

Title	Planning Applications
To:	Planning Control Committee
On:	19 June 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:** Prestwich - St Mary's **App No.** 54804
- Location:** Land to rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB
- Proposal:** Erection of 1 no. dwelling with detached garage
- Recommendation:** Minded to Approve **Site Visit:** N
-
- 02 Area Board-Ward:** Prestwich - St Mary's **App No.** 54993
- Location:** Land between 7 & 11 Prestwich Park Road South, Prestwich, Manchester, M25 9PF
- Proposal:** Erection of one new dwelling with access from Shrewsbury Road
- Recommendation:** Minded to Approve **Site Visit:** Y
-
- 03 Area Board-Ward:** Prestwich - Holyhood **App No.** 55118
- Location:** 5 Bury Old Road, Whitefield, Manchester, M45 6TA
- Proposal:** 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)
- Recommendation:** Approve with Conditions **Site Visit:** N
-
- 04 Area Board-Ward:** Prestwich - Holyhood **App No.** 55009
- Location:** 5 Bury Old Road, Whitefield, Manchester, M45 6TA
- Proposal:** Variation of condition no. 2 of planning permission 32952 to amend the opening hours.
- Recommendation:** Approve with Conditions **Site Visit:** N
-
- 05 Area Board-Ward:** Ramsbottom and Tottington - Ramsbottom **App No.** 55070
- Location:** Hollingrove Stables, Redisher Lane, Hawkshaw, Bury, BL8 4HX
- Proposal:** Conversion of stables to dwelling
- Recommendation:** Minded to Approve **Site Visit:** N
-
- 06 Area Board-Ward:** Bury West - Church **App No.** 55103
- Location:** 496 Bolton Road, Bury, BL8 2DU
- Proposal:** 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
- Recommendation:** Approve with Conditions **Site Visit:** N
-
- 07 Area Board-Ward:** Bury West - Church **App No.** 55134
- Location:** 498 Bolton Road, Bury, BL8 2DU
- Proposal:** 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
Recommendation: Approve with Conditions **Site Visit:** N

-
- 08** **Area Board-Ward:** Bury East - Redvales **App No.** 55106
- Location:** 39 Redvales Road, Bury, BL9 9PU
Proposal: First floor extension at side; Single storey extension at rear (Resubmission of 54314).
Recommendation: Approve with Conditions **Site Visit:** N
-
- 09** **Area Board-Ward:** Bury East **App No.** 55109
- Location:** 2 Riders Gate, Bury, BL9 7RD
Proposal: Excavation of drainage pond. Deposit of earth to create horse paddock. (Retrospective)
Recommendation: Approve with Conditions **Site Visit:** N
-
- 10** **Area Board-Ward:** Bury East - Redvales **App No.** 55137
- Location:** Bury Sports Club, Radcliffe Road, Bury, BL9 9JX
Proposal: Construction of new cricket pavilion, covered practice nets and equipment store
Recommendation: Approve with Conditions **Site Visit:** N
-
- 11** **Area Board-Ward:** Prestwich - Holyrood **App No.** 55178
- Location:** Prestwich Heys F C, Sandgate Road, Whitefield, Manchester, M25 5WG
Proposal: Prior notification for installation of 15 metre high streetpole with 6 no. antennas and equipment cabinets to facilitate site sharing.
Recommendation: Prior Approval Required and Granted **Site Visit:** N
-
- 12** **Area Board-Ward:** Bury East - Redvales **App No.** 55198
- Location:** Land adjacent to 1 Ribchester Drive, Bury, BL9 9JT
Proposal: Residential development of 5 no. 3-storey townhouses (resubmission)
Recommendation: Minded to Approve **Site Visit:** N
-
- 13** **Area Board-Ward:** Radcliffe - East **App No.** 55204
- Location:** Cocklestorm Fencing, Bury Road, Radcliffe, Manchester, M26 2UT
Proposal: Erection of open storage building (retrospective)
Recommendation: Approve with Conditions **Site Visit:** N
-

Ward: Prestwich - St Mary's

Item 01

Applicant: Mr M Matthews & Miss Lynne Corrie

Location: Land to rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB

Proposal: Erection of 1 no. dwelling with detached garage

Application Ref: 54804/Full

Target Date: 11/04/2012

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

Description

The site forms part of the garden to No. 60 Sandy Lane. The garden is steeply sloping and comprises a series of stepped levels with flagged access steps linking them. A brick wall and hedge marks the boundary to The Downs and there are two parking spaces provided at the front of the dwelling.

There are residential properties to all boundaries. No. 1 The Downs is located to the north east of the site and is 2.3 metres higher than the application site.

