

BURY METROPOLITAN BOROUGH COUNCIL
ENVIRONMENT & DEVELOPMENT SERVICES

PLANNING CONTROL COMMITTEE

19 June 2012

SUPPLEMENTARY INFORMATION

Item:01 Land to rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB Application No. 54804
Erection of 1 no. dwelling with detached garage

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to the minimum length of the driveway and visibility splays.

Policies

Policy H2/6 - Garden and Backland Development was omitted from the list of policies in the main report and is considered to be relevant.

Conditions

Following receipt of a revised site plan, condition 2 should be amended; the wording of condition 8 is to be amended to reflect the correct statute and conditions 10 and 11 should be added in relation to length of driveway and visibility splays.

2. This decision relates to drawings numbered MATT/001 Rev A, MATT/002 Rev B, MATT/003, MATT/004, MATT/005, MATT/006, MATT/007, MATT/008 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 the policies of the Bury Unitary Development Plan listed.

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

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

10. A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided to the written satisfaction of the Local Planning Authority and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

11. The visibility splays indicated on approved plan reference MATT/002 Revision B shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

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

Item:02 Land between 7 & 11 Prestwich Park Road South, Prestwich, Manchester, M25 9PF Application No. 54993
Erection of one new dwelling with access from Shrewsbury Road

Daylight Survey.

A daylighting survey has been carried out at the site by GVA Grimley and is available to view. The report concludes:-

" When tested and considered against the relevant guidance detailed in the BRE Guide (Building Research Establishment), which is the generally accepted industry approach, the proposed development will not, in my opinion, result in any significant losses of daylight or sunlight to either number 7 or 11 Prestwich Park Road South. Furthermore the preliminary sun on ground analysis show that no significant overshadowing issues are likely to arise with either property. In my opinion daylight, sunlight and overshadowing issues do not present justifiable grounds to oppose the grant of planning consent in this instance."

The objectors received a copy of the survey report.

Amend Condition 4 to refer to the correct statute

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

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

Item:03 5 Bury Old Road, Whitefield, Manchester, M45 6TA Application No. 55118
Flue at rear and new windows on gable (retrospective); 2 Storey rear extension to enclose flat escape/main stair and existing first floor terrace (resubmission)

Additional Condition - Noise insulation to first floor.

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 occupiers of the first floor flat pursuant to UDP Policy EN7/2 Noise Pollution.

Item:04 5 Bury Old Road, Whitefield, Manchester, M45 6TA Application No. 55009
Variation of condition no. 2 of planning permission 32952 to amend the opening hours.

Additional Condition - Noise insulation to first floor.

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 occupiers of the first floor flat pursuant to UDP Policy EN7/2 Noise Pollution.

Item:05 Hollingrove Stables, Redisher Lane, Hawkshaw, Bury, BL8 4HX
Application No. 55070
Conversion of stables to dwelling

Amend Condition 7 to refer to the correct statute.

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

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

Item:06 496 Bolton Road, Bury, BL8 2DU Application No. 55103

Demolition of existing house (retrospective); Erection of detached dwelling, boundary wall fronting Bolton Road to include railings and electrically operated sliding gate and new vehicular access

Amend Conditions:

To refer to the correct statute:

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

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

Condition 6 amended to :-

The proposed sliding gate shall be automatically operated as indicated on approved plan reference kh05-02 and thereafter maintained as such at all times whilst it remains on the site as a means of enclosure.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:07 498 Bolton Road, Bury, BL8 2DU Application No. 55134

Construction of outer leaf of masonry over original party wall; Remodelling of roof to form a hip; Creation of new passageway between dwellings following demolition of adjacent semi-detached dwelling

Nothing further to report.

Item:08 39 Redvales Road, Bury, BL9 9PU Application No. 55106

First floor extension at side; Single storey extension at rear (Resubmission of 54314).

Publicity

Five emails of support have been received from the occupiers of numbers 4, 5 & 9 Windermere Drive, 2 Whelan Close and 35 Percy Street. The following reasons were given in support of this application:

- It would provide them with full time employment.
- It would help and support local people with more choice of goods.
- All the applicant is trying to do is build a good business for his family.
- The extensions would not cause any disruption to views from their property.

Item:09 2 Riders Gate, Bury, BL9 7RD Application No. 55109
Excavation of drainage pond. Deposit of earth to create horse paddock.
(Retrospective)

Further e-mail received from No 6 Summit Close:

- The only real problem is that when consent is granted, a fish farm will suddenly appear and people will be in the field to the rear of my property and that of my neighbours, at all times of the day and night as anglers are known to do.
- Also, the "pond" is rather large for so called drainage, when the field was fine before He put the clay from the pond on it.
- Hope to see horses on the field like before.

Item:10 Bury Sports Club, Radcliffe Road, Bury, BL9 9JX Application No. 55137
Construction of new cricket pavilion, covered practice nets and equipment store

Nothing further to report.

Item:11 Prestwich Heys F C, Sandgate Road, Whitefield, Manchester, M25 5WG Application No. 55178

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

Nothing further to report.

Item:12 Land adjacent to 1 Ribchester Drive, Bury, BL9 9JT Application No. 55198

Residential development of 5 no. 3-storey townhouses (resubmission)

The application is deferred to the July Planning Control Committee Meeting to allow flood risk issues to be resolved and to allow correct certification to be carried out.

Item:13 Cocklestorm Fencing, Bury Road, Radcliffe, Manchester, M26 2UT Application No. 55204

Erection of open storage building (retrospective)

Publicity

1 letter of support has been received from the Withins Community Association, which has raised the following issues:

- The recently added building is in keeping with the architecture on the road.
- The building screens the unsightly piles of fencing products from public view.

The supporter has been notified of the Planning Control Committee meeting.