 of the adopted Unitary Development Plan.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows:-

The proposed development would be acceptable in principle and would not be a prominent or intrusive feature in the streetscene. The proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties nor would it be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 9089 01 B, 9089 L01, 9089 L02 D, 9089 L03 A, 9089 P01, 9089 P02 C, 9089 P03, 9089 P04 B, 9089 E01, 9089 E02 A, 9089 E03 A and the development shall not be carried out except in accordance with the drawings hereby approved as amended by condition 10 below.
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.
3. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
4. If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

5. The development hereby approved shall only be carried out in accordance with the recommendations in the bat survey, dated 30 January 2012, unless otherwise agreed in writing with the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and PPS7 – Nature Conservation.

7. Samples of all the materials to be used in the external elevations and the hardstandings shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved details shall be carried out in accordance with the developmetn hereby approved.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

8. Before the first use of the building hereby permitted the windows at first floor level on the north eastern elevation and all windows in the north western elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy H2/1 - The Form of New Residential Developments and Policy H2/2 - The Layout of New Residential Developments of the Bury Unitary Development Plan.

9. Notwithstanding the submitted plans, a scheme for the lowering of the wall and pillars on the corner of Orpington Drive and Bolton Road to 900mm in height shall be submitted to and approved in writing by the Local Plannign Authority. The approved details shall be implemented in full prior to first use of the buildings hereby approved.
reason. In the interests of visual amenity and to ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the followign 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

10. No development shall commence unless or until a detailed design scheme for the flue has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the restaurant hereby approved being first brought into use.
Reason. In the interests of visual amenity pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN1/2 - Townscape and Built Design

11. The restaurant 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.

12. No development shall take place unless and until a scheme to soundproof the floor/ceiling between the ground floor and the first 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 future occupiers of the apartments pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

13. The bins shall not be emptied before 06.00 or after 23.00.
Reason. To protect the amenity of the neighbouring properties pursuant to the following Policies of the Bury Unitary Development Plan:
Policy S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres
Policy S2/6 – Food and Drink
Policy EN7/2 - Noise Pollution
14. The restaurant use hereby permitted shall not be open to customers outside the following times: 08.00 to 23.30 on Mondays to Saturdays
09.00 to 22.00 on Sundays and Bank Holidays
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.
15. The retail use hereby permitted shall not be open to customers outside the following times:
06.00 - 18.00 on Mondays to Saturdays
08.00 - 16.00 on Sundays
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres of the Bury Unitary Development Plan.
16. No deliveries shall be made to the restaurant and retail units hereby permitted outside the hours of 08.00 to 19.00 on any day.
Reason. In the interests of residential amenity pursuant to Policy S2/5 - New Local Shopping Provision and Policy S2/6 - Food and Drink of the Bury Unitary Development Plan.
17. The restaurant premises to which this approval relates shall be used for A4 and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason: To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/5 - New Local Shopping Provision of the Bury Unitary Development Plan.
18. The retail units hereby approved shall be occupied individually and shall not be merged without the prior written approval of the Local Planning Authority.
Reason. To protect the vitality and viability of the nearby neighbourhood centre pursuant to Policy S2/5 - New Local Shopping Provision of the Bury Unitary Development Plan.
19. Prior to any existing window frames being replaced, full details of the window frames at a scale of 1:20, the materials and the reveal shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development hereby approved.
Reason. In the interest of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
20. Prior to the commencement of any works to the roof, a specification and fixing

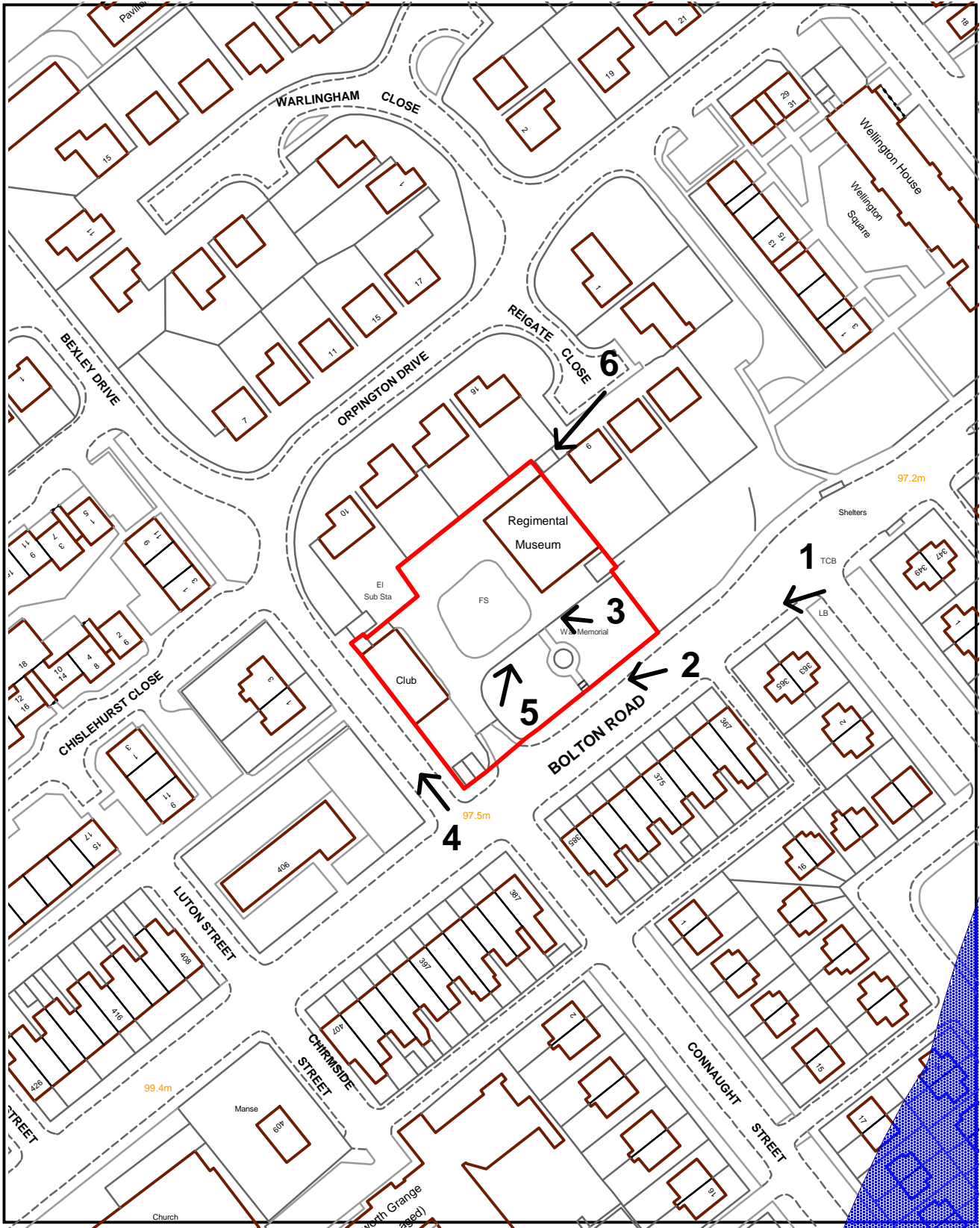
detail for the roof lights shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

21. The development hereby approved shall not be brought into use or first occupied unless and until the access alterations indicated on approved plan reference 9089 L02 Revision D have been implemented to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Developments
Policy H2/2 - The Layout of New Residential Developments
22. The turning facilities indicated on approved plan references 9089 L02 Revision D & 9089 L03 Revision A shall be provided before the development is brought into use or first occupied and subsequently maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy H2/1 - The Form of New Residential Developments
Policy H2/2 - The Layout of New Residential Developments
23. The car parking indicated on approved plan reference 9089 L02 Revision D shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times, unless otherwise agreed in writing with the Local Planning Authority
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 SPD11.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54805

**ADDRESS: Wellington Barracks
Bolton Road, Bury**

EDS

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



1:1250

54805

Photo 1



Photo 2



54805

Photo 3



Photo 4



54805

Photo 5



Photo 6



THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF RJP PARTNERSHIP LIMITED. ALL DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS WESTERN ARE INDICATIVE OF

SITE SPECIFIC HAZARDS

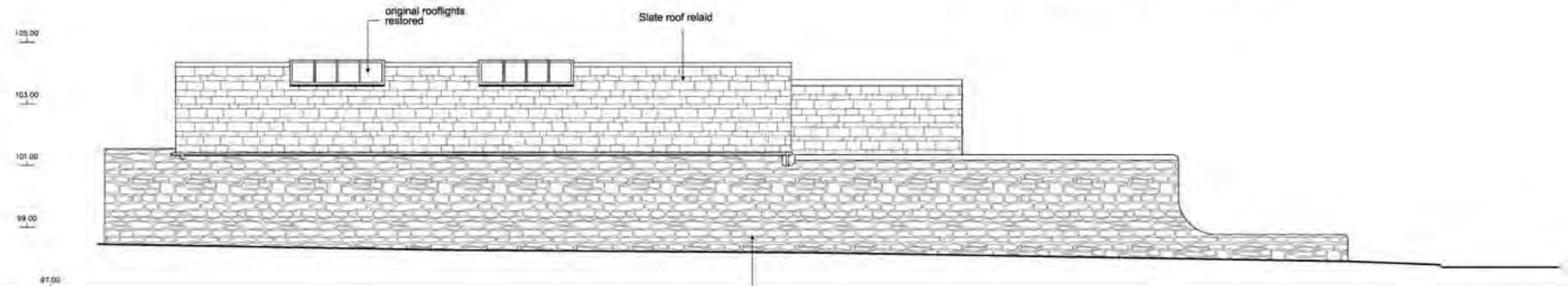
IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSERVATION ACT 1985 THE FOLLOWING SIGNIFICANT RESIDUAL FEATURES HAVE NOT BEEN DESIGNED OUT OF THE PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING



North East Elevation

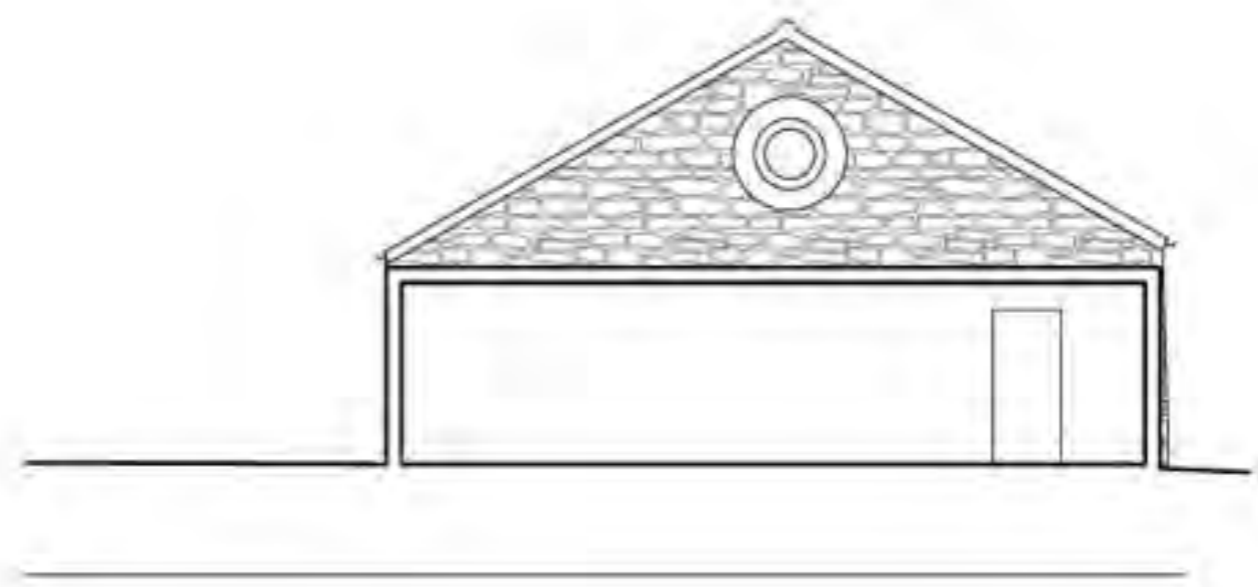
Existing brickwork externally insulated and rendered. Stone left exposed

Timber doors to stores to match residential entrance



South West Elevation

Existing stone boundary wall cleaned and repaired



REV	DATE	NOTES	INIT.
-----	------	-------	-------

CLIENT / PROJECT
MILESTONE ENTERPRISES LTD.
BOLTON ROAD
BURY
 DRAWING TITLE
RETAIL UNIT PROPOSED ELEVATIONS

STATUS
PLANNING

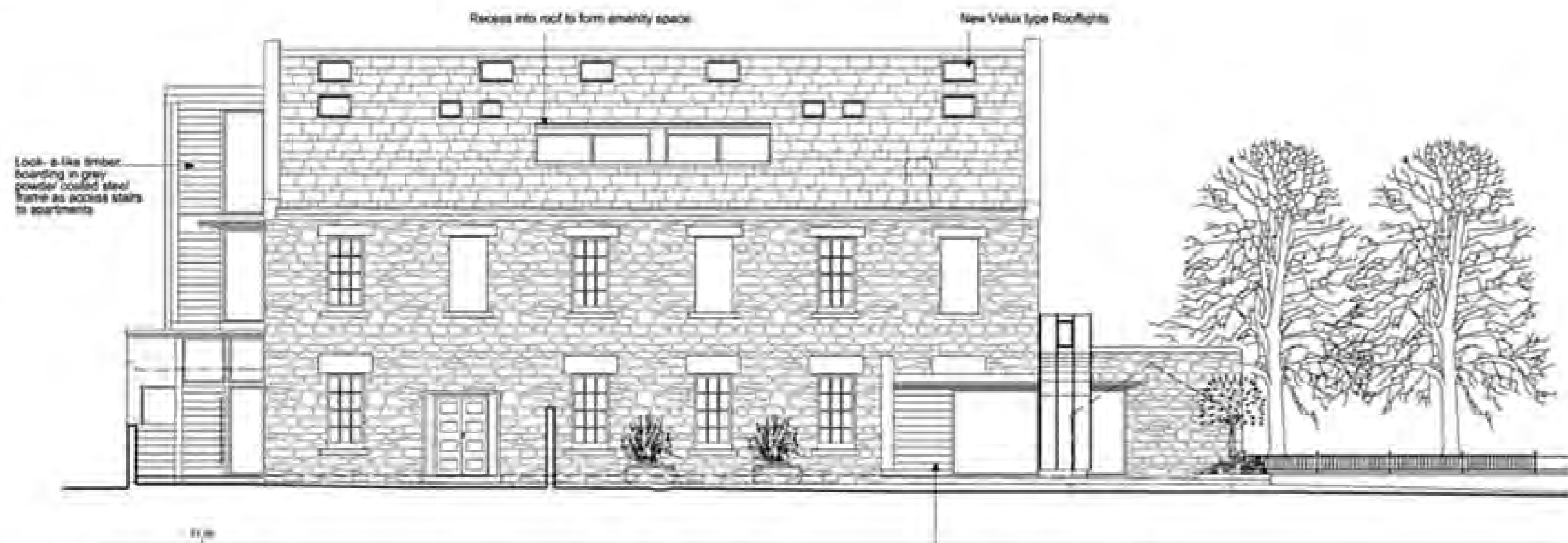
DATE	DRAWN	SCALE @ AS
NOV11	RSL	1:100

PROJECT NUMBER	UNIT	CLIFFS	TYPE & NUMBER	REVISION LETTER
9089			E03	A

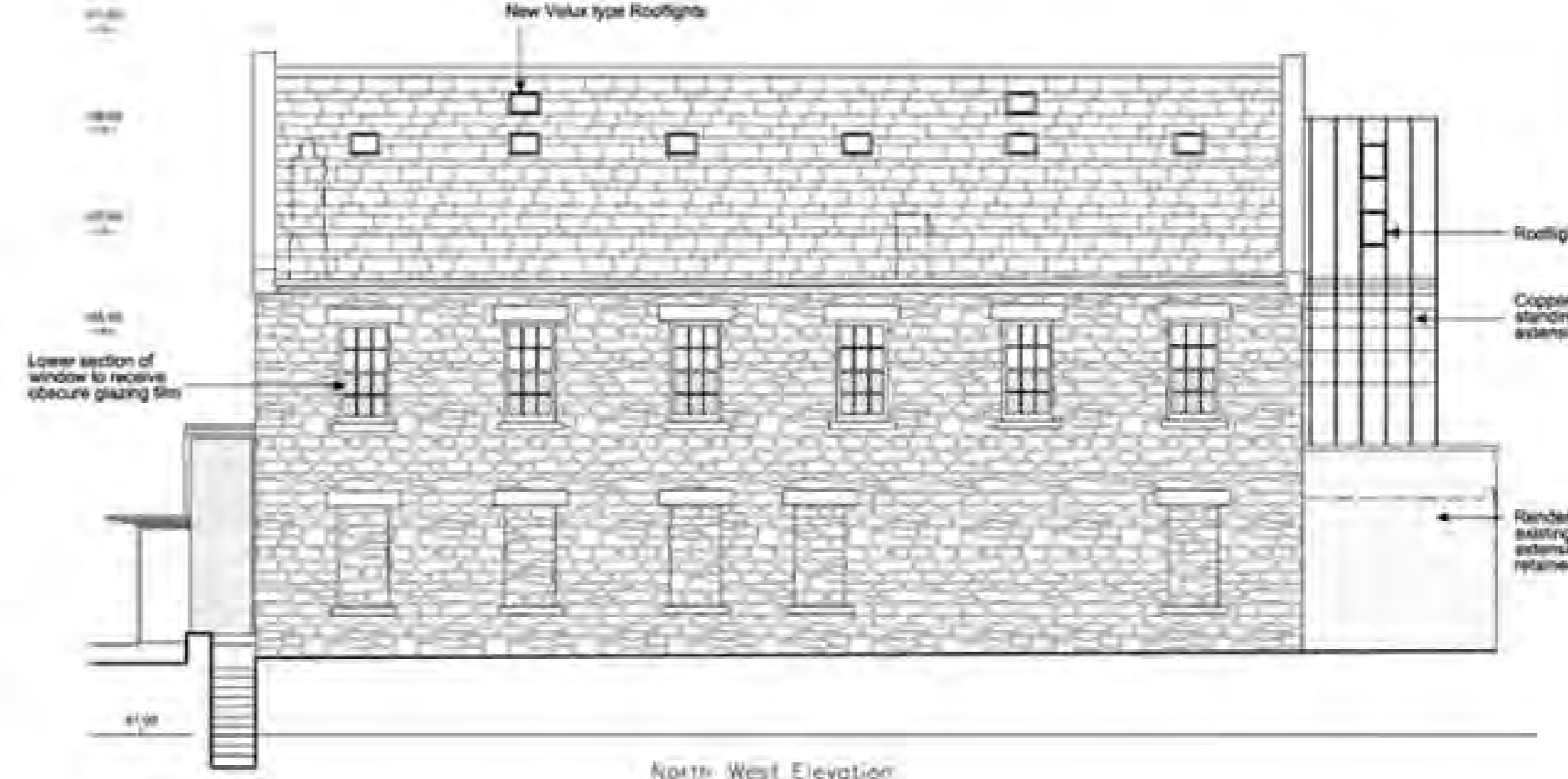
MANCHESTER LONDON GLASGOW
 105 MANCHESTER ROAD
 BURY
 LANCASHIRE
 BL9 0TD

T: 0181 797 6000
 F: 0181 797 5256
 W: www.rjp.co.uk
 E: first.lastname@rjp.co.uk