The applicant seeks permission for a detached dwelling and a detached garage. The proposed dwelling would be 6.4 metres in height and would include living accommodation in the roofspace. A single dormer would be located on the north eastern elevation. The proposed garage would be located to the north east of the dwelling on a level area, which would be 1.2 metres higher than the floor level of the proposed dwelling. The proposed dwelling and garage would be constructed from brick with a tiled roof.

Relevant Planning History

40616 - Single storey side extension at rear and two storey extension at side at 60 Sandy Lane, Prestwich. Approved with conditions - 29 May 2003.

Publicity

16 neighbouring properties (52, 60 - 76 (evens), 80A Sandy Lane; 1, 2, 16 The Downs, Sandy Lane) were notified by means of a letter on 16 February.

2 letters have been received from the occupiers of 62 Sandy Lane; 16 The Downs, Sandy Lane, which have raised the following issues:

- It appears that the dwelling and garage would be constructed off the lower tier. Occupiers would not want the floor level of the dwelling to be any higher as this would have an adverse impact in terms of loss of light.
- The drawings indicate that no windows or doors would be located on the gable elevation facing 60 & 62 Sandy Lane and this should be secured.
- No objections to the proposal providing a garage and off-road parking are provided for the proposed dwelling.

The neighbouring properties (16) were re-notified on 14 May of revised plans. 1 letter has been received from the occupiers of 1 The Downs, Sandy Lane, which has raised the following issues:

- The window in the east elevation would have an adverse impact upon the privacy of the adjacent occupiers.
- Concerns about the construction of a garage in close proximity to retaining wall, which

holds up No. 1 The Downs.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections in principle. Further comments to be reported in Supplementary Report.

Drainage Section - Comments awaited

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

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

United Utilities - No objections.

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
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and 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

Issues and Analysis

Principle - National and regional planning guidance provides Bury Council with the amount and type of land that should be released for housing. In particular the National Planning Policy Framework (NPPF) identifies a plan, monitor and manage approach to the release of land for housing and local authorities are required to have a 5 year supply of deliverable housing land. The NPPF also gives Brownfield land priority before Greenfield sites and identifies the quantity of new housing to be delivered in the plan period.

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.

Policy H2/6 states that the Council will not permit the loss of private gardens for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area.

The proposed development is located within the urban area and within a residential area. As such, the proposed development would not conflict with the surrounding land uses. To ensure that the Council is meeting its housing needs, deliverable housing land, not within the Green Belt has to be considered, whilst still prioritising brownfield land. The loss of this greenfield site would contribute towards the 5 year supply to meet local housing needs. The provision of 1 dwelling would not have any significant material impact on the need to ensure that over 80% of the Borough's housing will be built on previously developed land.

Therefore, the proposed development would be in accordance with the NPPF and Policies H1/2 and H2/6 of the adopted Unitary Development Plan.

Design and impact upon surrounding area - The proposed dwelling would be detached with a dormer on the north eastern elevation to provide additional living accommodation in

the roof space. The proposed dormer would include a pitched roof and would be set in from the sides and set down from the ridge. There are a number of dormer bungalows in the immediate vicinity and the design of the proposed development would be acceptable.

The site is a steeply sloping site, with a series of level areas. The proposed dwelling would be located on a level area, which would be 3.4 metre higher than No. 60 Sandy Lane and 3.6 metres lower than No. 1 The Downs. The proposed garage would be located between the proposed dwelling and No. 1 The Downs and the floor level would be some 2.3 metres below No. 1 The Downs. The proposed dwelling would be 6.4 metres in height and as such, would not be a prominent feature within the streetscene.

A concern has been raised about the location of the garage in close proximity to the retaining structure between the application site and No. 1 The Downs. It is envisaged that the retaining structure would not be affected but a condition would be added requiring a scheme for any retaining structures on site to be submitted to and approved by the Local Planning Authority.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and is relevant in this case. SPD6 states that there should be a minimum of 13 metres between a habitable room window and a two storey blank wall. For each 2.5 metres difference between the levels, 3 metres should be added to the separation distance, i.e. there should be 16 metres between a habitable room window and two storey blank wall, where one dwelling is 2.5 metres lower than the proposed dwelling.

No. 60 Sandy Lane is some 3.4 metres lower than the finished floor levels of the proposed dwellings and as such, the aspect standard should be 16 metres. There would be 17 metres between the gable of the proposed dwelling and No. 60 Sandy Lane, which would be in accordance with the aspect standards.

Due to the difference in levels (No. 1 The Downs is 3.6 metres higher than the site), the aspect standard would be 6.5 metres. The only opening in the north eastern elevation would be the dormer window, which would relate to a landing and would be obscure glazed. There would be 9.5 metres between the existing and proposed dwelling, which would be in accordance with the aspect standards.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Highways issues - The proposed development would be accessed from The Downs. The Traffic Section has no objections in principle to the proposal, subject to some details being clarified. The agent is preparing a revised plan to address the issues raised by the Traffic Section and this will be reported in the Supplementary Report.

