

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

**PLANNING CONTROL COMMITTEE**

**22 May 2012**

**SUPPLEMENTARY INFORMATION**

**Item:01 Land at Elton Vale Road, Bury BL8 2RZ Application No. 54717**  
Residential development - 4 no. dwellings, 1 no. water bailiffs cottage and 2 no. units for temporary accommodation for fishing lodges

### **Publicity**

Two letters have been received from the occupiers of 7 Lodge Side, which have raised the following issues:

- Would a temporary car park be provided for anglers during construction? If not, they would park on the existing residential development, which would be unacceptable.
- The proposals for internal circulation within the site would create conflicts between pedestrians, cyclists and vehicular movements.
- The proposed development would lead to noise, disturbance and nuisance to the occupiers of Lodge Side.
- The proposed development would result in overspill parking on Lodge Side, which is a private road.
- The position of the proposed dwellings would lead to increase pruning requests.

### **Issues and Analysis**

**Flood Risk** - The proposed development would be in accordance with Policy EN5/1 of the Unitary Development Plan and Section 10 of the National Planning Policy Framework.

### **Response to objectors**

The proposed development would provide holiday lets and dwellings and as such, would not create a significant noise disturbance to the neighbouring residents. It is considered that the lack of a dedicated footpath to the proposed development would not cause significant danger to pedestrians and associated users of the access. The applicant has stated that a temporary car park would be provided during the construction period and this would be secured by a condition. The issues relating to trees and overspill parking have been addressed in the main report and within the Section 106 agreement.

The requirement to keep letting records is part of the Section 106 agreement and as such, condition 9 should be amended and condition 21 should be added in relation to the temporary car park:

9. The 2 units of accommodation (labelled COT on plan reference N183/P/PL01 Rev R) shall not be let to or occupied by any one person or group of persons for a continuous period of longer than one month in any one year and in any event shall not be used as a permanent residential accommodation.

Reason. To ensure the buildings are retained in use as holiday accommodation pursuant to Policy RT4/3 - Visitor Accommodation and Policy H1/2 - Further Housing Development of the Bury Unitary Development Plan.

21. No development shall commence unless or until details of a temporary car park for use during the construction period has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any construction work commences and shall be in place until the car park on plan N183/P/PL01 Rev M is made available for use.

Reason. To ensure adequate off street car parking provision for the duration of the construction period in the interests of road safety pursuant to Policy H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

**Item:02 Land to west of 149 Brandlesholme Road, Bury, BL8 1BA Application No. 54738**

Outline - Residential development (18 flats and 39 houses) with details of the means of access to the site

**Additional Representations**

2 additional objections have been received from 20 Hawes Close and 49 Bankhouse Road. Comments include

- This land is a haven to wild life - deer, squirrels, foxes and possibly badgers are known to frequent this area.
- Now the cycle path has been completed it has been a joy to see many local people using the path especially young families using their bikes on a safe traffic free path. This would no longer be the case if the access road is built.
- The end where the houses are planned there are many trees that enhance the path and accommodate numerous birds and wild life.
- I have seen a reduction in the amount of wild life in my garden since the path has been built and I would be concerned that we would loose many more if the plans were to be approved.
- I know we have to build more homes but the houses that are planned do not seem to be starter homes which are the type that are most needed.
- This scheme seems to be one that will make money for the builders at expense of the local residents and environment.
- I would like to think that the council will think of the quality of life for the residents rather than a project to collect more council tax.

Letter of support from 188 Tottington Road who Supports the housing scheme.

**Amend conditions to read:**

19. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to UDP Policy EC6/1 - Assessing New Business, Industrial and Commercial Development and H2/2 - The Layout of New Residential Development.

20. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended tree protection measures and tree works.

Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

**Item:03 Walshaw Sports Club, Sycamore Road, Tottington, Bury, BL8 3EG**

**Application No. 54952**

Installation of a new outdoor cricket net practice facility

**Amend Condition 2 to read:**

2. This decision relates to the plans and supporting information the Verde Cricket Practice Cages specification received on 12th March 2012 and the development shall not be carried out except in accordance with the drawings and specification 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.