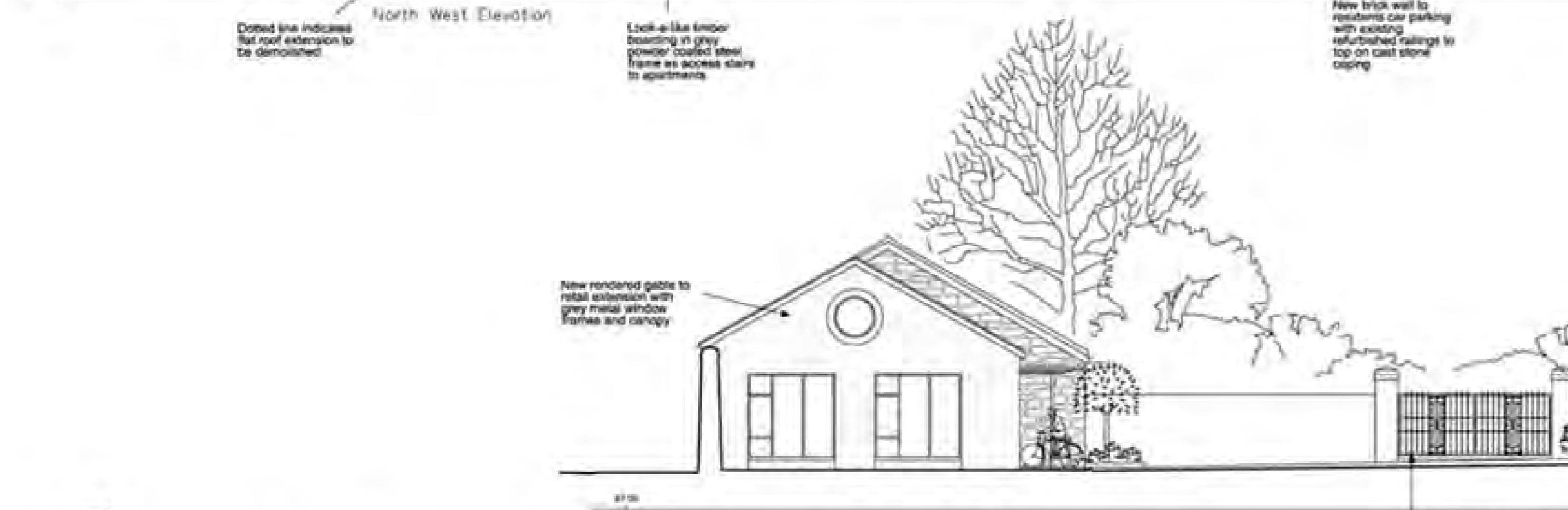
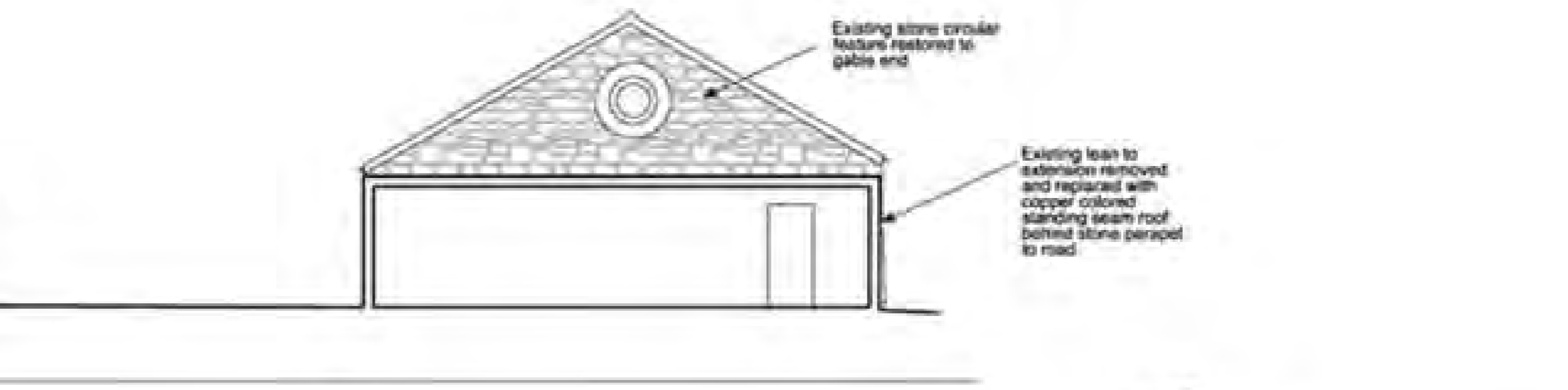
South East Elevation



North West Elevation



North West Elevation



North West Sectional Elevation



South West Elevation



THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO. 4 JARVIS, WHITE HOUSE, BURY, GLOS. MK35 9EF
 01295 252525
 MILESTONE ENTERPRISES LTD
 BOLTON ROAD
 BURY
 EXISTING ELEVATIONS

PLANNING
 DATE: NOV 11
 DRAWN: RBL
 SCALE: 1:100
 SHEET: 9089 E02 A
 100 WILKINSON ROAD
 BURY
 GLOS
 MK35 9EF
 RGP architects



THIS DRAWING IS THE PROPERTY OF RCP ARCHITECTS AND MUST NOT BE LOANED, REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RCP ARCHITECTS. ALL DIMENSIONS AND LEVELS ARE TO FACE UNLESS OTHERWISE STATED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO RCP ARCHITECTS AND THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES FOR THE PROPOSED DEVELOPMENT. THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES FOR THE PROPOSED DEVELOPMENT. THE CLIENT'S OBLIGATION TO OBTAIN NECESSARY CONSENTS FROM THE APPROPRIATE AUTHORITIES FOR THE PROPOSED DEVELOPMENT.

REV.	DATE	NOTES	BY
REV. 0 201102		Updated to Planning permission	RSL
REV. 1 201102		Amendments to Planning permission	RSL
REV. 2 201111		Layout changes	RSL
REV. 3 201201		Layout changes	RSL

CLIENT / PROJECT
MILESTONE ENTERPRISES LTD.
BOLTON ROAD
BURY
 DRAWING TITLE
PROPOSED SITE PLAN

PLANNING

DATE	VERSION	SCALE
SEPT '11	RSL	1:200

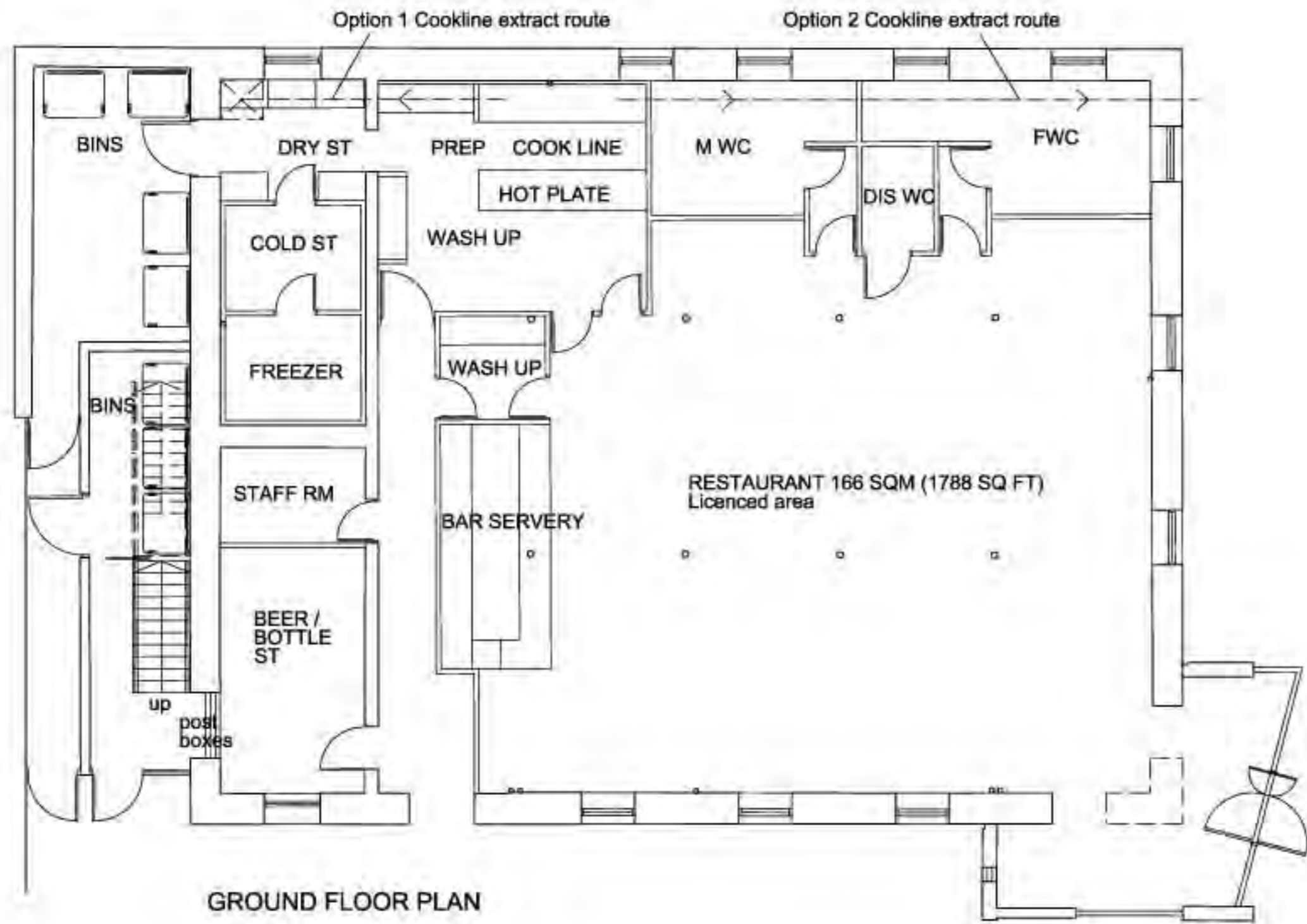
9089 L02 D

101 MANCHESTER ROAD
 BURY
 LANCASHIRE
 BL9 6TD

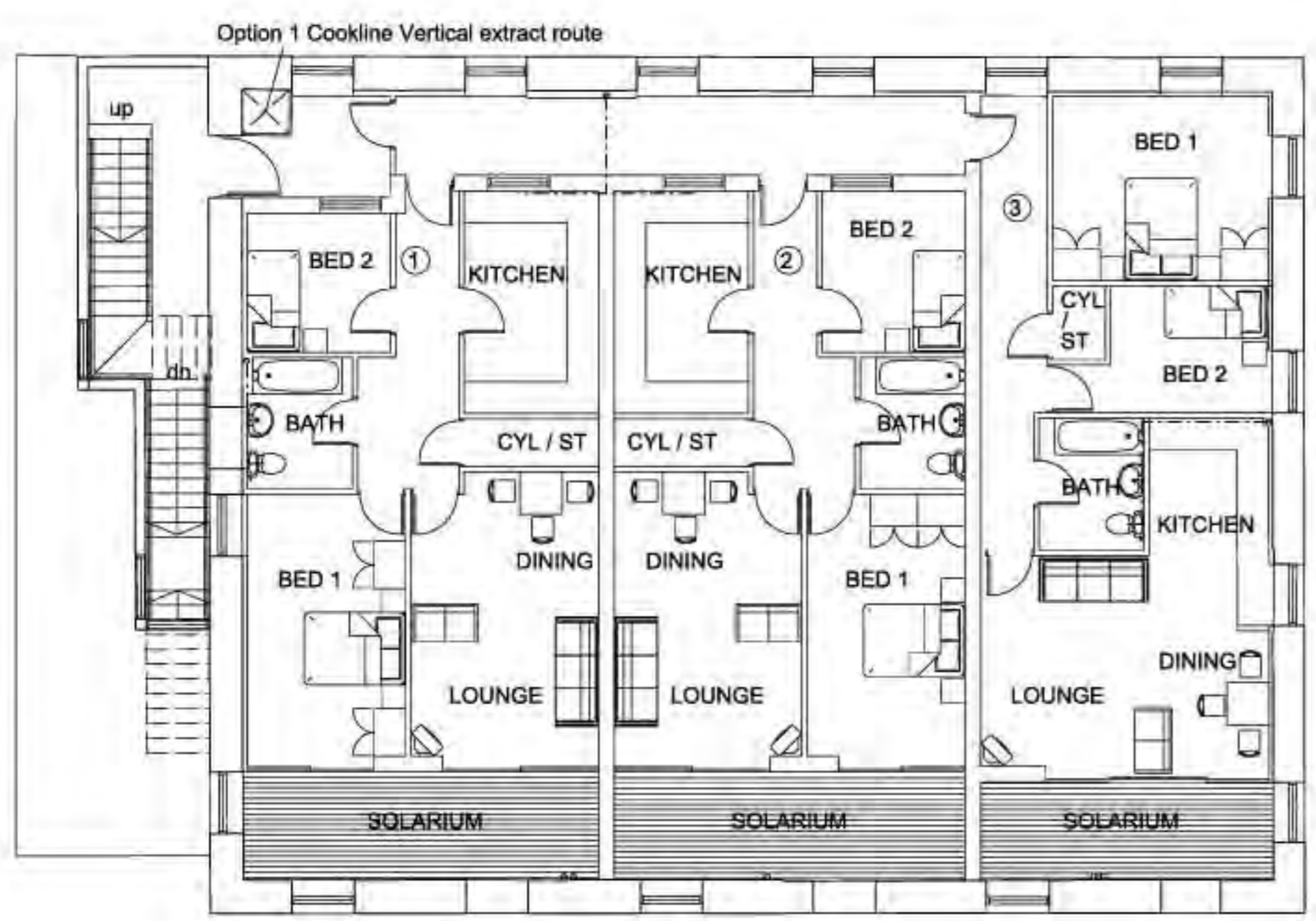
T: 0161 767 800
 F: 0161 767 820
 E: info@rca.co.uk

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R D PARTNERSHIP LIMITED. ALL DIMENSIONS ARE TO BE TAKEN FROM THE DRAWING. ALL DIMENSIONS AND AREA TO BE CHECKED BY THE CLIENT. NORTH POINT SHOWN AND INDICATED BY 'N'.

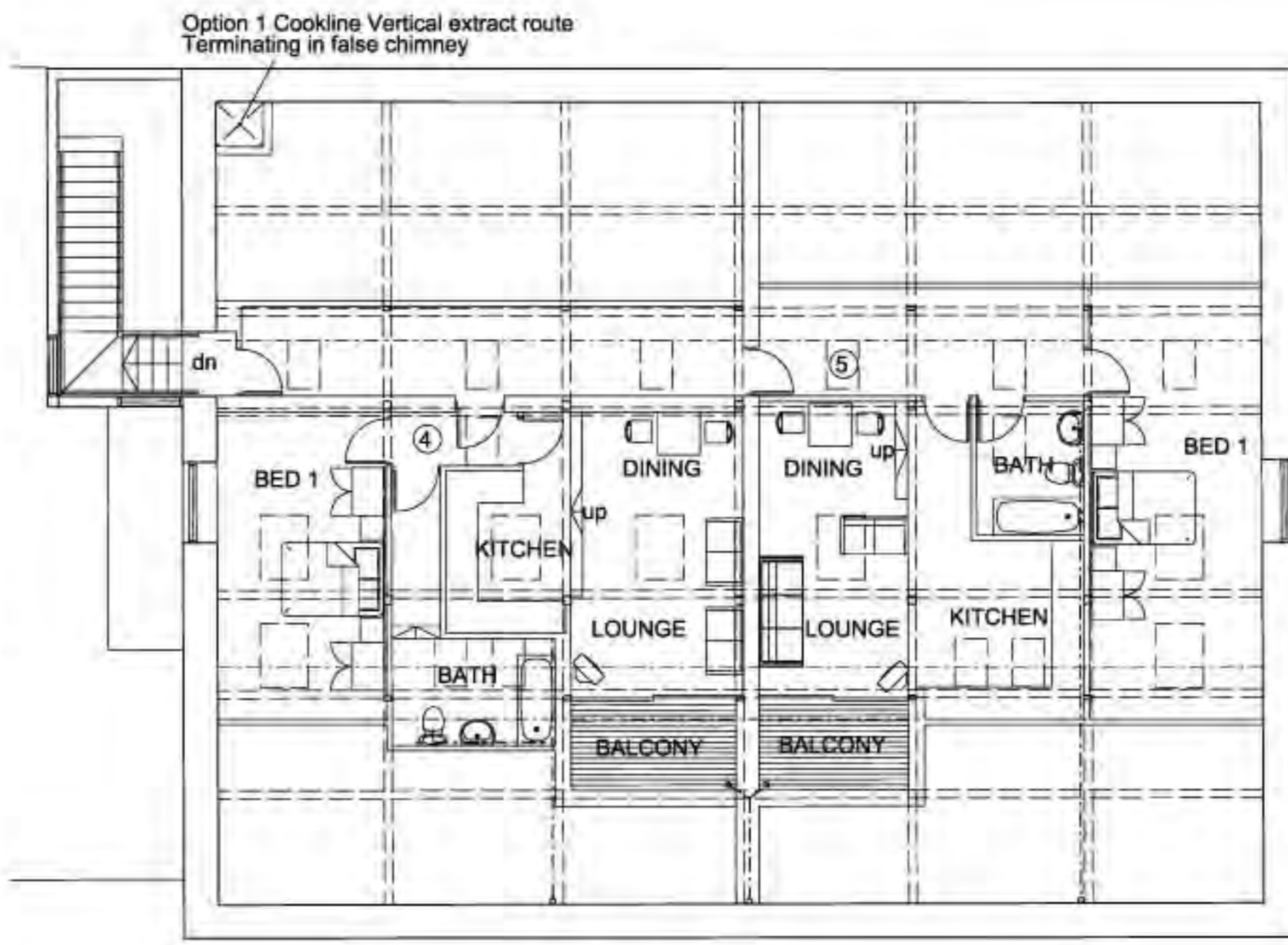
SITE SPECIFIC HAZARDS
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE 1988 REGULATIONS THE FOLLOWING HAZARDOUS SUBSTANCE HAZARDS HAVE NOT BEEN IDENTIFIED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORK SHOWN ON THE DRAWING.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REV. C 05/03/12	Handover Drawn	RSL
REV. B 23/02/12	Alternative extract routes noted	RSL
REV. A 01/11/11	Access slip updated	RSL
REV. DATE	NOTES	INIT

CLIENT / PROJECT
 MILESTONE ENTERPRISES LTD.
 BOLTON ROAD
 BURY
 DRAWING TITLE
 PROPOSED FLOOR PLANS
 APPARTMENTS

STATUS: **PLANNING**

DATE	DRAWN	SCALE
SEPT '11	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / BFI CODE	TYPE & NUMBER	REVISION LETTER
9089			P02	C