Parking - SPD11 states that the maximum parking standards should be 1.5 space for a 2 bed unit. The proposed development would provide a single garage and space for 1 car on the driveway. As such, the proposed development would comply with the maximum parking standards, subject to conditional control that the garage is retained.

Therefore, the proposed development would be in accordance with Policy HT2/4 of the Unitary Development Plan and SPD11.

Planning Obligations - A contribution of £3,421.33 is sought for recreation provision in accordance with Policy RT2/2 of the Unitary Development Plan and SPD1. This will be secured through a Section 106 agreement.

Response to objectors - The issues raised by the objectors have been dealt with in the main report.

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 be a prominent 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: Minded to Approve

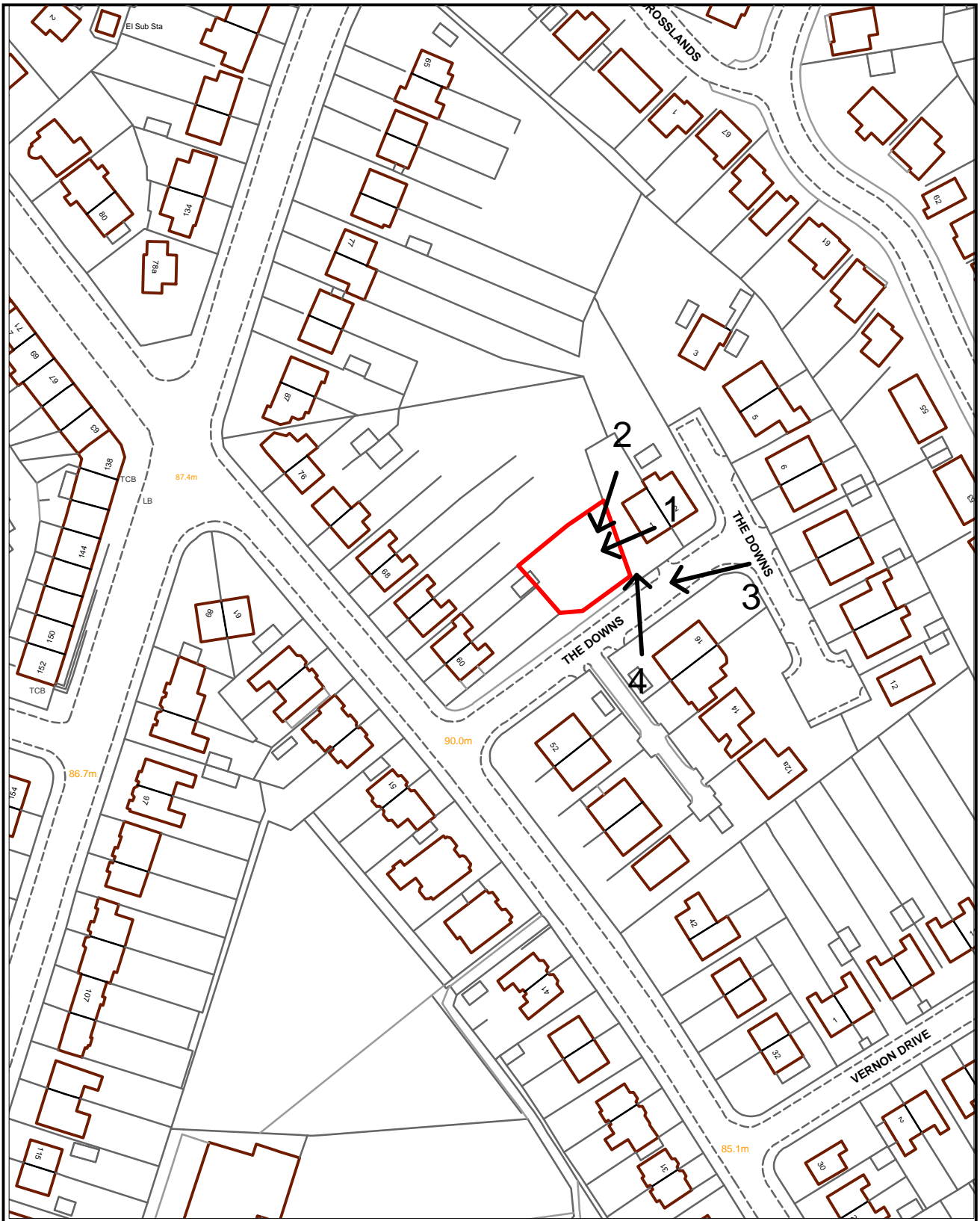
Conditions/ Reasons

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 MATT/001 Rev A, MATT/002 Rev A, 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.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Details/Samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
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.