**Add Condition**

4. The height of the frames and netting enclosure shall not exceed 3m in height from the ground floor level on which it is located.

Reason - To ensure that the development causes no significant harm to the visual amenities of the nearby residential properties pursuant to Unitary Development Plan Policy CF1 - Proposals for New and Improved Community Facilities and RT1/2 - Improvement of Recreation Facilities.

**Item:04 The Engine Shed, Rowlands Road, Summerseat, Bury Application No. 54956**

Application to extend the time limit of planning permission 50794 for change of use from industrial to restaurant (use class A3)

**Consultations**

Wildlife Officer - No objections, subject to the inclusion of a condition relating to bats.

**Renewals of planning permission**

The reference within this section in the original report was incorrect and should read 50794.

Therefore, condition 15 should be amended to read as follows:

15. The development hereby approved shall only be carried out in accordance with the bat survey, dated 27 August 2007.

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 Section 11 (Conserving and enhancing the natural environment) of the NPPF.

**Item:05 The Engine Shed, Rowlands Road, Summerseat, Bury Application No. 54957**

Listed Building Consent - to extend the time limit of planning permission 50795 for change of use from industrial to restaurant (use class A3)

Condition 6 has been amended to read as follows:

6. No development shall commence unless and until a plan indicating the full extent of the setts and the materials for the hardstanding areas has been submitted to and approved in writing by the Local Planning Authority. All existing setts shall be retained in their original position.

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.

- Item:06 Unit, 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA Application No. 54975**  
**Proposed demolition of existing industrial buildings and erection of 3no detached dwellings.**

Nothing further to report.

- Item:07 Unit, 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA Application No. 54976**

Conservation Area Consent for proposed demolition of existing industrial buildings and erection of 3no detached dwellings.

Condition 1 amended to read:

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

Reason - Pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- Item:08 Longfield Shopping Centre, Car Park and Adjoining Lands, Bury New Road, Rectory Lane, Fairfax Road, Prestwich, Manchester, M25 1AY Application No. 54978**

Application to extend the planning permission reference 51465 for a further 5 years for :

Outline - Demolition of existing buildings and construction of a town centre mixed use development comprising uses with floor areas up to: food retail 6,040m<sup>2</sup>, non food retail 2,218m<sup>2</sup>, restaurant 385m<sup>2</sup>, library 1,287m<sup>2</sup>, offices 3,360m<sup>2</sup>, residential 36 units, hotel 70 bed, new longfield suite entrance 540m<sup>2</sup>, plant areas 421m<sup>2</sup>, parking spaces 384 and highway infrastructure works and extension of rectory lane.

Nothing further to report.

- Item:09 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

Nothing further to report.

- Item:10 100 Bury New Road, Whitefield, Manchester, M45 6AJ Application No. 55016**

Change of use from shop/office (Class A1/A2) to residential dwelling; External alterations and porch at front

Nothing further to report.

**Item:11 Unit 1, Woodhill Works, Woodhill Street, Bury, BL8 1AT Application No. 55025**

Erection of 1.8 metre high fencing and double gates (retrospective)

Nothing further to report.

**Item:12 2-4 Stopes Road, Radcliffe, Manchester, M26 3WP Application No. 55036**

Change of use of first floor to veterinary surgery (Class D1); Two storey extension at rear

**Use** - For the avoidance of doubt, the proposals for the first floor require planning permission as the original planning permission for the use was granted for the ground floor only.

**Visual amenity** - The rear extension, enabling new stairs to the upper floor, would be modest in size and set well back from the rear elevation of the attached neighbour at No.6 Stopes Road. It would be rendered a cream colour to match the existing painted brickwork on the rear elevation. In terms of visual amenity the extension is considered to be acceptable and complies with UDP Policy EN1/2 Townscape and Built Design.