MANCHESTER LONDON GLASGOW
 105 MANCHESTER ROAD
 BURY
 LANCASHIRE
 BL9 0TD

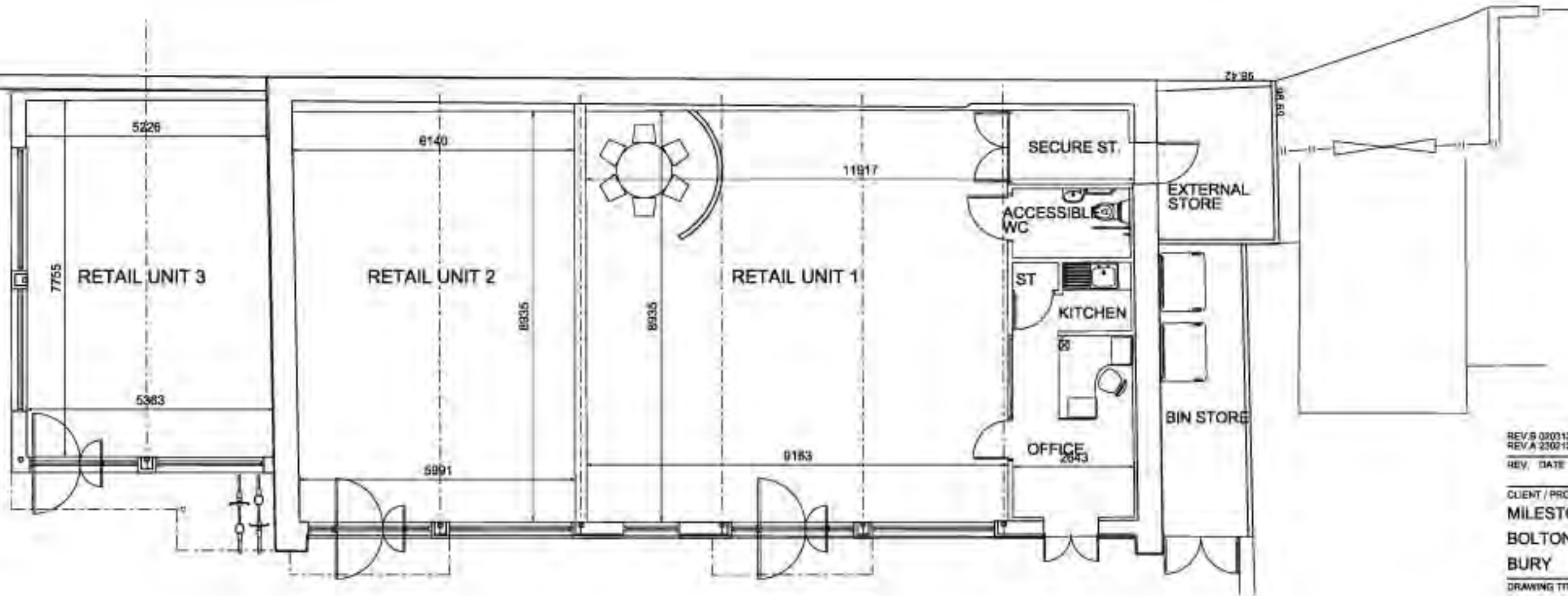
T: 0161 797 8000
 F: 0161 797 5255
 W: www.rgp.co.uk
 E: enr.lettering@rgp.co.uk



THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF R.G. PARTNERSHIP LIMITED. NO DIMENSIONS ARE TO BE TAKEN FROM THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. NORTH POINTS SHOWN ARE INDICATIVE.

SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING.



REV. 0	02/03/12	Doors Altered	RSL
REV. A	23/02/12	DIMS ADDED	RSL
REV.	DATE	NOTES	BY

CLIENT / PROJECT
MILESTONE ENTERPRISES LTD.
BOLTON ROAD
BURY

DRAWING TITLE
PROPOSED PLAN
RETAIL UNITS

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
JAN '12	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SPB CODE	TYPE & NUMBER	REVISION LETTER
9089			P04	B

Site Location	Plot	On Plot	Flats	Other
Section	B	Other	Other	Other

MANCHESTER **LONDON** **GLASGOW**
 105 MANCHESTER ROAD
 BURY
 LANCASHIRE
 BL9 0TD

T. 0181 797 8000
 F. 0181 797 5256
 W. www.rgp.co.uk
 E. first.last@rgp.co.uk



Ward: Ramsbottom and Tottington -
Ramsbottom

Item 03

Applicant: Greenmount Developments

Location: Land adjacent to Cobden Mill, Square Street, Ramsbottom, Bury, BL0 9AZ

Proposal: Residential development of 4 no. 3-storey townhouses

Application Ref: 54815/Full

Target Date: 26/03/2012

Recommendation: Approve with Conditions

Description

The site is a vacant site and is bounded by a 5.6 metre high stone wall along the Square Street frontage. It previously contained a mill building, which was demolished in 2002. The site is located within the Ramsbottom Conservation Area and it benefits from an extant planning permission for the erection of a three storey building containing 6 apartments (46105).

There is a three storey Victorian stone mill adjacent to the site, which has a slate roof. There is a valid permission for the conversion of the mill to apartments and part of the mill on the corner of Square Street and Kay Brow has already been converted to apartments.

There are residential properties to the east and north of the site and the properties to the east are at a higher level. There are industrial properties to the south and there is a nursery, residential properties and a retail store (Aldi) to the east, with the East Lancashire Railway beyond.

The proposed development involves the demolition of the boundary wall along Square Street and the erection of 4 no. 3 storey townhouses. The proposed dwellings would be 3 bedroom and would be constructed from stone and slate. Driveways and bin storage would be located at the front of the dwellings, which would be accessed from Square Street.

Relevant Planning History

35627 - Rebuilding of part of front elevation at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 26 August 1999

36326 - Conversion of mill to form 6 self contained flats at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 18 April 2000.

38806 - Conversion of part of existing mill to 6 apartments and car parking at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 19 March 2000.

41873 - Change of use from former mill building to 24 self contained flats, 15 new build flats and car parking at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 30 June 2005.

46105 - Conversion into 6 no. apartments at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 30 May 2006.

52669 - Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation - Change of use from former mill building to 24 self contained flats, 15 new build flats and car parking (application no. 41873) at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 22 September 2010.

54815 - Conservation area consent for demolition of Square Street boundary wall at land adjacent to Cobden Mill, Square Street, Ramsbottom. Received on 2012.

Nearby site

38522/01 - Block of 3 flats at land at Square Street, Ramsbottom. Approved with conditions - 7 January 2002.

47391 - Renewal of planning permission 38522/01 for erection of 3 flats at land at Square Street, Ramsbottom. Approved with conditions - 25 April 2007

Publicity

56 neighbouring properties (143 - 193 (odds) Kay Brow; 1 - 9 Damar Court, Flats 1 - 6, The Cornerhouse; Flats 1 - 6 The Old Engine House, 58, 60, 99 Square Street) were notified by means of a letter on 1 February and a press notice was published in the Bury Times on 9 February. Site notices were posted on 13 February 2012

One letter has been received on behalf of the occupiers of 177 Kay Brow, which has raised the following issues:

- The proposed development would lead to a loss of view.
- The proposed development would lead to a loss of light.

The objector has been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections in principle.

Drainage Section - Comments awaited.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Conservation Officer - No objections, subject to the inclusion of conditions relating to materials, design of windows and positioning within the openings.

Waste Management - Comments awaited.

Design for security - No objections.

United Utilities - No objections, subject to the inclusion of informative's relating to surface water drainage.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites
EN3/3	Ancient Monuments
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
PPS9	PPS9 Biodiversity and Geological Conservation
PPS23	PPS23 Planning and Pollution Control

Issues and Analysis

Principle - Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for housing development, including the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and

the surrounding land uses.

There are residential developments to the north, south, west and on the opposite side of Square Street and the proposed residential land use would not conflict with the surrounding land uses. There would be adequate infrastructure available in terms of connections to the utilities and access to the site. The site is currently vacant with a boundary wall and would be previously developed land. Therefore, residential development would be acceptable in principle and would be in accordance with Policy H1/2 of the adopted Unitary Development Plan.

Design - The proposed dwellings would be of a traditional design and the style of the openings would match those in the Old Engine House apartment building adjacent. The ridge height of the proposed dwellings would match that of the eaves of the adjacent mill building and as such, would be acceptable in terms of height. The proposed materials would be stone and slate with stone mullions, heads, cills and jambs to the windows, which would be acceptable in the conservation area. The proposed windows would be top hung mock sash made from matt cream, wood grain uPVC units, which would be acceptable subject to conditional control of the frames and positioning within the openings. The Conservation Officer has no objections to the proposal, subject to the inclusion of conditions. Therefore, the proposed development would be in accordance with Policies EN1/1, EN1/2, EN2/1, EN2/2, H2/1 and H2/2 of the adopted Unitary Development Plan.

Impact upon surrounding area - Amenity space would be provided to the rear and would measure 88 by 88 metres, which is of an acceptable size for a 3 bedroom dwelling. The boundary treatment at the rear would be 1.8 metre high timber fencing, which would be appropriate within this part of the conservation area. The bin stores would be located at the front of the dwellings and would be screened from view by a stone wall including planting and a timber fence adjacent to the parking space. Therefore, the proposed development would not be a prominent feature within the street scene and would be in accordance with Policies EN1/1, EN1/2, EN2/1, EN2/2, H2/1 and H2/2 of the adopted Unitary Development Plan.

Impact upon residential amenity

The flats (Kay Brow) to the east are at a higher level (approximately 4 metres) than the application site and the boundary between the two sites is marked by a 4 metre high stone wall, which would be unaffected by the proposed development. There would be 34 metres between the rear elevation of the proposed dwellings and the flats on Kay Brow, which would comply with the aspect standards contained in SPD6, which are relevant in this case. Therefore, the proposed development would not have an adverse impact upon the amenity of these neighbouring properties.

There would be 18 metres between the front elevation of the proposed dwellings and the habitable room window in the Triangle development on the opposite side of Square Street. There would be 11 metres between the approved block of 6 apartments and the habitable room window in the Triangle. Therefore, the proposed development would result in an increase of 7 metres to the aspect standard, which would be an improvement on the previously approved scheme. Given that the view is across a road with footpaths on either side, it is considered that the proposed development would not have a significant adverse impact upon the amenity of the occupiers of the nearby residential properties.

Highways issues - The proposed dwellings have been set back from the frontage to provide a parking area for each property, which would be accessed from Square Street. The proposed fencing adjacent to plot 1 has been lowered to 900mm and the proposed driveways have been positioned to ensure good intervisibility between pedestrians and manoeuvring vehicles. The Traffic Section has no objections in principle to the proposal and any further comments will be reported in the supplementary report following the submission of revised plans.

Parking - SPD 11 states that the maximum parking standards for a 3 bed dwelling is 2

spaces per unit, which equates to 8 spaces.

The proposed development would provide 4 parking spaces and 4 integral garages, which would equate to 8 spaces. The site is located within Ramsbottom town centre with good access to a range of services and public transport. As such, the level of parking provision would be acceptable and would be in accordance with Policy HT2/4 of the adopted Unitary Development Plan and SPD11.

Response to objectors

The issue of loss of light has been addressed within the report above and the issue of loss of view is not a material planning consideration and cannot be taken into consideration.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows:-

The proposed development would be acceptable in principle and would not have a significant adverse impact upon the amenity of the neighbouring properties. The proposed development would not be harm the character or appearance of the Ramsbottom Conservation Area nor would it be detrimental to highway safety. There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

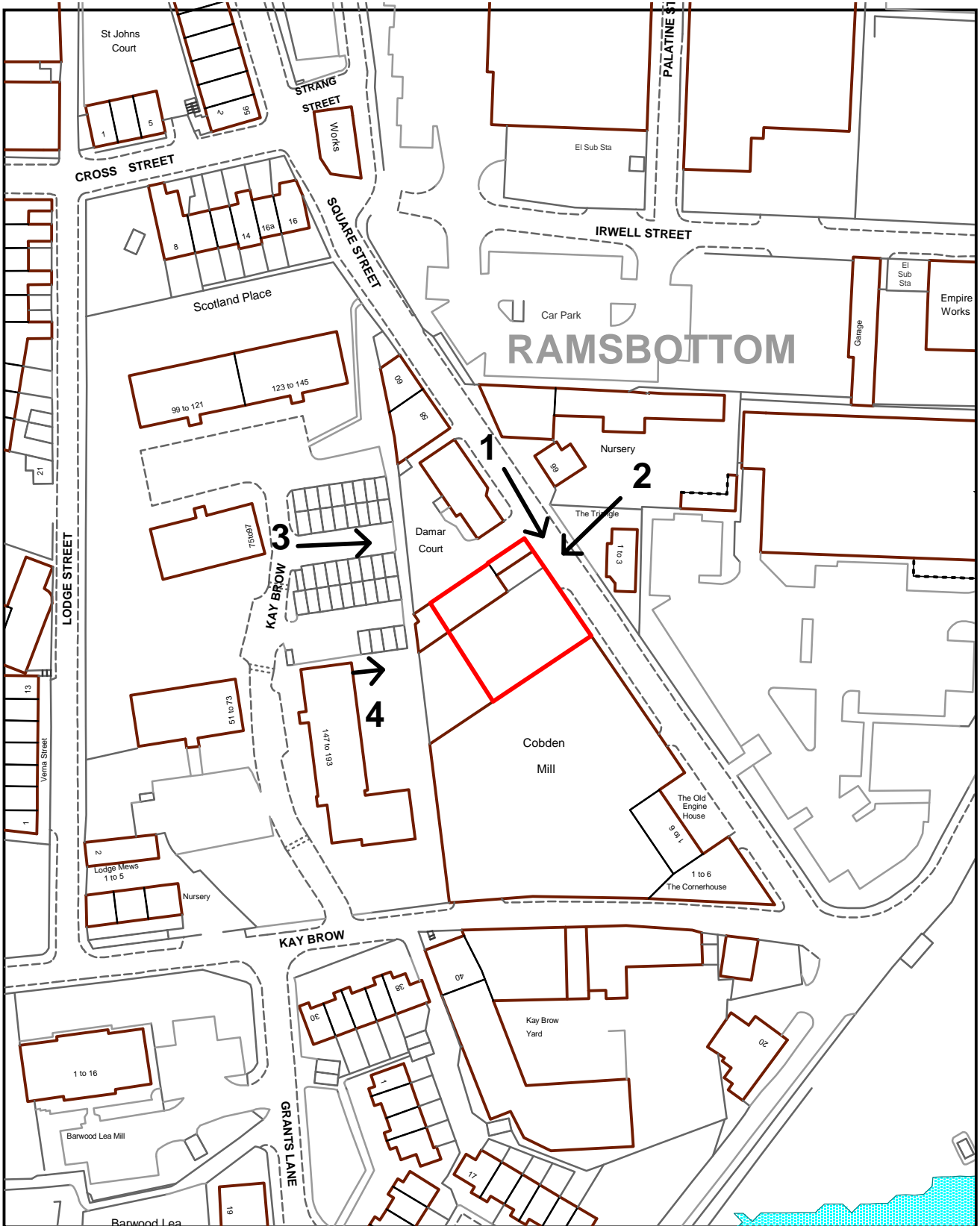
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Site location plan, 08/02.100, 08/02.101, 08/02.102 C, 08/02.104, 08/02.099 B 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.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.Reason. To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed 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 secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning

Policy Statement 23 - Planning and Pollution Control.

5. Following the provisions of Condition 3 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.
6. Samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
7. No development shall commence unless or until details of the window frames at a scale of 1:20 and the reveal has been submitted to and approved in writing by the Local Planning Authority. The scheme shall only be carried out in accordance with the approved details.
Reason. In order to preserve the special architectural or historic interest of the building pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EN2/1 - Character of Conservation Areas
Policy EN2/2 - Conservation Area Control
8. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the extension hereby approved being brought into use.
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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54815

**ADDRESS: Land adj to Cobden Mill
Square Street, Ramsbottom**

EDS

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



1:1250

54815

Photo 1



Photo 2



54815

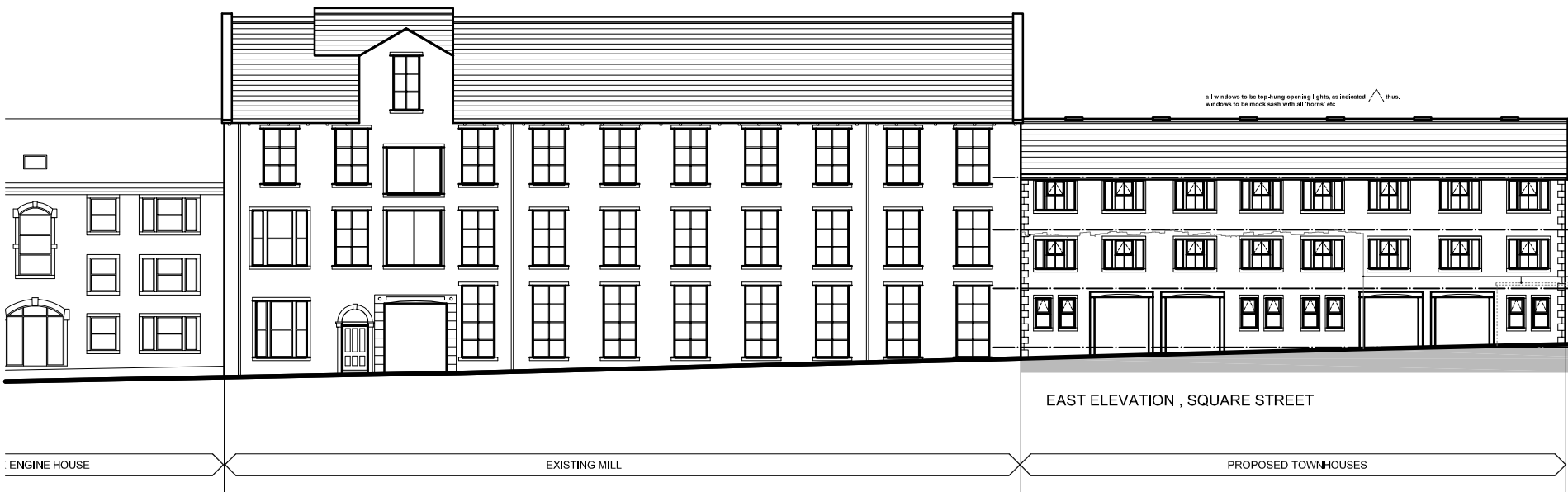
Photo 3



Photo 4

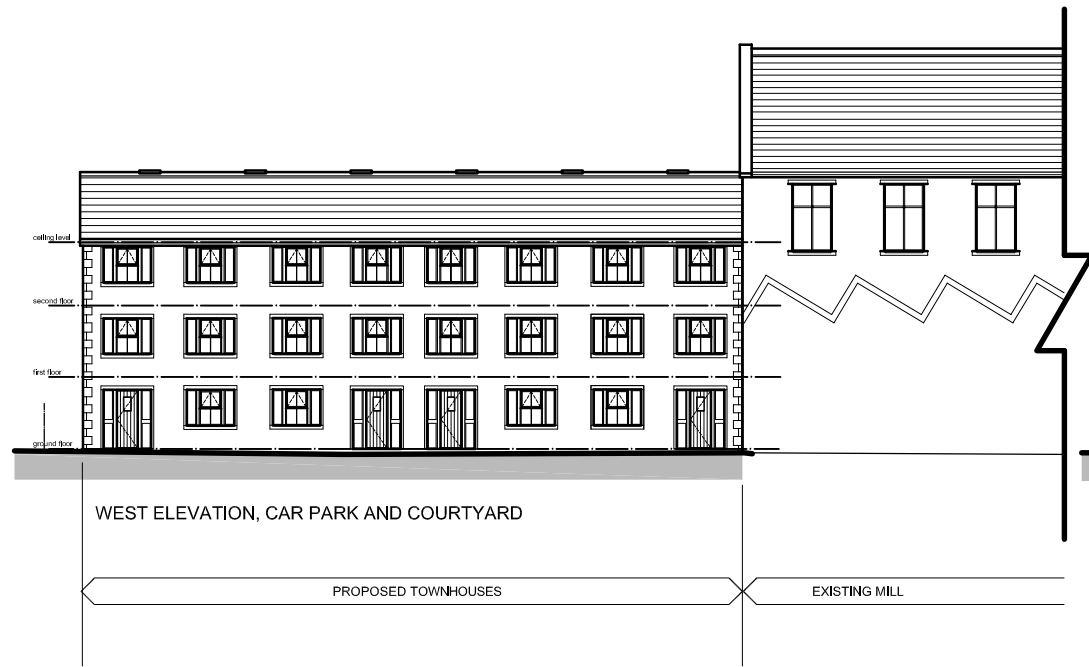


- NOTES**
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants and / or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- | REV. | AMENDMENTS | DATE |
|------|--|----------|
| A | Section A-A amended | 11.10.11 |
| B | Townhouses repositioned | 21.01.12 |
| C | Outline of wall to be demolished indicated | 01.02.12 |
| D | Window and door specification revised | 06.03.12 |



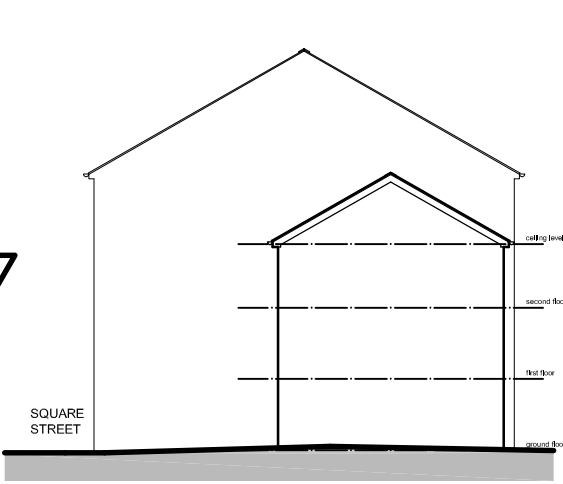
EAST ELEVATION , SQUARE STREET

ENGINE HOUSE EXISTING MILL PROPOSED TOWNHOUSES



WEST ELEVATION, CAR PARK AND COURTYARD

PROPOSED TOWNHOUSES EXISTING MILL



NORTH GABLE ELEVATION

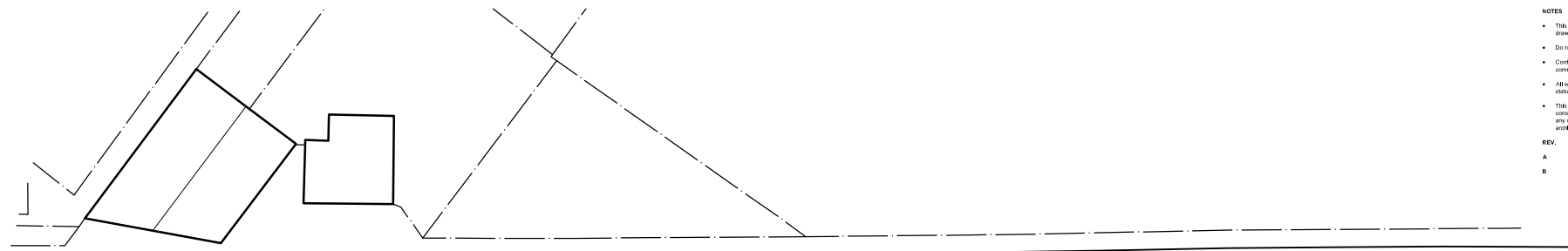


PROPOSED SECTION

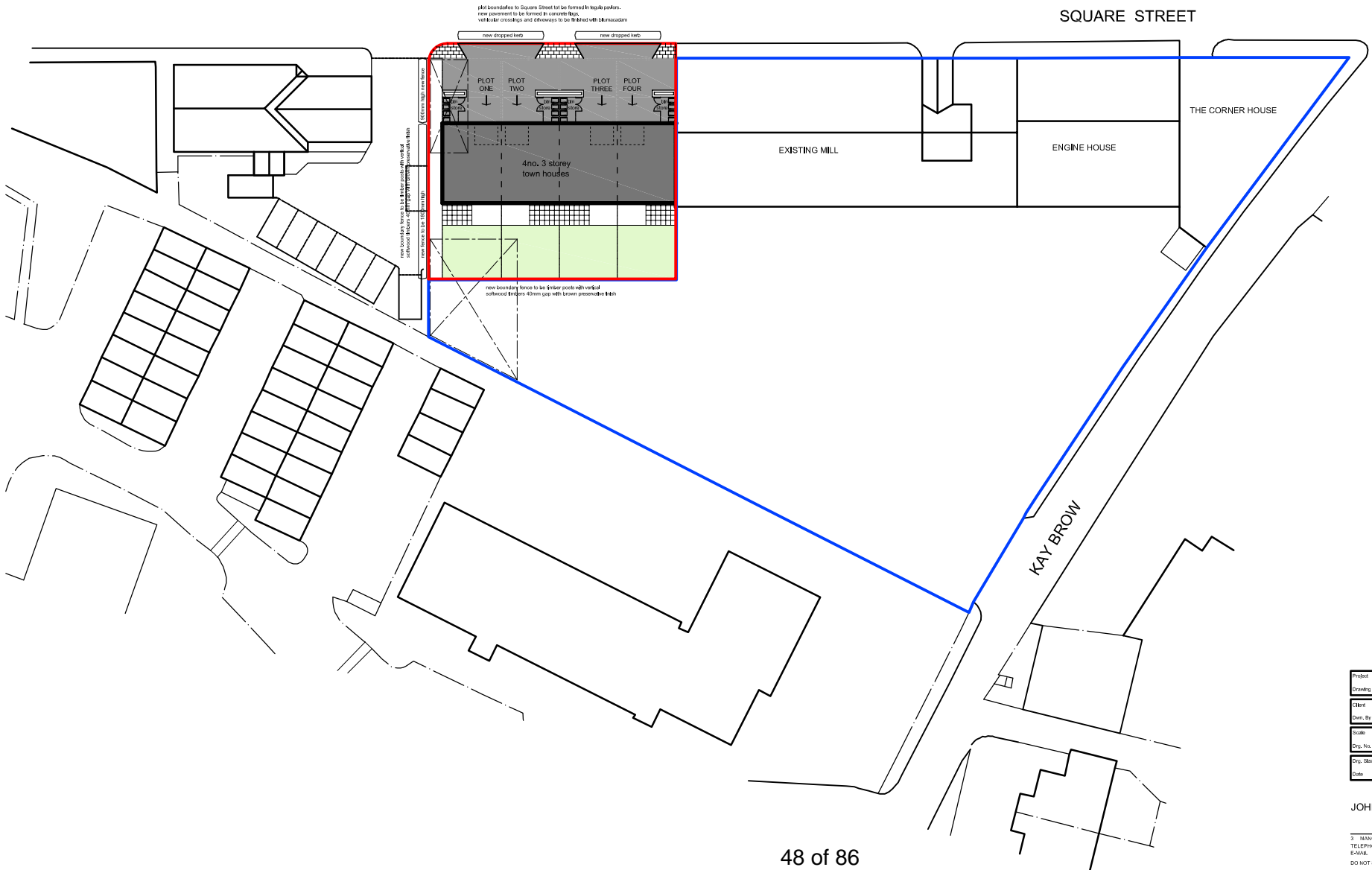
Project	PROPOSED DEVELOPMENT: COBDEN MILL, HAYSBOTTOM
Drawing	PROPOSED TOWNHOUSE ELEVATIONS & SECTION
Client	GREENMOUNT DEVELOPMENTS
Drawn By	CM
Scale	1:100
Drw. No.	08/02_102 C
Drw. Size	A1
Date	JULY 2011

JOHN HOLT ARCHITECTS LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0QR
 TELEPHONE: 0161 764 8314 FACSIMILE 0161 764 6996
 E-MAIL: mail@johnholtarchitects.co.uk
 DO NOT SCALE DRAWING



- NOTES**
- This drawing is copyright. No unauthorised copying or drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialist drawings / documents and any discrepancies or variations are to be noted to the architect before affected work commences.
- | REV. | AMENDMENTS | DATE |
|------|-----------------------|----------|
| A | Layout amended | 21.01.12 |
| B | Additional annotation | 05.03.12 |



Project	PROPOSED DEVELOPMENT: OGDEN MILL DOWNSIDE
Drawing	PROPOSED SITE LAYOUT
Client	GREENMOUNT DEVELOPMENTS
Drawn by	CMG
Scale	1:200
Drawn No.	08/02/09B
Drawn Date	A1
Date	JUNE 2011

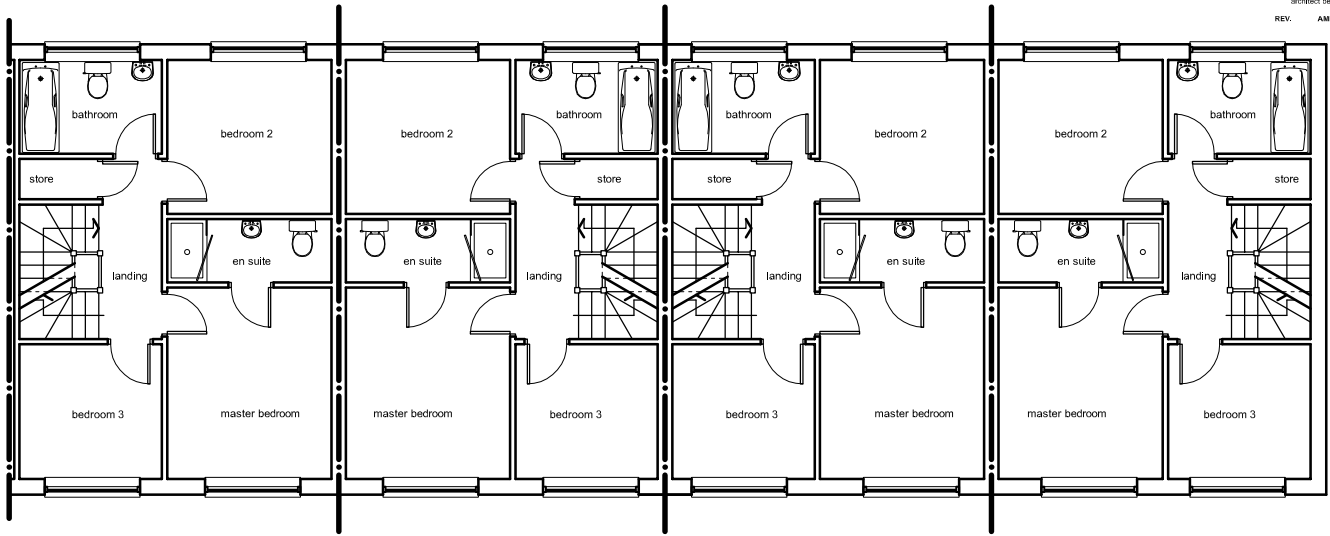
JOHN HOLT ARCHITECTS LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0QR
 TELEPHONE 0181 754 8314 FACSIMILE 0181 754 8995
 E-MAIL: jh@johnholt.co.uk
 DO NOT SCALE DRAWING

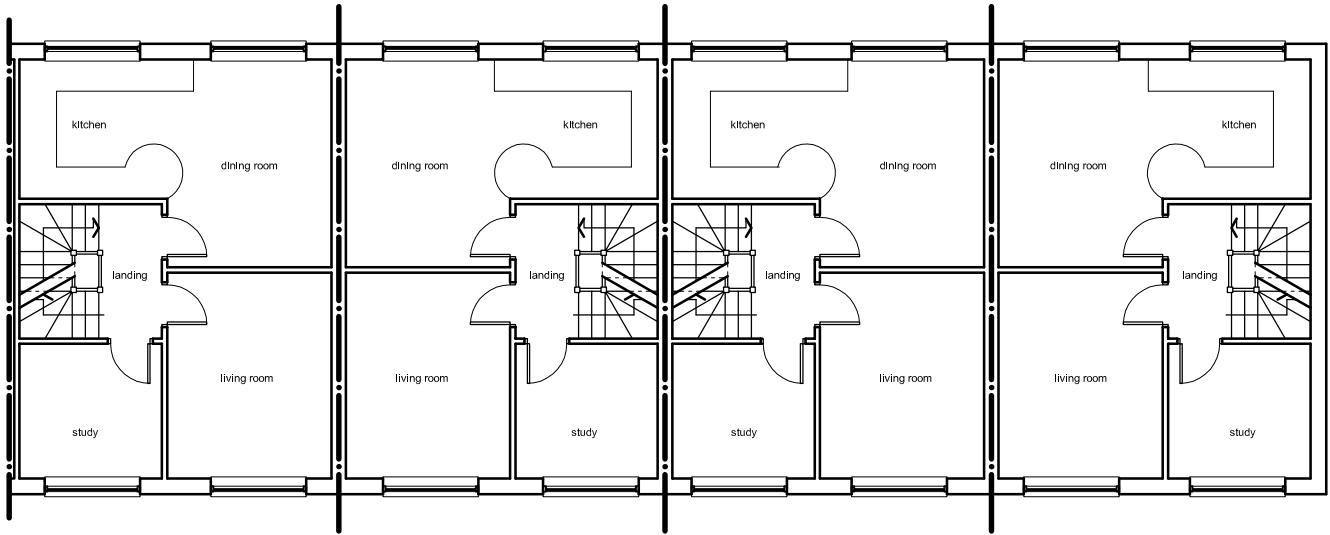
NOTES

- This drawing is copyright. No unauthorised copying or drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultation and/or specialist drawings/documents and any discrepancies or variations are to be notified to the architect before affected work commences.

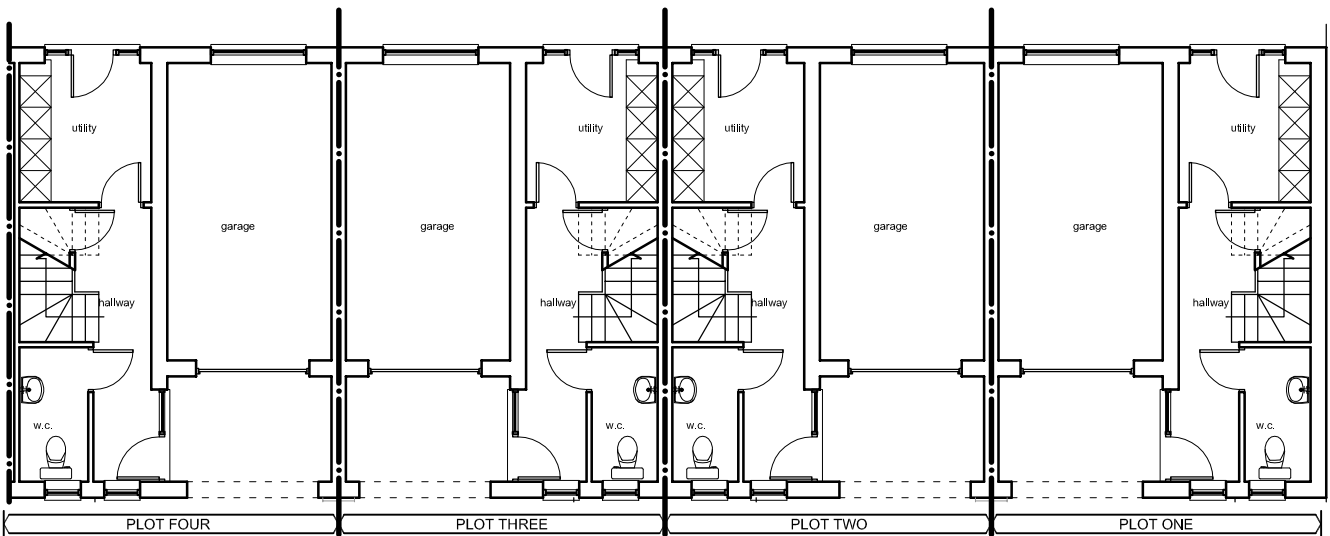
REV. AMENDMENTS DATE



PROPOSED SECOND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT

Project	PROPOSED DEVELOPMENT: CORBIEN MILL RAMSBOTTOM
Drawing	PROPOSED FLOOR LAYOUTS
Client	GREENMOUNT DEVELOPMENTS
Drawn by	ONE
Scale	1:200
Orig. No.	08/02/101
Doc. Size	A1
Date	JUNE 2011

JOHN HOLT ARCHITECTS LTD.

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 04

Applicant: Greenmount Developments

Location: Land adjacent to Cobden Mill, Square Street, Ramsbottom, Bury, BL0 9BE

Proposal: Conservation area consent for demolition of Square Street boundary wall

Application Ref: 54816/Conservation Area
Consent **Target Date:** 29/03/2012

Recommendation: Approve with Conditions

Description

The site is a vacant site and is bounded by a 5.6 metre high stone wall along the Square Street frontage. It previously contained a mill building, which was demolished in 2002. The site is located within the Ramsbottom Conservation Area and it benefits from an extant planning permission for the erection of a three storey building containing 6 apartments (46105).

There is a three storey Victorian stone mill adjacent to the site, which is constructed from stone and slate. There is a valid permission for the conversion of the mill to apartments and part of the mill on the corner of Square Street and Kay Brow has already been converted to apartments.

There are residential properties to the east and north of the site and the properties to the east are at a higher level. There are industrial properties to the south and there is a nursery, residential properties and a retail store (Aldi) to the east, with the East Lancashire Railway beyond.

The applicant seeks conservation area consent for the demolition of the boundary wall along Square Street to allow the redevelopment of the site for housing. The wall is 5.6 metres in height and is constructed from stone.

Relevant Planning History

35627 - Rebuilding of part of front elevation at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 26 August 1999

36326 - Conversion of mill to form 6 self contained flats at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 18 April 2000.

38806 - Conversion of part of existing mill to 6 apartments and car parking at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 19 March 2000.

41873 - Change of use from former mill building to 24 self contained flats, 15 new build flats and car parking at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 30 June 2005.

46105 - Conversion into 6 no. apartments at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 30 May 2006.

52669 - Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation - Change of use from former mill building to 24 self contained flats, 15 new build flats and car parking (application no. 41873) at Cobden Mill, Square Street, Ramsbottom. Approved with conditions - 22 September 2010.

54815 - Residential development of 4 no. 3-storey townhouses at land adjacent to Cobden Mill, Square Street, Ramsbottom. Received on 30 January 2012.

Publicity

54 neighbouring properties 143 - 193 (odds) Kay Brow; 1 - 9 Damar Court, Flats 1 - 6, The Cornerhouse; Flats 1 - 6 The Old Engine House, 58, 60, 99 Square Street) were notified by means of a letter on 2 February and a press notice was published in the Bury Times on 9 February. Site notices were posted on 13 February 2012.

One letter has been received on behalf of the occupiers of 177 Kay Brow, which has raised issues relating to the associated planning permission (50815).

Consultations

Traffic Section - Comments awaited.