**Item:13 Yesoidey Hatorah School, Bury New Road, Prestwich, Manchester, M25 0JW Application No. 55044**

Extensions to School at Ground, First and Second Floors to provide additional Classrooms, Administration Suite, Disabled Lift and Roof Top Play Areas

Condition 10 amended to read:

A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule and methods of the intended tree protection measures and tree works.

Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

Additional plans included to show hatched area of extension.

**Item:14 Bankside Mills, Chapelfield, Radcliffe, Manchester, M26 1JF Application No. 55056**

Application for a new planning permission to replace an extant planning permission, in order to extend the time limit for implementation - outline application for residential development - 14 houses including means of access (application no. 50782)

**Renewals of planning permission**

The reference within this section in the original report was incorrect and should read 50782.

**Item:15 Bulls Head Hotel, Brandlesholme Road, Greenmount, Bury, BL8 4DS**

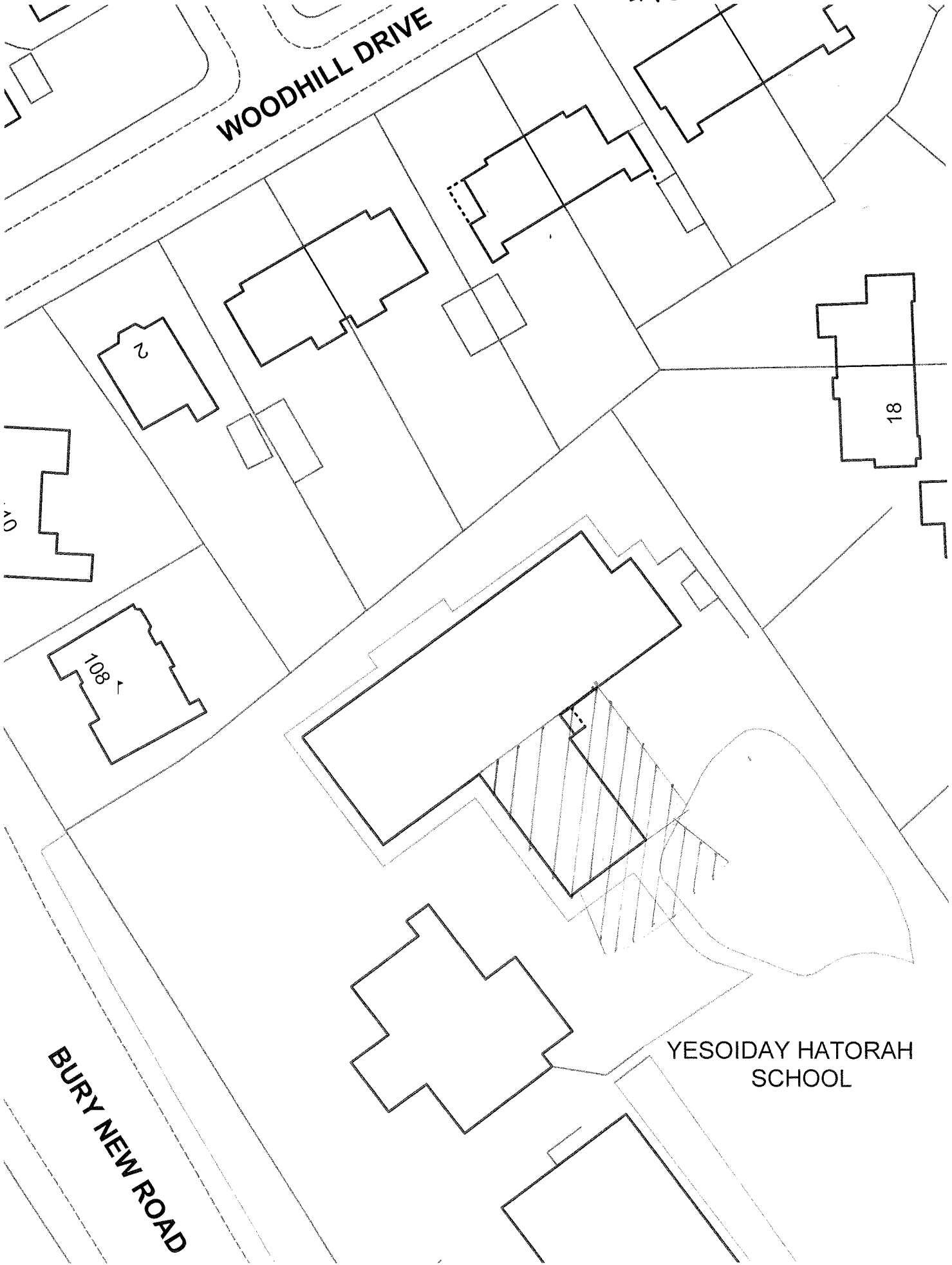
**Application No. 55092**

Retrospective application for 3 no. externally illuminated freestanding signs and 3 no. externally illuminated fascia signs (resubmisison)

Nothing further to report.

Item 13 - 55044

WOODHILL DRIVE



SCALE: 1:500 DATE:

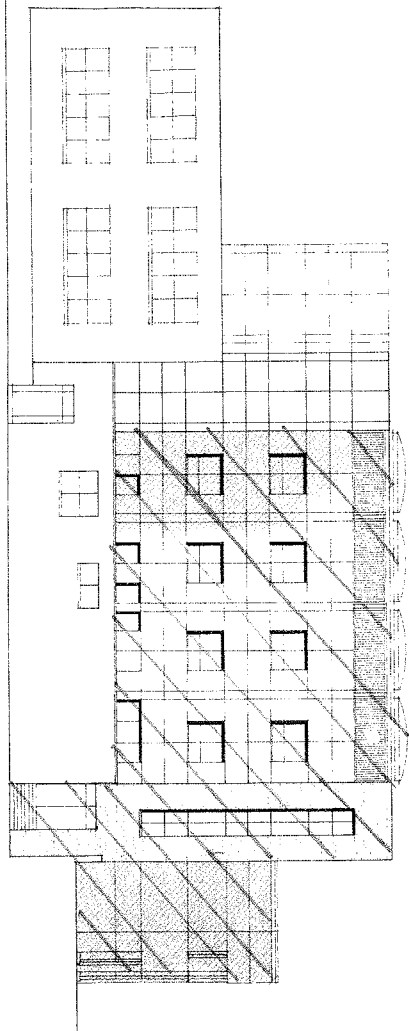
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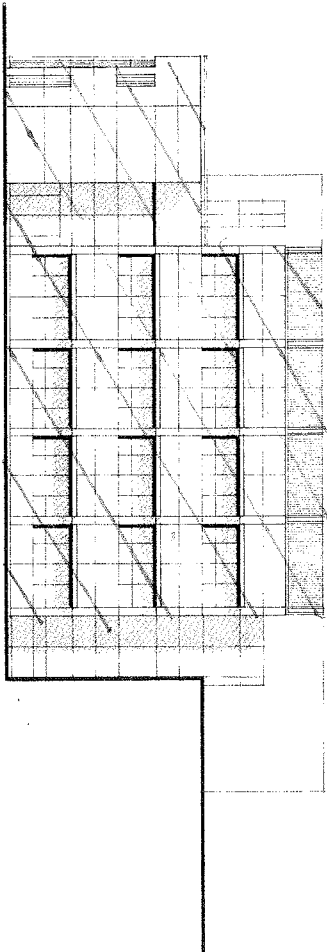
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West Elevation