Conservation Officer - No objections, subject to the inclusion of a condition ensuring that the wall is not removed without a commitment to develop the proposed dwellings.

Unitary Development Plan and Policies

EN2/1 Character of Conservation Areas
EN2/2 Conservation Area Control
Area Square Street
RM4

Issues and Analysis

Impact upon surrounding area - The site boundary to Square Street consists of a tall rubble stone wall with quoins and some stone surrounds. The stone wall has some historic interest in terms of it being the fabric of an industrial building. However, discussions with agents over a number of years have established that the re-use of the wall within a future development would present a range of practical problems. The proposed development of town houses would be set back from the highway, which is preferred from a design aspect.

The Conservation Officer has no objections, subject to the inclusion of a condition ensuring that the wall is not removed without a commitment to the development of the proposed dwellings. As such, it is considered that on balance the loss of the wall would be acceptable, subject to the proposed development being built. Therefore, the proposed development would not have a significant adverse impact upon the character and appearance of the Conservation Area and would be in accordance with Policies EN2/1 and EN2/2 of the adopted Unitary Development Plan.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows:-

The proposed demolition would not be detrimental to the character of the conservation area and the proposed development would not look out of place within the locality..

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

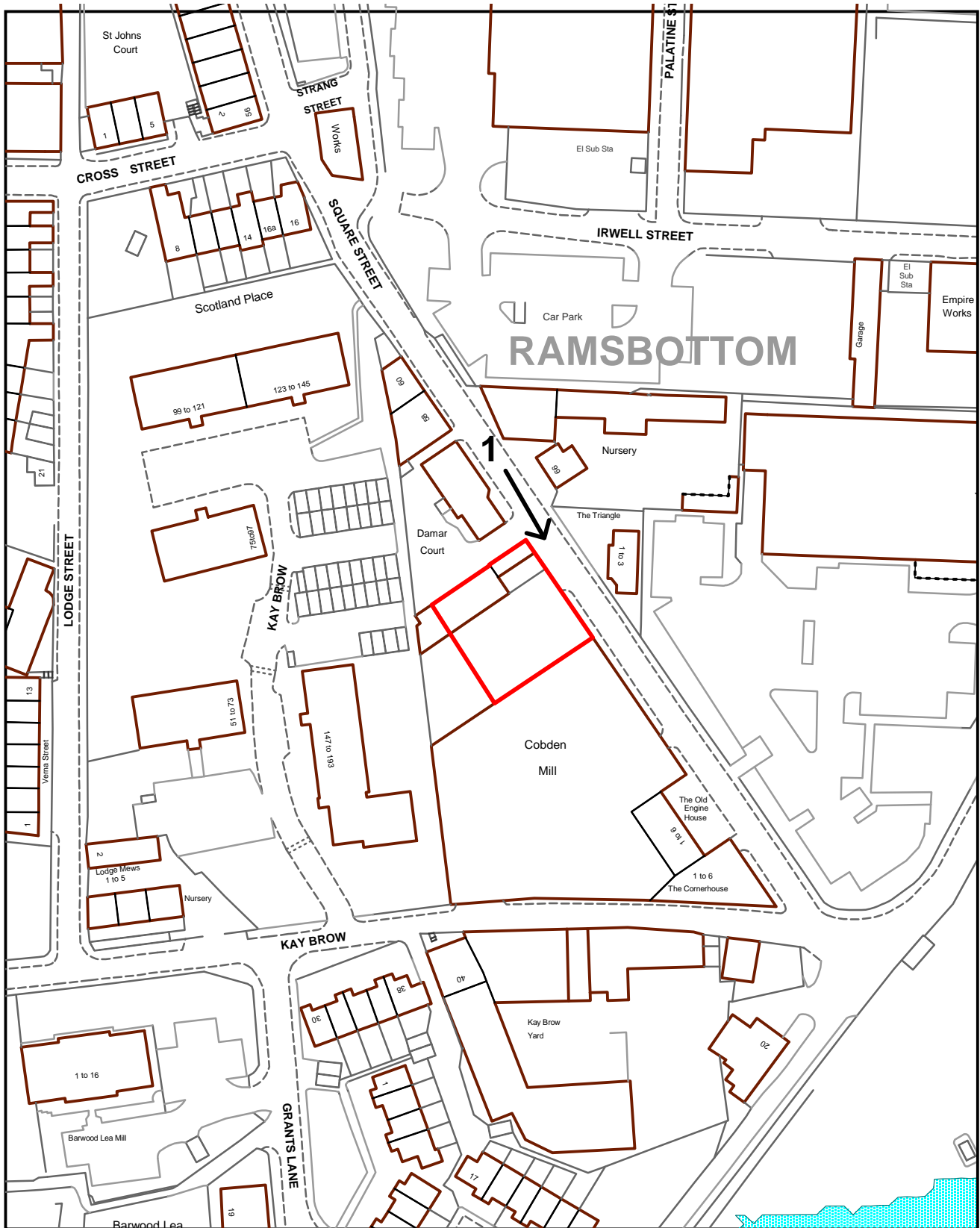
Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Site location plan, 08/02.100 A, 08/02.103 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.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54816

**ADDRESS: Land adj to Cobden Mill
Square Street, Ramsbottom**

EDS

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



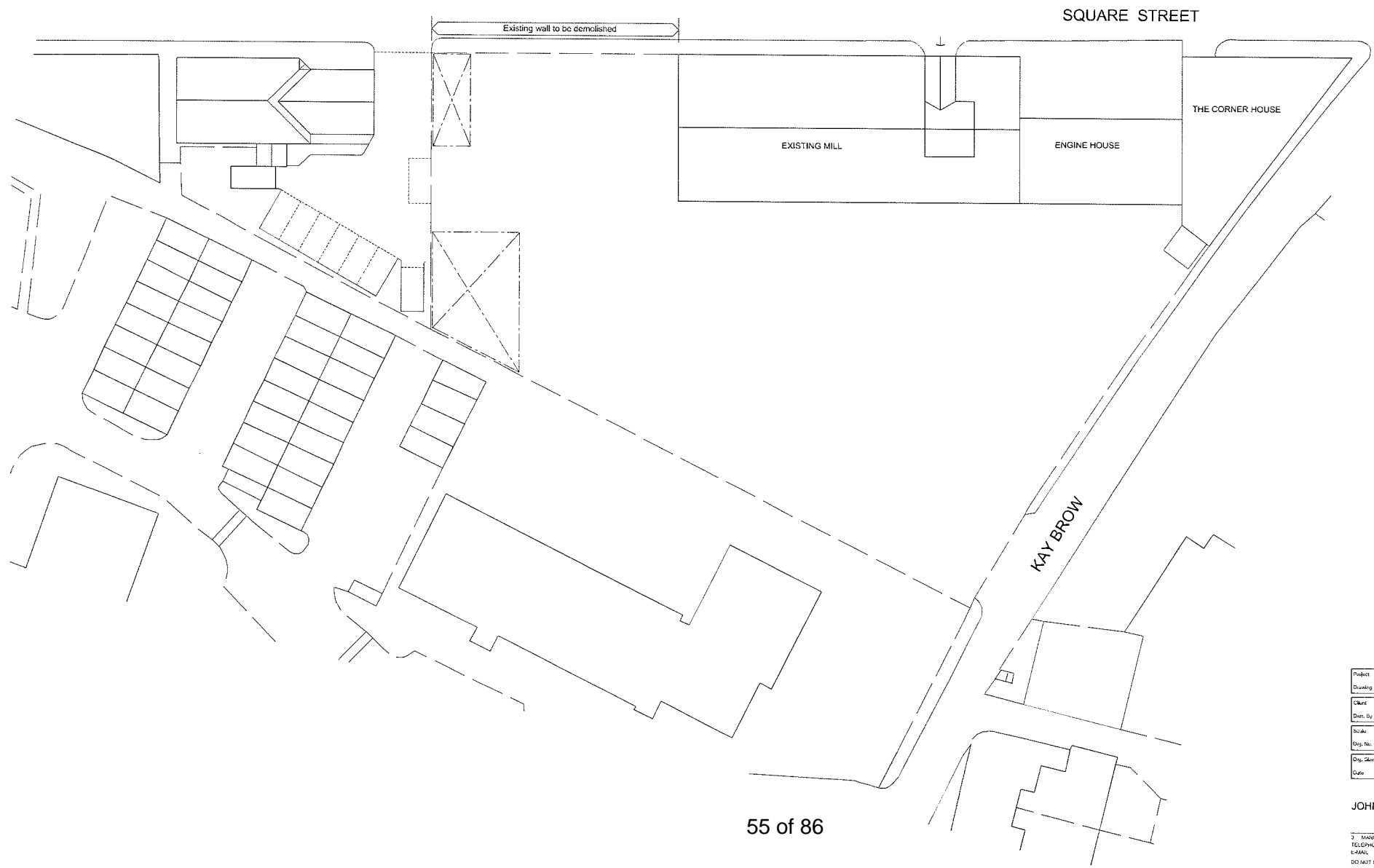
1:1250

54816

Photo 1



- NOTES**
- This drawing is copyright. No unauthorised copying or copying without the express permission of the architect.
 - Do not scale from paper. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of work.
 - All works to be carried out in accordance with current Building Regulations and Planning Regulations.
 - This drawing is to be used in connection with all relevant contracts and for specialist design (if required) and any discrepancies or omissions are to be referred to the architect before any other work commences.
- | REV. | AMENDMENTS | DATE |
|------|--|----------|
| A | Extent of wall to be demolished included | 01.02.12 |



Project	PROPOSED DEVELOPMENT COBBLEN MILL RECONSTRUCTION
Drawing	EXISTING SITE LAYOUT
Client	GREENMOUNT DEVELOPMENTS
Drawn by	CM:
Scale	1:200
Dwg. No.	0602-00-A
Dwg. Size	A1
Date	JUNE 2011

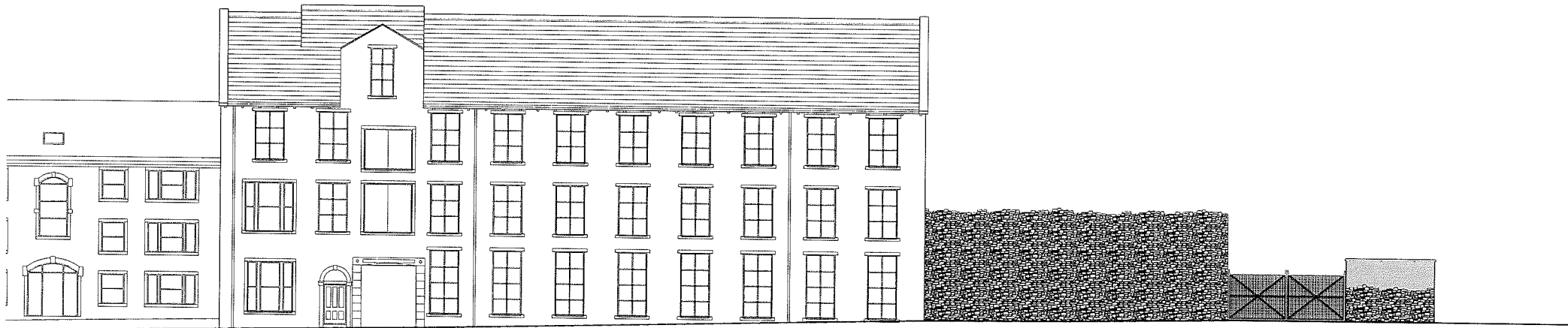
JOHN HOLT ARCHITECTS LTD.

3 MANDELSTAM ROAD BURY LANCASHIRE BL3 0AN
 TELEPHONE 01457 764 634 FACSIMILE 01457 764 695
 E-MAIL jhla@johnholt.co.uk
 DO NOT SCALE DRAWING

NOTES

- This drawing is Copyright. No unauthorised copying or drawing thereof in any circumstances is permitted.
- Do not scale from prints. Use figure dimensions only.
- Contributions to cover all dimensions on site prior to commencement of work.
- All work to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be used in conformity with all relevant codes of practice and for specialist drawings, documents and any other documents or solutions are to be referred to the architect before affected work commences.

REV. AMENDMENTS DATE



EAST ELEVATION , SQUARE STREET

Project	PROPOSED DEVELOPMENT COEDEN HILL, HANGBOTTOM
Drawing	EXISTING ELEVATION TO SQUARE STREET
Client	GREENHAGHT DEVELOPMENTS
Drawn By	QBC
Scale	1:100
Dist. No.	0802.103
Dep. Sqn	A2
Date	JANUARY 2012

JOHN HOLT ARCHITECTS LTD.

Ward: Prestwich - St Mary's

Item 05

Applicant: Vodafone UK Ltd

Location: Pavement outside 67 Sandy Lane, Prestwich, Manchester, M25 9PS

Proposal: Prior notification for installation of 15 metre high streetpole with 6 no. antennas, electrical meter and equipment cabinets to facilitate site sharing

Application Ref: 54820/Telecom Determination **Target Date:** 27/03/2012
(56 Days)

Recommendation: Prior Approval Required and Granted

Description

The proposed development would be located on the pavement area outside No 69 Sandy Lane. The site is within a Neighbourhood Shopping Centre with a row of shops along the western side of Sandy Lane continuing south along Butterstile Lane. The surrounding area is predominantly residential.

The application is for the installation of a 15m high telecommunications mast with 6 no. antennae. The pole would be a slim-line monopole design and painted black. An associated cabinet would be installed adjacent to the pole and painted green.

Permission was refused in March 2011 for the siting of a monopole at Lowther Court, Sandy Lane due to the detrimental impact on visual amenity of the nearby residential properties. The applicant has sought to resolve this problem by relocating the mast to the proposed site.

Relevant Planning History

53624 - Prior notification for 15m high monopole with 6 no. antennas and equipment cabinets to facilitate site sharing - Refused 29/3/2011.

Publicity

213 letters sent on 31/1/2012 to properties at Sandy Lane, Lynmouth Grove, Lynmouth Court, Crosslands, Butterstile Lane, The Downs, Sandy Meade, Bury New Road, Woodward Road, Lowther Court, Carr Avenue, School Grove, Carlford Grove.
Site Notice posted 16/2/2012.

30 letters of objection received from Nos 35, 64, 70, 71, 72, 74, 78, 78A, Sandy Lane, 13, Carlford Grove, 9 Lynmouth Grove, 10, Lynmouth Court; 79, 85, 182 Butterstile Lane, 4 Carr Avenue, 59 Lowther Road; 6 Lowther Court; 29 Prestwich Hills; 11 Cumbria Court; 2 Princess Court; 4 Ringstone Close; 9 (2 letters) and 12A(13) The Downs; 6 e-mails (no postal addresses) which raise the following issues:

- Would be a 45 foot eyesore in the immediate residential neighbourhood;
- Not enough evidence to suggest these towers are entirely safe when erected in local neighbourhoods;
- Previous application was rejected and should be the end of the matter;
- Not enough research to suggest the equipment does not have a detrimental effect on health of people living in close proximity;
- Independent reports have stated there are risks from phone masts and the Council should follow the lead of other Authorities and wait until legislation recommended is brought into effect;
- Close to a primary school and an area populated by families and young children;
- Unsightly, inappropriate and have an adverse effect on property prices in the area;

- There must be better alternatives, such as the top of tall commercial buildings or blocks of flats;
- It would not be allowed in mainland Europe;
- Disgrace to even consider the application;
- Too near to a conservation area;
- Would be sited opposite their property and an eyesore from their garden, dining room, lounge and bedrooms;
- The area already has excellent mobile phone reception;
- The Council has failed to provide a map of the town's telecommunication installations;
- The Council should implement the recommendation that all permitted development rights for masts be removed;
- Concern about interference with medical equipment;
- Unacceptable that trees have been cut down for safety reasons and a telecoms mast allowed;
- Would be located on a walking route to the nearby school.

The objectors have been informed of the Planning Control Committee Meeting.

Consultations

Traffic Section - No objection.

Environmental Health Contaminated Land - No objection.

Environmental Health Pollution Control - No comments received to date.

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/4	Street Furniture
EN1/10	Telecommunications
S1/5	Neighbourhood Centres and Local Shops
PPG8	PPG8 - Telecommunications

Issues and Analysis

Health Issue - Current government guidance in the form of PPG8 with respect to health risk, states that "Providing such proposals meet the ICNIRP guidelines, local authorities should not need to consider those aspects or any concerns about them any further". In this case, the applicant has indicated that the proposal would meet the ICNIRP guidelines through the submission of a certificate.

Supporting Information - 9 alternative sites were put forward by the agent and include land at Lowther Court, Butterstile Lane, Brentwood Court, Lowther Road/Gale Road, Kershaw Avenue, Hillcrest Road/Venwood Road, Hilton Road.

These sites were discounted for the following reasons:

- a previous application was refused;
- the presence of underground services;
- site would not provide the required level of coverage;
- the site provider would not enter into agreement;
- more contentious, sensitive location and visual prominence;
- interference with an existing site.

The proposed development is required to increase network capacity and to provide 3G and 2G coverage to this area. PPG8 encourages and supports operators to site share for both commercial and environmental reasons. This proposal involves two operators working in partnership to share a single mast and associated equipment and as such no additional sites would be required. Therefore the proposal would be in accordance with PPG 8 and Unitary Development Plan Policy EN1/10 - Telecommunications.

Impact upon surrounding area - The proposed mast would be located on the pavement area in front of a parade of shops. The closest residential property to the monopole would

be No 78a Sandy Lane. This house is on the opposite side of the road 20m away with the front elevation orientated towards the crossroads with Sandy Lane and Butterstile Lane. The proposed position of the monopole is such that it would not directly face this property and would not be visible from any habitable room windows on the side elevation of No 78a. The house is also bounded by a fence and planting along Sandy Lane which also affords a certain amount of screening and privacy from the street.

Other residential properties which are situated on the corner of Butterstile Lane and Sandy Lane would be able to see the monopole. As they would be more than 40m away and would view the structure within the shopping centre and other street furniture, their outlook is considered not to be detrimentally compromised.

The monopole would be sited close to existing lamp posts and other street furniture in the immediate vicinity and an additional structure and cabinet would not be out of context in the shopping area. The monopole would be painted black and the cabinet green, which are considered to be a suitable colours for this type of street furniture.

As such, the monopole would be sited with consideration to the visual amenity of the street scene and not directly overlooked by any nearby residential properties and would comply with UDP Policies EN1/2 - Townscape and Built Design and EN1/10 - Telecommunications.

Highways issues - The proposed development would be located on a wide section of pavement set back 2.2m from the kerb and a suitably wide footpath for pedestrians would be maintained. The Traffic Section have raised no objections to the proposal. As such, the proposed development is considered not to have an adverse impact upon pedestrian safety or highway safety and would be in accordance with UDP Policy EN1/10.

Response to objectors - The issues of visual amenity, the need for the proposed development and health issues have been addressed above.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-
It is considered that the proposed development is acceptable in relation to health and safety issues, due to the submission of the relevant certificate under ICNIRP. The proposed siting of the equipment would not be unduly prominent in the street scene and there would be no adverse impact on residential amenity or any highway safety issues.
There are no other material considerations that outweigh this finding.

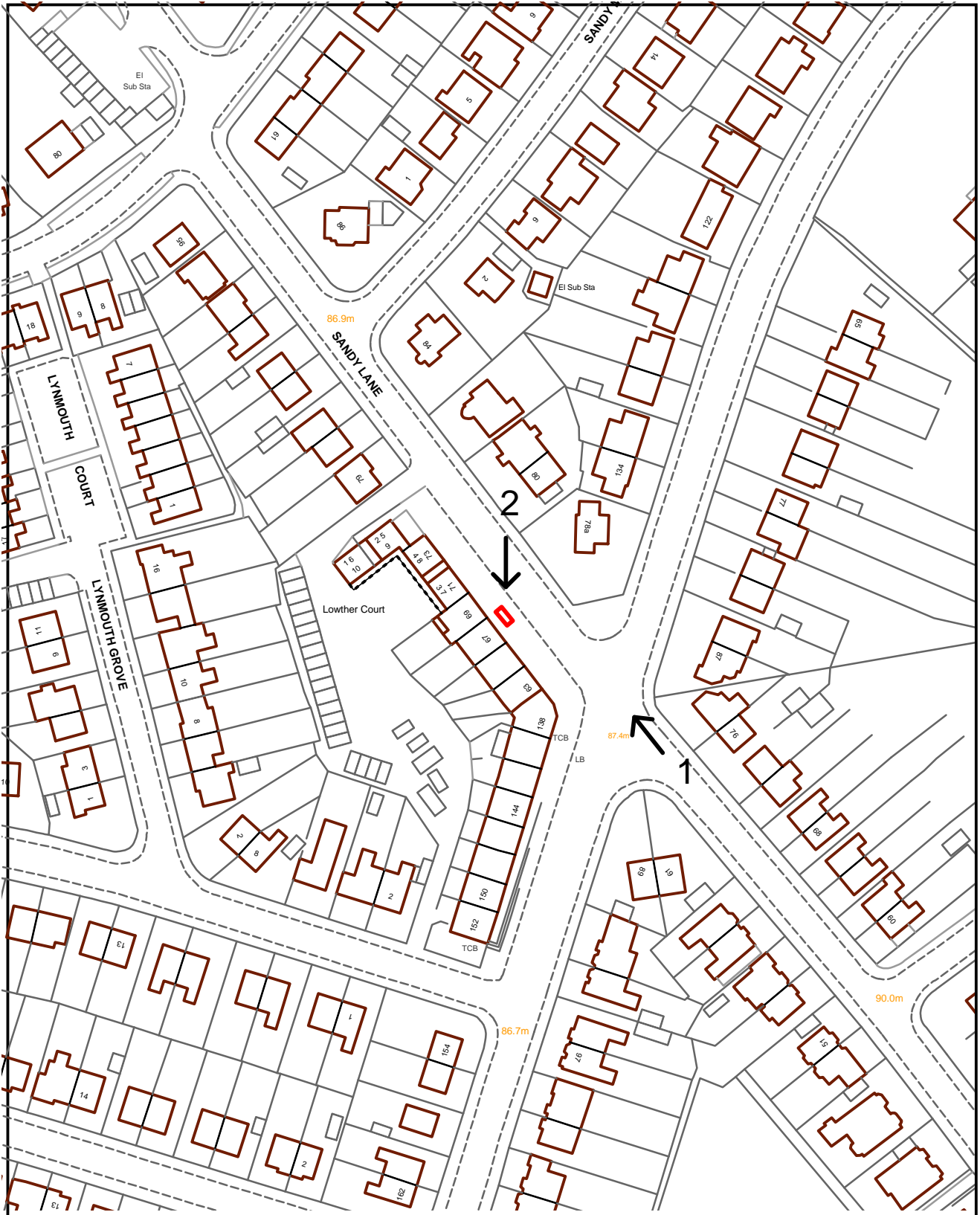
Recommendation: Prior Approval Required and Granted

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings 100 A; 200 C; 300 B 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.
3. The monopole hereby approved shall be painted black and the equipment cabinet and electrical meter shall be painted green, and all equipment shall be maintained as such unless otherwise approved in writing by the Local Planning Authority.
Reason. In the interests of visual amenity pursuant to Bury Unitary Development plan Policies EN1/2 - Townscape and Built Design and EN1/10 - Telecommunications.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54820

**ADDRESS: Sandy Lane
Prestwich**

E D S

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



1:1250

54820

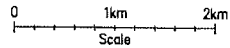
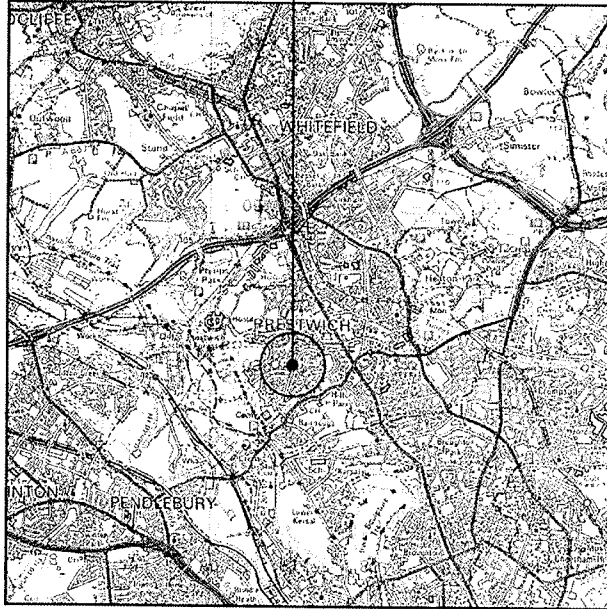
Photo 1



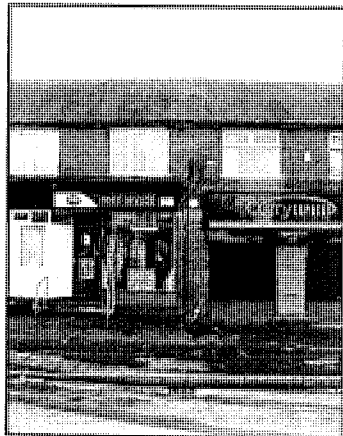
Photo 2



SITE LOCATION

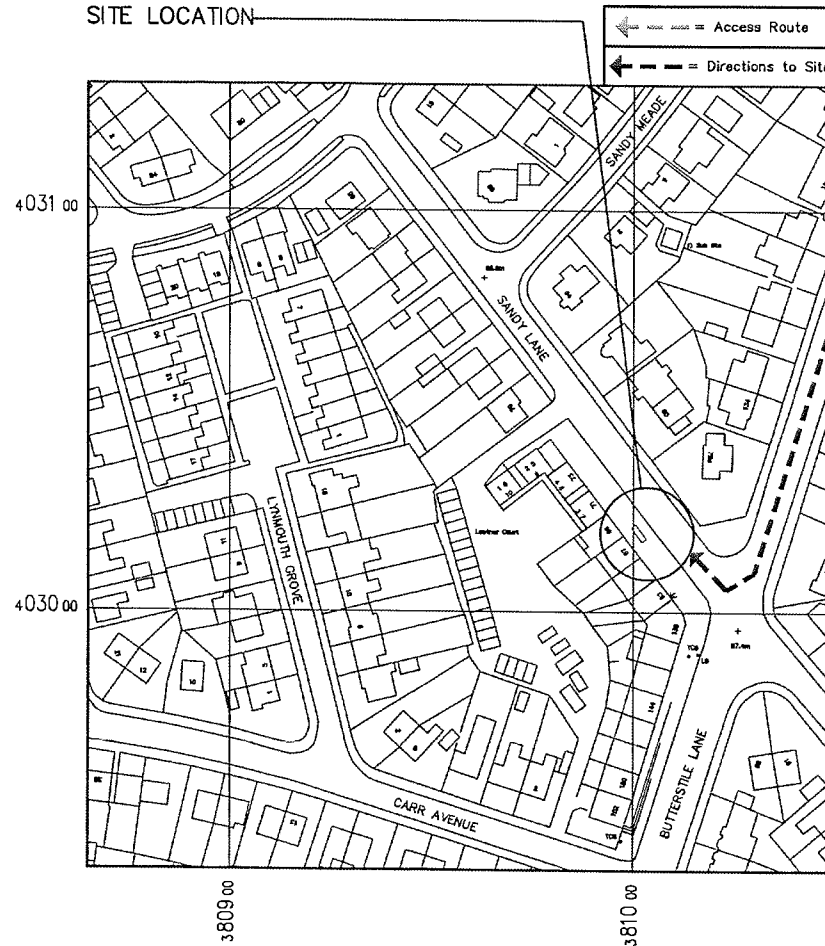


SITE LOCATION
 (Scale 1:50000)
 Ordnance Survey map extract
 based upon Landranger map series
 with the permission of the controller of
 Her Majesty's Stationery Office
 Mono Consultants Limited licence no. ES100017753
 Crown copyright.



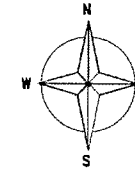
SITE PHOTOGRAPH

SITE LOCATION



DETAILED SITE LOCATION

(Scale 1:1250)
 Based upon Ordnance Survey map extract
 with the permission of the Controller of
 Her Majesty's Stationery Office.
 Crown copyright.
 Mono Consultants Limited licence no. ES100017753
 Promap licence no. A152065A0001



Notes:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE


N.G.R. E: 381003 N: 403020

Directions
 Leave M60 Junction 17 and follow the signs
 for Prestwich (Bury New Road) towards
 Manchester. Continue along Bury New Road for
 approx 1 mile and then turn right onto
 Butterstile Lane. Turn right onto Sandy Lane
 and the site is located in front of the shops
 on the left hand side.

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	CY	CJ	04.01.12

mono #

MONO CONSULTANTS LIMITED
 Packwood House
 Guild Street
 Stratford-upon-Avon
 CV37 6RP
 t. 44 (0)1789 290099
 f. 44 (0)1789 290088
 www.moniconsultants.com

O2 

Cornerstone Project

Cell Name	Opt
SANDY LANE	G

Cell ID No		
Cornerstone	Host	Sharer
(CS) 13327	(VF) 63062	(O2) 045604

Site Address / Contact Details

SANDY LANE
 PRESTWICH
 MANCHESTER
 M25 9PS

Drawing Title: **SITE LOCATION MAPS**

Purpose of issue: **PLANNING**

Drawing Number: **100**

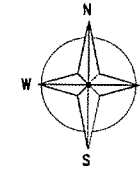
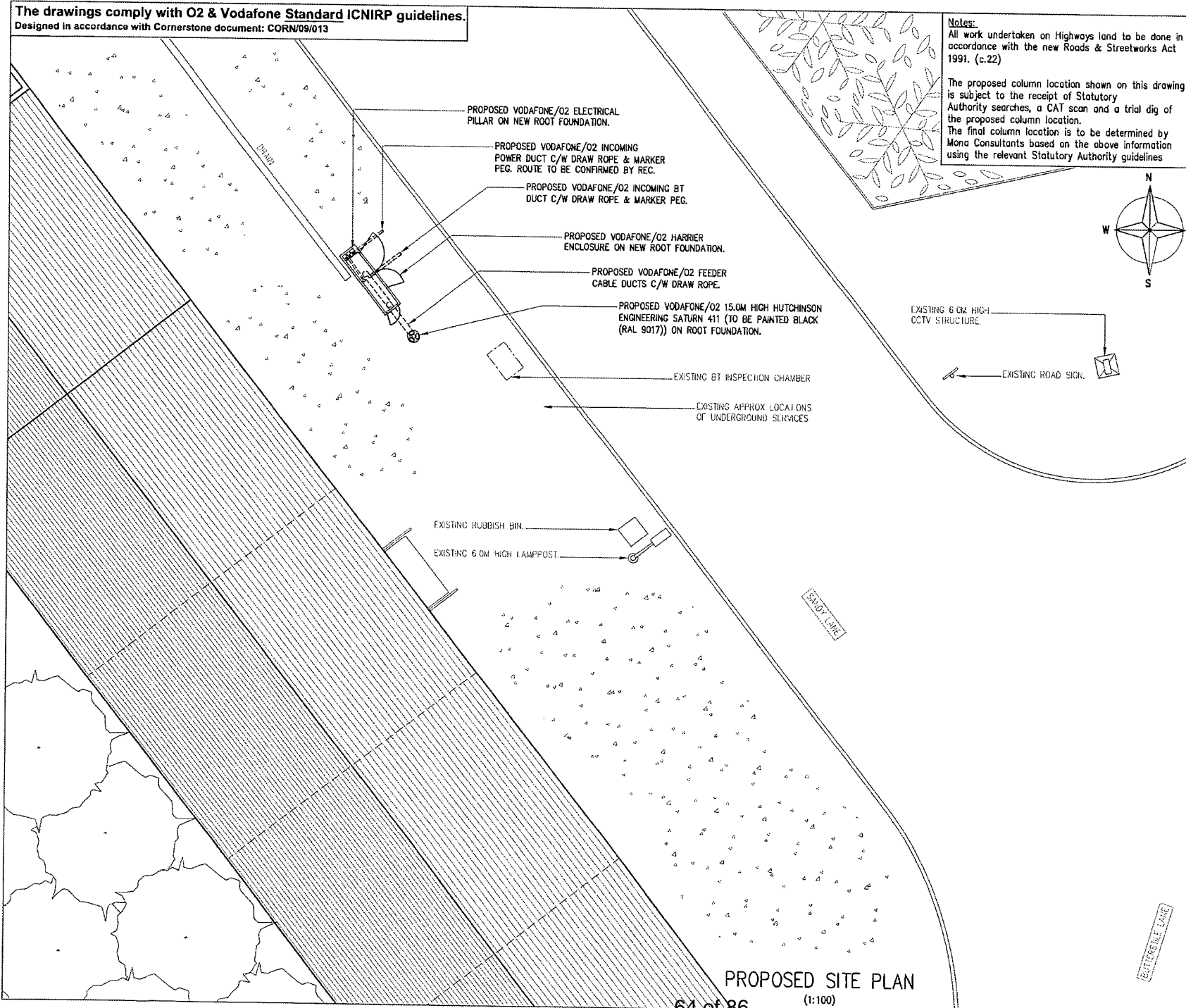
Scale:	Aa Shown	Drawn:	CY	Date:	04.01.12	Issue:	
Checked:	CJ	Date:	04.01.12	Approved:	AB	Date:	04.01.12
							A

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/013

Notes:
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

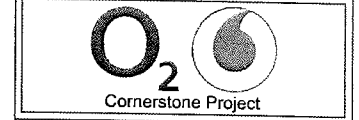
The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location. The final column location is to be determined by Mona Consultants based on the above information using the relevant Statutory Authority guidelines

Notes:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE
 N.G.R. E: 381003 N: 403020



REV	MODIFICATION	BY	CH	DATE
C	Equipment moved back 200mm	CY	CJ	19.01.12
B	Structure note amended	CY	CJ	13.01.12
A	Issued for Approval	CY	CJ	04.01.12

MONO #
 MONO CONSULTANTS LIMITED
 Packwood House
 Guild Street
 Stratford-upon-Avon
 CV37 6RP
 t. 44 (0)1789 290099
 f. 44 (0)1789 290068
 www.monoconsultants.com



Cell Name	Opt
SANDY LANE	G

Cell ID No		
Cornerstone	Host	Sharer
(CS) 13327	(VF) 63062	(O2) 045604

Site Address / Contact Details
 SANDY LANE
 PRESTWICH
 MANCHESTER
 M25 9PS

Drawing Title: PROPOSED SITE PLAN

Purpose of issue: PLANNING

Drawing Number: 200

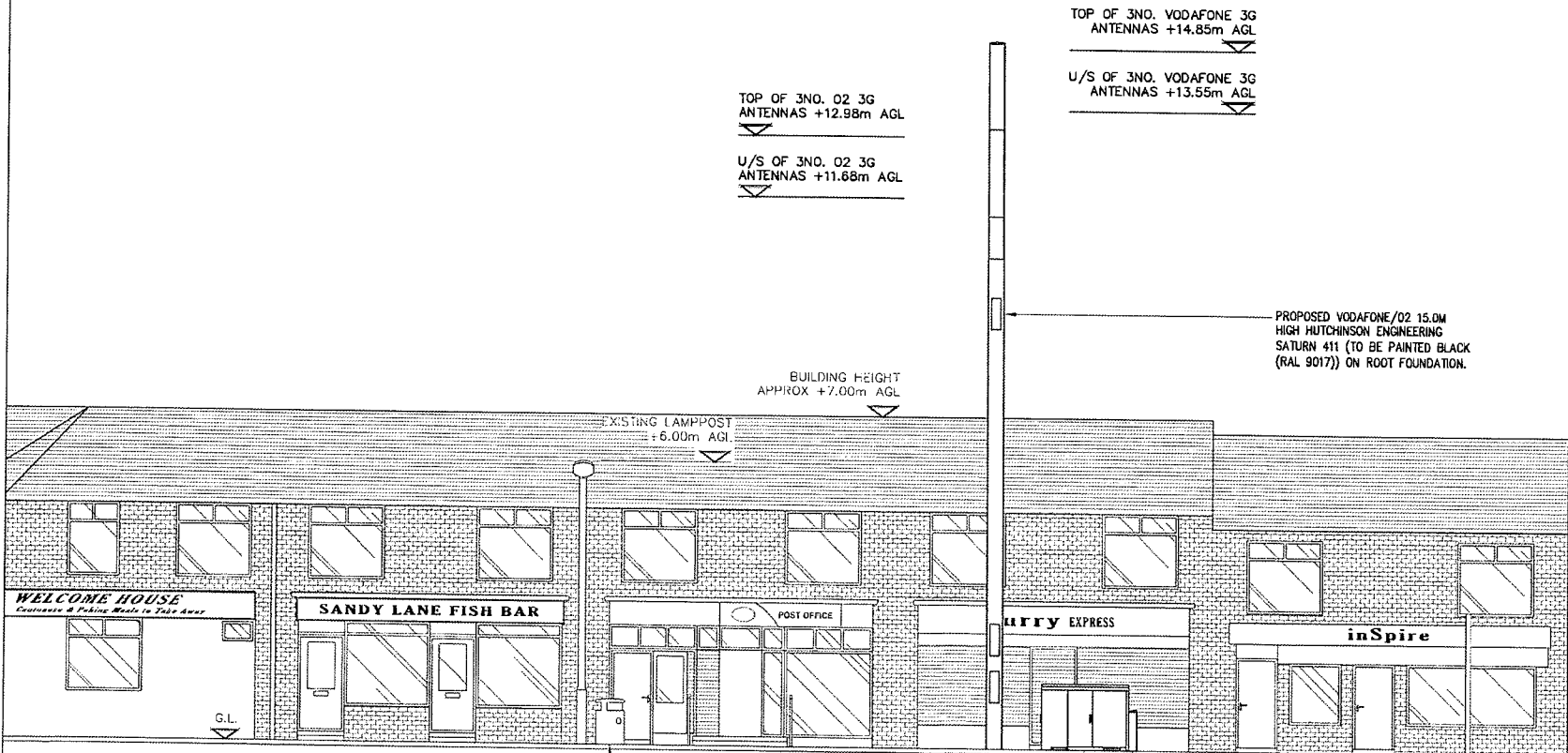
Scale:	As Shown	Drawn:	CY	Date:	04.01.12	Issue:	
Checked:	CJ	Date:	04.01.12	Approved:	AB	Date:	04.01.12
							C

PROPOSED SITE PLAN
 (1:100)

The drawings comply with O2 & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/013

Notes:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 381003 N: 403020



REV	MODIFICATION	BY	CH	DATE
B	Structure note amended	CY	CJ	13.01.12
A	Issued for Approval	CY	CJ	04.01.12

mono #

MONO CONSULTANTS LIMITED
 Pockwood House
 Guild Street
 Stratford-upon-Avon
 CV37 6RP
 t. 44 (0)1789 290089
 f. 44 (0)1789 290088
 www.moniconsultants.com

O2 **Vodafone**
 Cornerstone Project

Cell Name	Opt	
SANDY LANE	G	
Cell ID No		
Cornerstone	Host	Sharer
(CS) 13327	(VF) 63062	(O2) 045604

Site Address / Contact Details

SANDY LANE
 PRESTWICH
 MANCHESTER
 M25 9PS

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING

Drawing Number: 300

Scale:	As Shown	Drawn:	CY	Date:	04.01.12	Issue:	
Checked:	CJ	Date:	04.01.12	Approved:	AB	Date:	04.01.12
							B

Notes:
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)

The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location. The final column location is to be determined by Mono Consultants based on the above information using the relevant Statutory Authority guidelines

PROPOSED NORTH EAST ELEVATION
 (1:100)

Ward: Ramsbottom + Tottington - Tottington

Item 06

Applicant: Mrs Christine Garland

Location: 59a Church Street, Walshaw, Bury, BL8 3BN

Proposal: Change of use of ground floor from retail (Class A1) to nail and beauty salon (Sui Generis)

Application Ref: 54821/Full

Target Date: 02/04/2012

Recommendation: Approve with Conditions

Description

The site is a single storey brick building fronting Church Street. It is currently vacant with the last occupier operating as a retail shop selling blinds. It has a main entrance to the front with shop windows either side and is attached to a two storey commercial building. To the opposite side there is road that serves as an access to the rear of a row of terraced houses. The unit extends around to the rear where there is a grassed strip at a higher level and the rear gardens of residential properties back on to this.