East Elevation

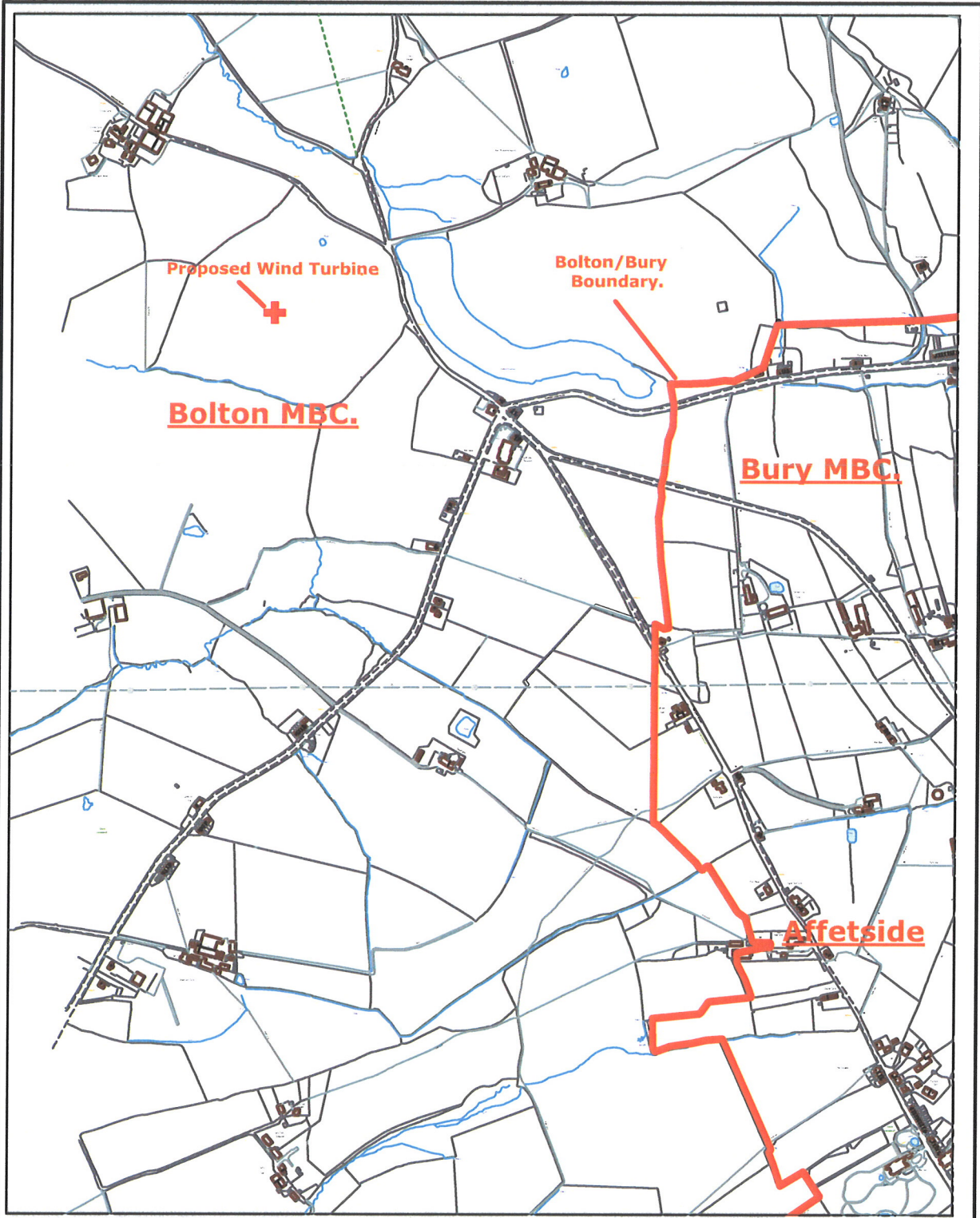


**Agenda Item 6 – Article 16 Consultation  
Supplementary Information.**

Following the preparation of the report it has come to our attention that the planning application has been withdrawn.

However, an identical application has been re-submitted to Bolton and as such it is recommended that the Agenda Item stands and that the recommendation be applied to the new Article 16 Consultation when it is received by the Council.

In addition a plan is attached to this report showing the site of the proposed wind turbine in relation to the boundary of the borough.



**LOCATION PLAN**

**Item No. 6**

**ADDRESS:** Land at Birches Farm, Birches Road, Turton.



**Planning, Environmental and Regulatory Services 1:10000**

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