The application is for a change of use to a nail and beauty salon (sui generis in use class terms). No external changes are proposed with the entrance to the front leading to a reception, treatment rooms with staff room, bathroom and fire exit to the rear. The proposed opening hours are Monday-Wednesday 09.00-18.00 hrs, Thursday & Friday 09.00-20.00 hrs and 09.00-17.00hrs Saturday. Closed Sundays and Bank Holidays.

Relevant Planning History

None.

Publicity

20 notification letters were sent on 07/02/12 to addresses at 46 - 56 Church Street, 49 - 53 & 61-71 Church Street, 57-59 Church Street, 17 & 19 Cloughton Road, 6 Upton Way and the owner of the application site a resident in Sussex.

3 responses have been received. Comments from 61 Church Street and a ward councillor and an objection from 53 Church Street. Their comments in summary are:-

- No.61 are pleased to hear of the application the only problem they foresee is parking for staff and customers.
- Ward Councillor Gartside has concerns regarding the parking and that customers may park outside residents houses. If the pavement is then narrower this could cause potential problems for pedestrians.
- No.61 maintain the track next to the house so friends and family can park off the road and hope the new occupiers consider this.
- The building has 5 employees each of which has a car and there are only 4 off road spaces.
- The beauty salon with two employees and a minimum of 2 clients would add 3 more vehicles. This has exhausted available pavement parking as the space to the front does not belong to them.
- The business hours include evenings and weekends which would further impact on residents who struggle for space for their own vehicles and driveways are blocked.
- Traffic flow is impacted by double parking on a bus route intensively used throughout the day
- The safety of pedestrian traffic must be a priority especially as it is on a school route.

The representees have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Environmental Health (Pollution Control) - No comments received to date.

Unitary Development Plan and Policies

S1/5 Neighbourhood Centres and Local Shops

SPD11 Parking Standards in Bury

Issues and Analysis

Principle – UDP Policy S1/5 - Neighbourhood Centres and Local Shops seeks to retain retail Class A1 as the predominant use in existing local shops to cater for day to day needs of residents and businesses. It does however recognise due to customer demand it may not always be possible to retain shops.

This unit and the commercial premises attached are located between a row of residential properties and neither is currently providing shopping facilities for day to day needs. There is a neighbourhood shopping centre further along on Bank Street and therefore it is not considered that the loss of the A1 use would be of detriment to the local area.

The sui generis beauty use is in many respects similar to a hairdressing use which is within Class A1 and any subsequent change of use from that as proposed would require planning permission therefore allowing further assessment.

Visual amenity – No external alterations are proposed. Access is via the central front entrance which appears to have level access.

Residential amenity – The proposed use is not considered to be one that would cause any level of noise or disturbance above that of shops that could currently operate within the existing A1 use. This is a predominantly residential area and as such a condition restricting opening hours is recommended to ensure residential amenity is protected..

Parking and servicing – The premises would have no off street parking. There are no parking restrictions to the front and on-street parking available along Church Street which is also on a bus route with a stop directly opposite.

SPD11 - Parking Standards gives no minimum requirement for this type of use and states that parking should be considered on merit and in line with standards for similar uses. The proposed use is not one that would be expected to generate any increase in traffic above that of an A1 retail use could operate from the premises at present.

The applicant has provided a supporting statement advising that as customers are booked on an appointment basis there would not be a lot of visitors at any one time. They also acknowledge the school premises further along Church Street but that the busier times for a beauty salon are 4-7pm weekdays and Saturdays which would not clash with busy school times. As such it is considered acceptable to allow the use with no off street parking.

Servicing would be as existing to the retail premises via a rear yard.

The proposal would comply with UDP Policy S1/5 - Neighbourhood Centres and Local Shops.

Response to objection - The issues relating to parking and the hours of operation are addressed in the above report.

Regarding pedestrian safety the traffic section have not substantiated this objection.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason for granting permissions can be summarised as follows;-

The change of use of would not cause harm to visual or residential amenity and complies with UDP Policies listed. The scheme will not adversely impact on highway safety issues There are no other material considerations that outweigh this finding.

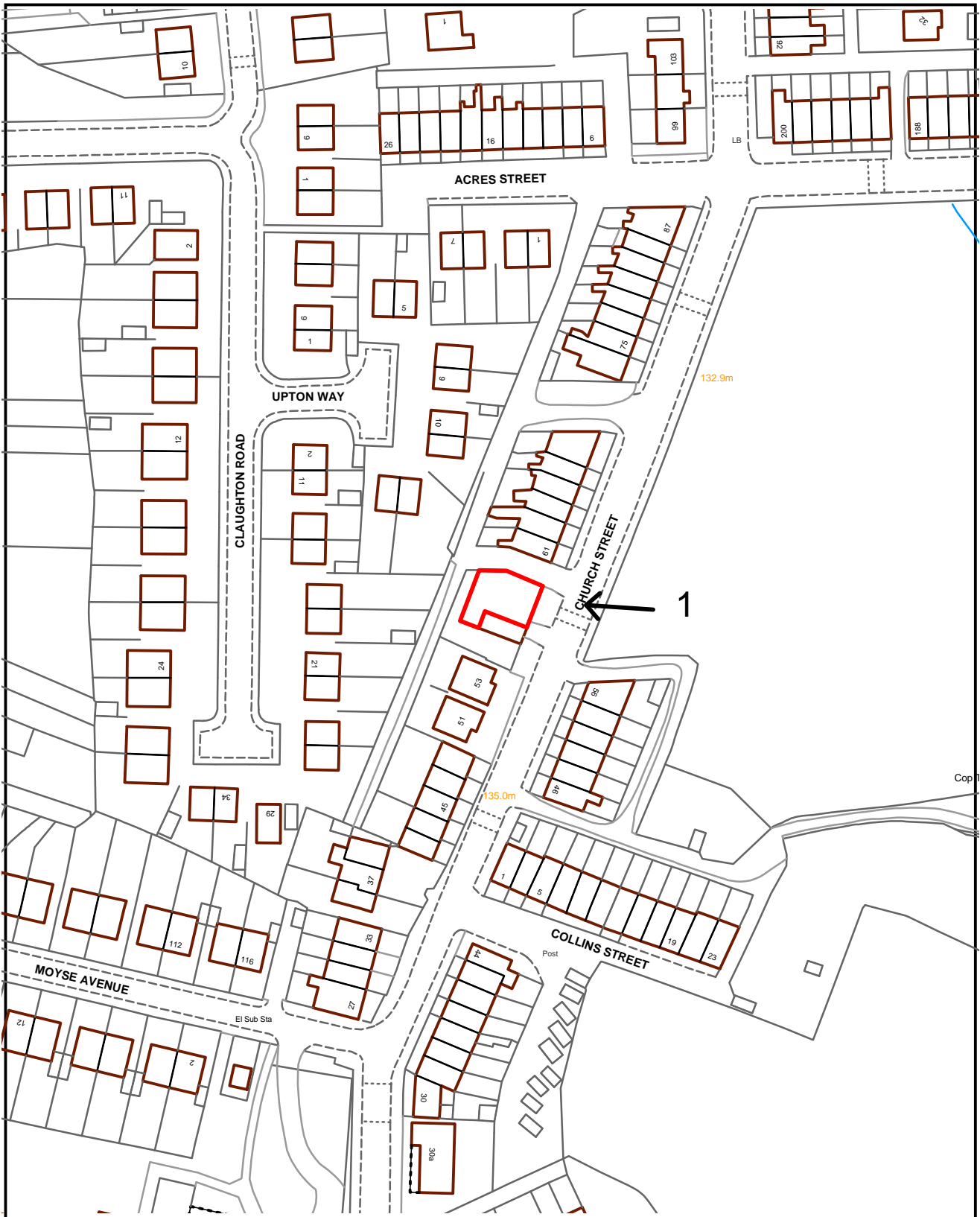
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to the drawings received on 6 February 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.
3. The use hereby permitted shall not be open to customers outside the following times: 08.00 - 20.00 hrs Monday to Saturday and 09.00 - 17.00hrs Sundays and Bank Holidays.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S1/5 - Neighbourhood Centres and Local Shops of the Bury Unitary Development Plan.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54821

**ADDRESS: 59a Church Street
Walshaw**

E D S

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



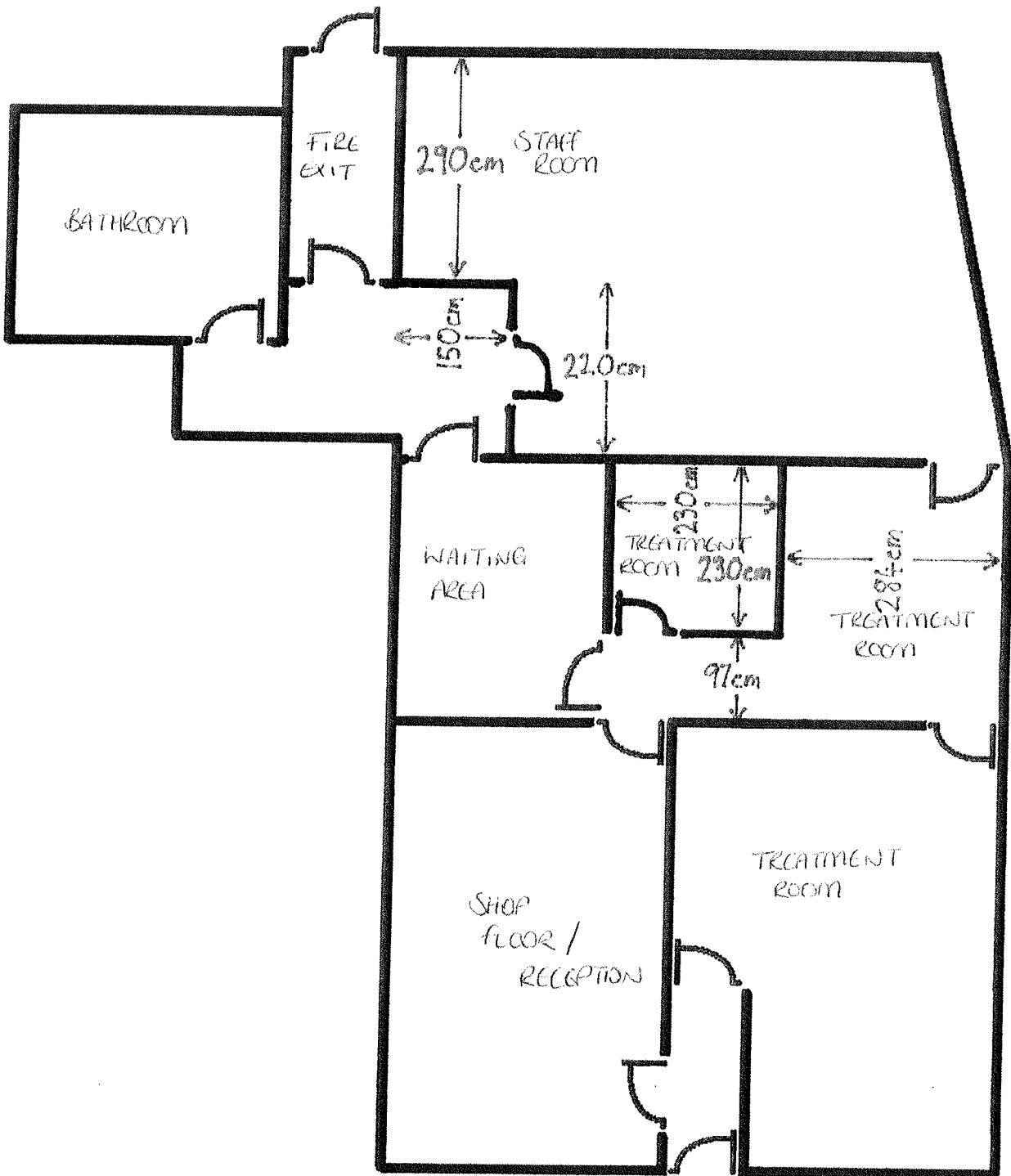
1:1250

54821

Photo 1



PROPOSED FLOOR PLAN



Ward: North Manor

Item 07

Applicant: Mr & Mrs Chris Mason

Location: Land at Woodhey Farm, Woodhey Road, Holcombe Brook, Ramsbottom, Bury, BL0 9RD

Proposal: Variation of conditions. New conditions to read No. 3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in aquaponics and/or agriculture. No. 5. The agricultural buildings hereby approved shall be used exclusively for aquaponics and/or agriculture.

Application Ref: 54822/Full

Target Date: 26/03/2012

Recommendation: Approve with Conditions

Description

The application site is located to the east of Woodhey Road and is within the Green Belt. Planning permission was granted for the erection of a farm building for rabbit breeding and an associated farmhouse in 1992 and works commenced on the two buildings soon after but were not fully completed. As such, the site contains the shell of the dwelling house, which is located adjacent to Woodhey Road and the farm building some 50 metres to the southeast. There is an unmade access, which passes along the northern boundary of the site and links the farm building to Woodhey Road. There is a bank of mature trees along the southern boundary. Woodhey Road is a public footpath and connects the site to Bolton Road West.

There are open fields to the east of the site and residential dwellings some 140 metres to the south west. Woodhey High School is located to the northwest and there are two residential dwellings some 95 metres to the north.

The applicant seeks permission to vary conditions 3 and 5 to allow the occupier of the dwelling to be employed in aquaponics and/or agriculture and the farm building to be used for aquaponics and/or agriculture. The conditions currently restrict the use of the farm building to rabbit breeding and the occupier of the associated dwelling to be mainly employed in rabbit breeding.

The process of aquaponics begins with the breeding of tiny fish fry, which would be Tilapia in this case. At first the fish occupy small fish tanks and are transferred to larger tanks, which increase in size incrementally allowing the fish to grow to their adult size of 450/500 grams in weight. At this point, the fish would be freshly frozen and distributed to local restaurants. Other equipment would be required on site such as freezer compartments and packaging equipment, which would be housed in the farm building.

The water from the fish tanks is filtered and the waste removed. The water, now rich in nitrates is fed to plant beds to promote growth of vegetables for sale. The vegetables extract the nitrates from the water, which is then filtered and pumped back into the fish tanks, where the fish produce waste and the cycle begins again.

Relevant Planning History

C/23055/89 - Erection of rabbit farm buildings and farmhouse at land at Woodhey Road, Holcombe Brook. Approved with conditions - 14 September 1989.

C/27209/92 - Approval of reserved matters: erection of rabbit farm building and farmhouse at land at Woodhey Farm, Woodhey Road, Holcombe Brook. Approved with conditions - 9 July 1992

Enforcement

08/0147 - Erection of 2 storey dwelling at land at Woodhey Farm, Woodhey Road, Holcombe Brook. Case closed - 29 January 2009

Publicity

11 neighbouring properties (Woodhey Bungalow, Woodhey Farm, Rylston, 58 - 70 Woodhey Road, Woodhey High School, Bolton Road West) were notified by means of a letter on 2 February and a press notice was published in the Bury Times on 9 February. Site notices were posted on 13 February 2012.

4 letters have been received, which have raised the following issues:

- Query as to whether fish gutting and filleting would take place on site
- Impact of the back up generator on the amenity of the neighbouring properties in terms of noise.
- Welcome the application and works being completed on Abbotshall (Application site)
- Would like to see the access road made up from the application site to where the public footpath ends
- Proposed development would lead to an increase in traffic on a privately owned road.
- Impact of any odour from the site on the amenity of the neighbouring properties.
- The addition of a commercial fish farming business in a quiet semi rural residential area is not a positive move.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections.

Environmental Health - Pollution Control - No objections, subject to informative relating to generator.

Public Rights of Way Officer - No objections, subject to the inclusion of informative.

The Ramblers Association - Comments awaited.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL4/4	Agricultural Diversification
OL4/5	Agricultural Development
OL4/6	Agricultural Dwellings
HT2/4	Car Parking and New Development
PPG2	PPG2 - Green Belts

Issues and Analysis

Principle - Green Belt - PPG2 (Green Belt) establishes a presumption against inappropriate development, including new buildings, within the Green Belt. However, there are several exemptions, including development required for essential facilities for outdoor recreation, agricultural development, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Whilst Policy OL1/2 considers that new buildings within the Green Belt are inappropriate

development unless the building is needed for the purposes of agriculture or forestry or outdoor recreation.

Policy OL4/5 states that applications for agricultural development or buildings will be permitted providing that they are sited and designed in such a manner as to:

- minimise their visual impact upon the landscape, have regard to height, materials, landform and landscaping;
- relate well to existing farm buildings;
- not have an unacceptable impact on the amenity of any neighbouring dwellings.

The proposed use of aquaponics involves the breeding of fish and the production of vegetables.

The definition of agriculture from the Town and Country Planning Act 1990 includes: 'horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, and "agricultural" shall be construed accordingly'

As the proposed development would include keeping fish for the production of food and horticulture, it is a form of agriculture. As such, the proposed use would be appropriate development within the Green Belt. The proposed use would utilise the existing buildings and would not have an adverse impact upon the openness of the Green Belt. Therefore, the proposed development would be in accordance with Policy OL1/2 and OL4/5 of the adopted Unitary Development Plan and government guidance in the form of PPG 2.

Impact upon surrounding area - The proposed use would generate a small amount of noise from the equipment for the fish tanks to circulate water. The fish tanks and the associated equipment would be located within the farm building and the level of noise externally would be minimal. Given that the nearest residential dwelling would be some 140 metres away, the proposed development would not have a significant impact upon the amenity of the occupiers of the nearby residential dwellings.

The objectors have raised concerns about the installation of a back up generator and associated equipment in the farm buildings. The applicant has deleted this from the current application and it would be the subject of a new application once the appropriate noise surveys have been undertaken. An informative would be added to the decision notice confirming this should the recommendation be accepted.

Therefore, the proposed development would not cause harm to the amenity of the occupiers of the residential dwellings and would be in accordance with Policy EN7/2 of the adopted Unitary Development Plan.

Highways issues - The existing use of the site as a rabbit breeding farm would have generated a number of vehicle movements. The proposed development would not increase the number of vehicle movements along the lane and may result in a reduction. The applicant has agreed to make up a section of the road adjacent to the site. The Traffic Section has no objections, subject to the inclusion of conditions and informatives. Therefore, the proposed development would not be detrimental to highway safety.

Response to objectors

The applicant has confirmed that no fish gutting or filleting would take place. The fish would be freshly frozen and delivered to small local establishments. The back up generator and other equipment would be the subject of a future application, once the appropriate noise surveys have been completed. The remaining issues have been addressed in the report above.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reason(s) for granting permissions can be summarised as follows;-
The proposed development would be acceptable in principle and would not have a significant adverse impact upon the amenity of the neighbouring residents. The proposed development would not be detrimental to highway safety.
There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

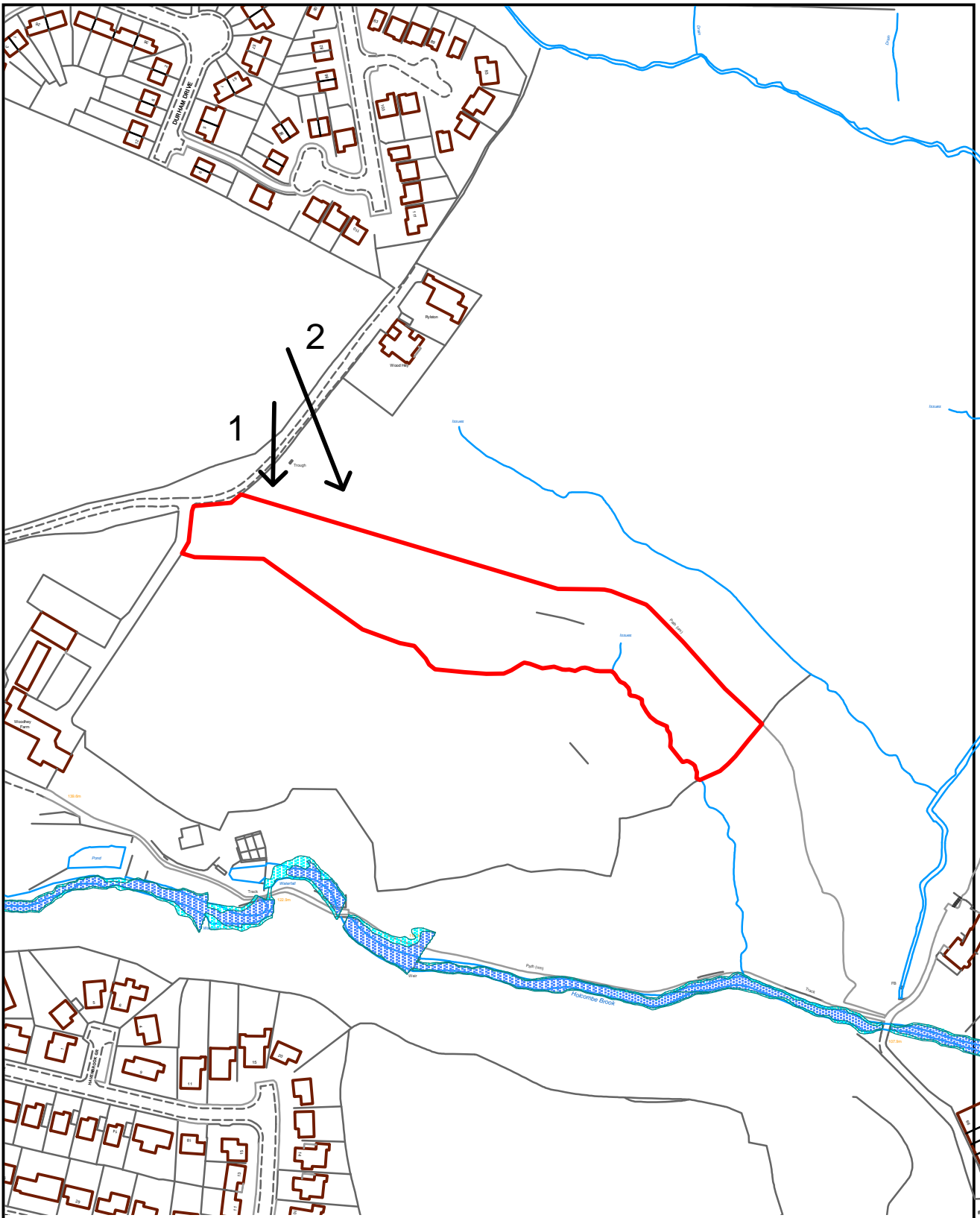
Conditions/ Reasons

1. The use hereby approved must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. The parking and servicing facilities shall be made available before the development is brought into use.
Reason. To ensure adequate off-street facilities in the interests of highway safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
3. The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in aquaponics or agriculture (as defined in Section 290 (1) of the Town and Country planning Act 1971 (including any dependants of such a person residing with him/her) or a widow of such a person.
Reason. The site is located within the Green Belt and the erection of a dwelling not connected with agriculture or forestry would not normally be permitted pursuant to Policy OL1/2 - New Buildings in the Green Belt of the Bury Unitary Development Plan and PPG2 - Green Belts.
4. The landscaping scheme hereby approved at the reserved matters stage shall be implemented to the written satisfaction of the Local Planning Authority not later than 12 months from the date the building(s) is first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
5. The agricultural buildings hereby approved shall be used exclusively for aquaponics and/or agriculture.
Reason. To safeguard the character of the Green Belt and to ensure against inappropriate development in the Green Belt in accordance with Policy OL1/2 - New Buildings in the Green Belt of the Bury Unitary Development Plan and PPG2 - Green Belts.
6. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.
Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/4 - Groundwater Pollution and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
7. The highway improvements indicated on plan reference cm-01 shall be implemented to the written satisfaction of the Local Planning Authority before the buildings hereby approved are brought into use.

Reason. To ensure good highway design in the interests of road safety pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54822

**ADDRESS: Land at Woodhey Farm
Woodhey Road, Holcombe Brook**

E D S



Bury
COUNCIL

1:1250

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.

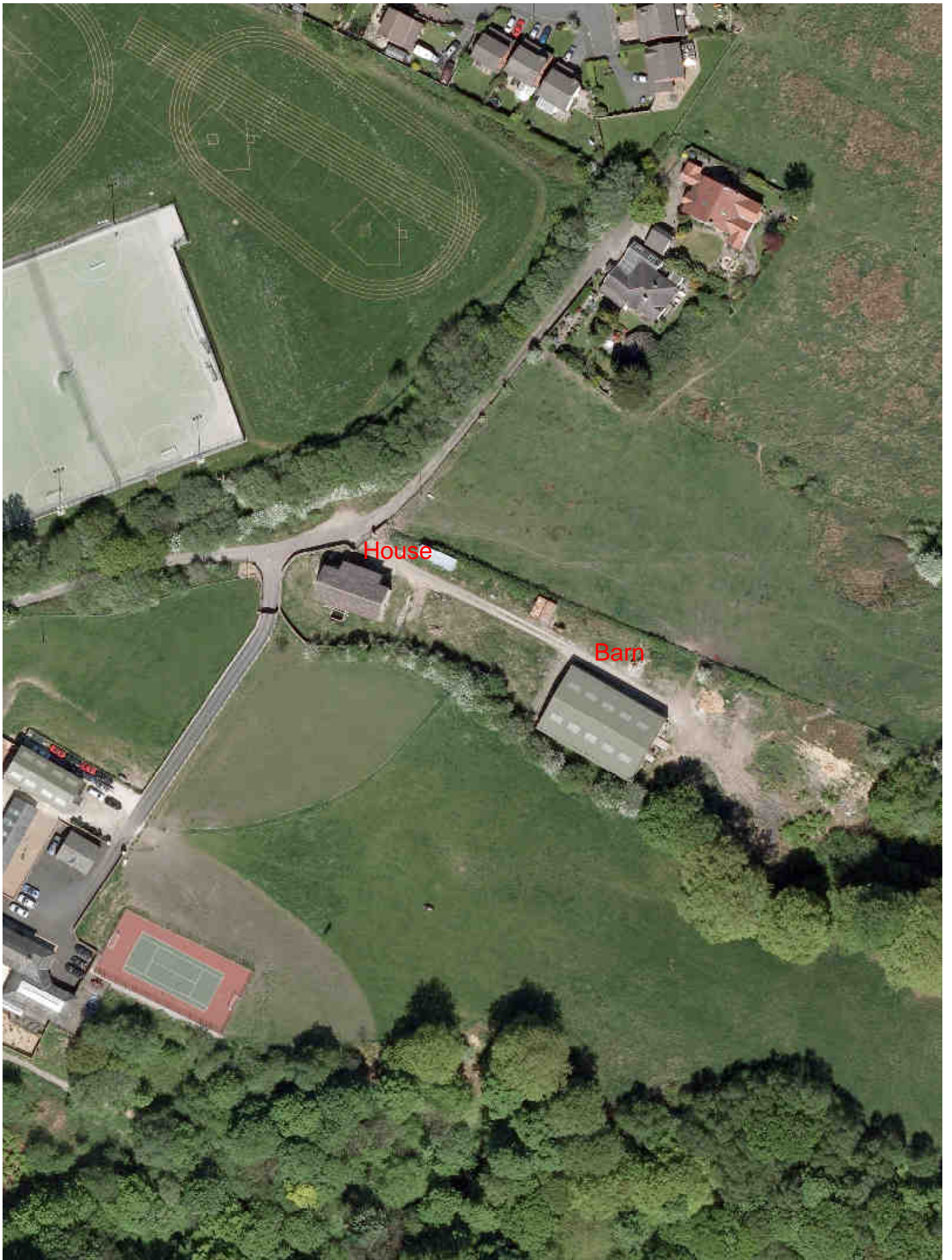
54822

Photo 1



Photo 2





SCALE: 1:1250

DATE:

Based on the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Bury M.B.C. 100023063/2012.



Bury
COUNCIL

PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE

Ward: Bury West - Elton

Item 08

Applicant: Mr Adrian Porter

Location: Elton Liberal Club, New George Street, Bury, BL8 1NW

Proposal: Removal of condition 5 of planning permission 54603 (A bowling green measuring 37 metres by 37 metres shall be provided on site to the written satisfaction of the Local Planning Authority prior to the commencement of the extension hereby approved).

Application Ref: 54868/Full

Target Date: 12/04/2012

Recommendation: Approve with Conditions

Description

Elton Liberal Club is a single storey building, constructed from brick and slate. The building is bounded by Allen Street, New George Street and Hillyard Street. There is a bowling green to the northwest of the building and the site is bounded by 2 metre high brick walls and concrete fence panels. There are residential properties to all boundaries of the site.

Permission (54603) was granted for a single storey 'L-shaped' extension to the northwestern elevation of the liberal club, which would infill the area between the liberal club and the bowling green. The proposed extension would be constructed from brick with a slate roof and would encroach into the bowling green. As such, a condition was added to maintain the original size of the bowling green and the measurements of the bowling green were taken from the ordnance survey map (37 metres by 37 metres). However, the ordnance survey mapping is incorrect and the bowling green has been measured on site and is 36.25 metres by 33.4 metres and 34 metres respectively.

The applicant seeks to remove the condition 5, which states that a bowling green measuring 37 metres by 37 metres shall be provided on site to the written satisfaction of the Local Planning Authority prior to the commencement of the development hereby approved.

Relevant Planning History

51262 - Proposed new roof at Elton Liberal Club, New George Street, Bury. Approved with conditions - 22 June 2009

54138 - Single storey extension at rear at Elton Liberal Club, New George Street, Bury. Refused - 12 August 2011

54603 - Single storey extension at rear (Resubmission of 54138) at Elton Liberal Club, New George Street, Bury. Approved with conditions - 21 December 2011.

Publicity

57 neighbouring properties (5 - 41 (odds) New George Street; 16 - 34 (evens) Allen Street; 164 Wood Street; 14 Kitchener Street; 21 - 39 (odds) Harvey Street; 30, 44, 50 Robert Street; 39 - 59 (odds) Hillyard Street) were notified by means of a letter on 17 February 2012.

1 letter has been received from the occupiers of 43 Hillyard Street, which has raised the following issues:

- The condition was imposed as the proposed extension would encroach into the bowling green, which is protected recreation space.
- The proposed extension is to provide a larger function room and not to improve the

recreational facilities

- The disabled toilet facilities could have been provided within the existing building
- The kitchen facilities would be for the benefit of people attending functions at the club.

The objector has been notified of the Planning Control Committee.

Consultations

None required.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
S2/6	Food and Drink
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
EN6/3	Features of Ecological Value
RT1/1	Protection of Recreation Provision in the Urban Area
PPS9	PPS9 Biodiversity and Geological Conservation

Issues and Analysis

Policy RT1/1 states that development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public and private recreation facilities including playing fields, sports grounds, parks and gardens
- recreation space within settlements located within the Green Belt;
- Indoor facilities for which there is a recreational need; and
- any other unidentified recreation provision such as playing fields, sports grounds, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated that there is an excess of sports provision and public open space in the area, taking into account of the recreation and amenity value of such provision.

The existing bowling green is not a true square and measures 36.25 metres by 33.4 metres on one side and 36.25 by 34 metres on the other side. The previous application did not provide details of the size of the existing bowling green and showed 88.5 square metres would be removed to facilitate the proposed extension. Therefore, a condition was imposed requiring a bowling green of 37 metres by 37 metres to be retained as measured by the case officer on the ordnance survey map.

On further investigation by the club, accurate details of the actual size of the bowling green have been provided and as such, the existing condition is unreasonable and should be removed.

The applicant has clarified that 25 square metres of the green would be removed as part of the proposal, which represents 2% of the total area of the green, which represents a significant reduction from what was suggested in the previous application. The remaining green would be 31.4 metres by 36.25 metres, which would not impact upon its use as a bowling green and would be in accordance with 'Comparative Sizes of Sports Pitches & Courts' guidance issued by Sport England.

Therefore, the removal of the condition would not harm the recreational facility and would be in accordance with Policy RT1/1 of the adopted Unitary Development Plan.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows:-
The proposed development would not cause harm to the recreational facility and would provide additional facilities for the benefit of the club.
There are no other material considerations that outweigh this finding.

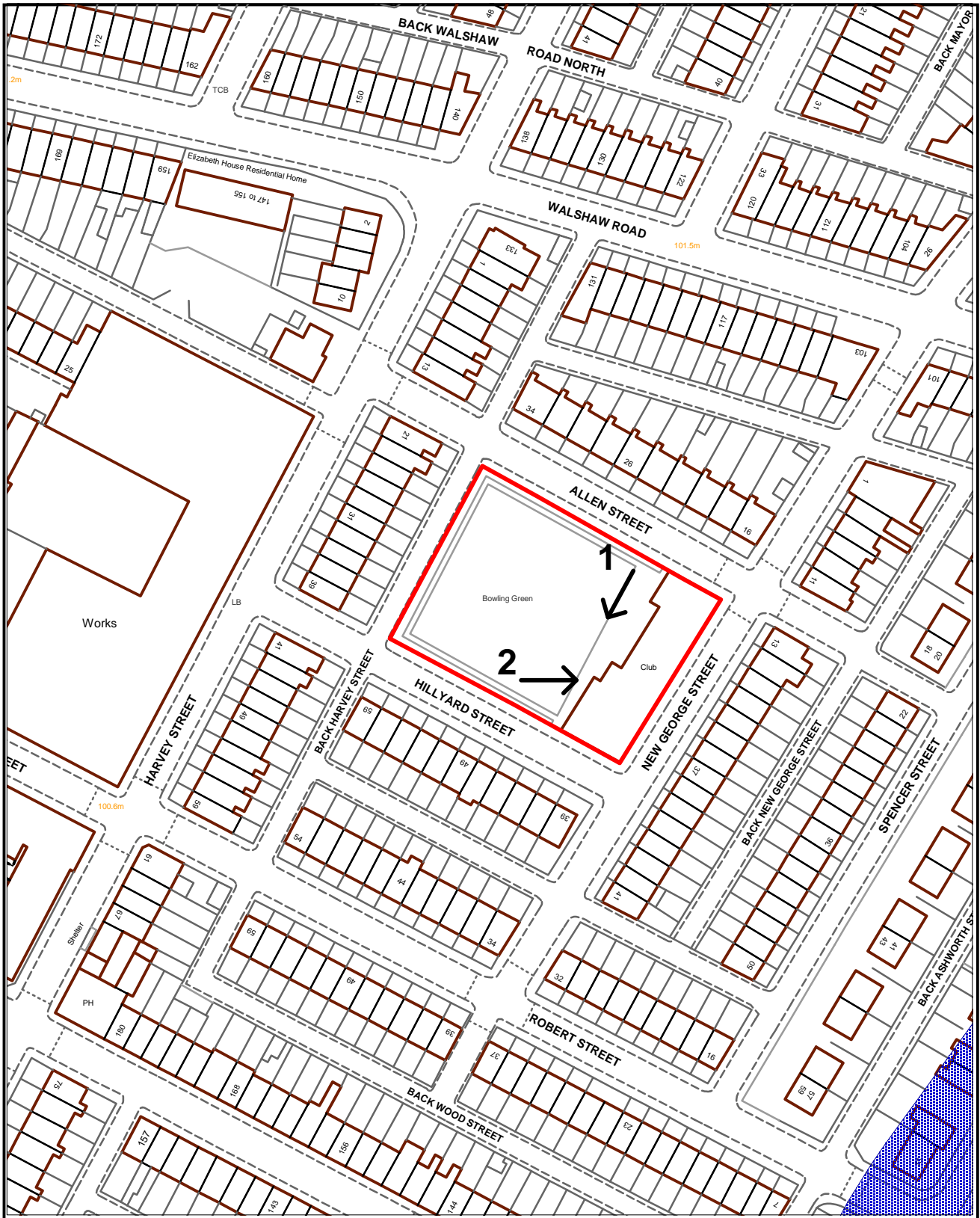
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered RW/20/5, RW/20/6D 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.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. If demolition works are delayed beyond April 2012, a survey shall be conducted, and the survey results established as to whether the buildings are utilised by bats or owls prior to demolition works commencing. A programme of mitigation shall be submitted to and approved in writing by the Local Planning Authority. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and PPS9 - Biodiversity and Geological Conservation.
5. Notwithstanding the submitted plans an lobby of at least 1.2 metres wide shall be provided prior to the extension hereby approved being brought into use.
Reason. To ensure that the development is accessible for all pursuant to Policy HT5/1 - Access for Those with Special Needs of the Bury Unitary Development Plan.
6. No development shall not commence until details of a sustainable drainage system have been submitted to and approved by the Local Planning Authority.
Reason. To reduce the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal pursuant to Policy EN7/5 - Waste water management of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54868

**ADDRESS: Elton Liberal Club
New George Street
Bury**

EDS

(C) Crown Copyright and database right (2011). Ordnance Survey 100023063.



1:1250

54868

Photo 1



Photo 2





Area to be lost
to development

Elton Liberal Club