6. The finished floor levels for the dwelling hereby approved shall be 99.450. The finished floor levels for the garage hereby approved shall be 101.190.
Reason. To protect the privacy of the adjoining occupiers pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
7. Before the first occupation of the dwelling hereby permitted the windows in the north eastern elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
9. No development shall commence unless or until full details of all the retaining structures on site have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the dwelling hereby approved.
Reason. In teh intersts of visual amenity and to ensure the developmetn is structurally sound 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 54804

**ADDRESS: Land To Rear Of 60 Sandy Lane
The Downs
Prestwich**

Planning, Environmental and Regulatory Services 1:1250

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54804

Photo 1



Photo 2

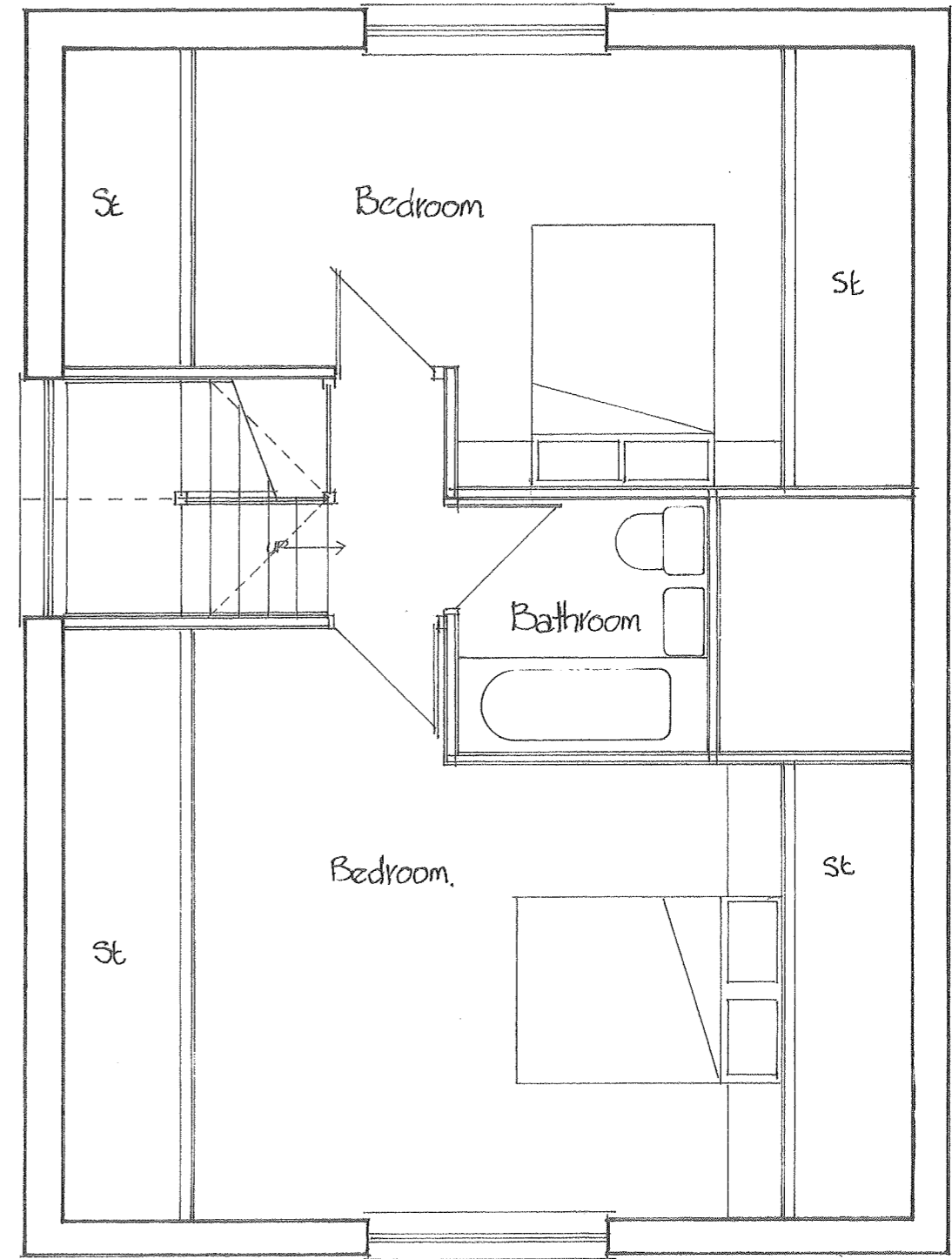
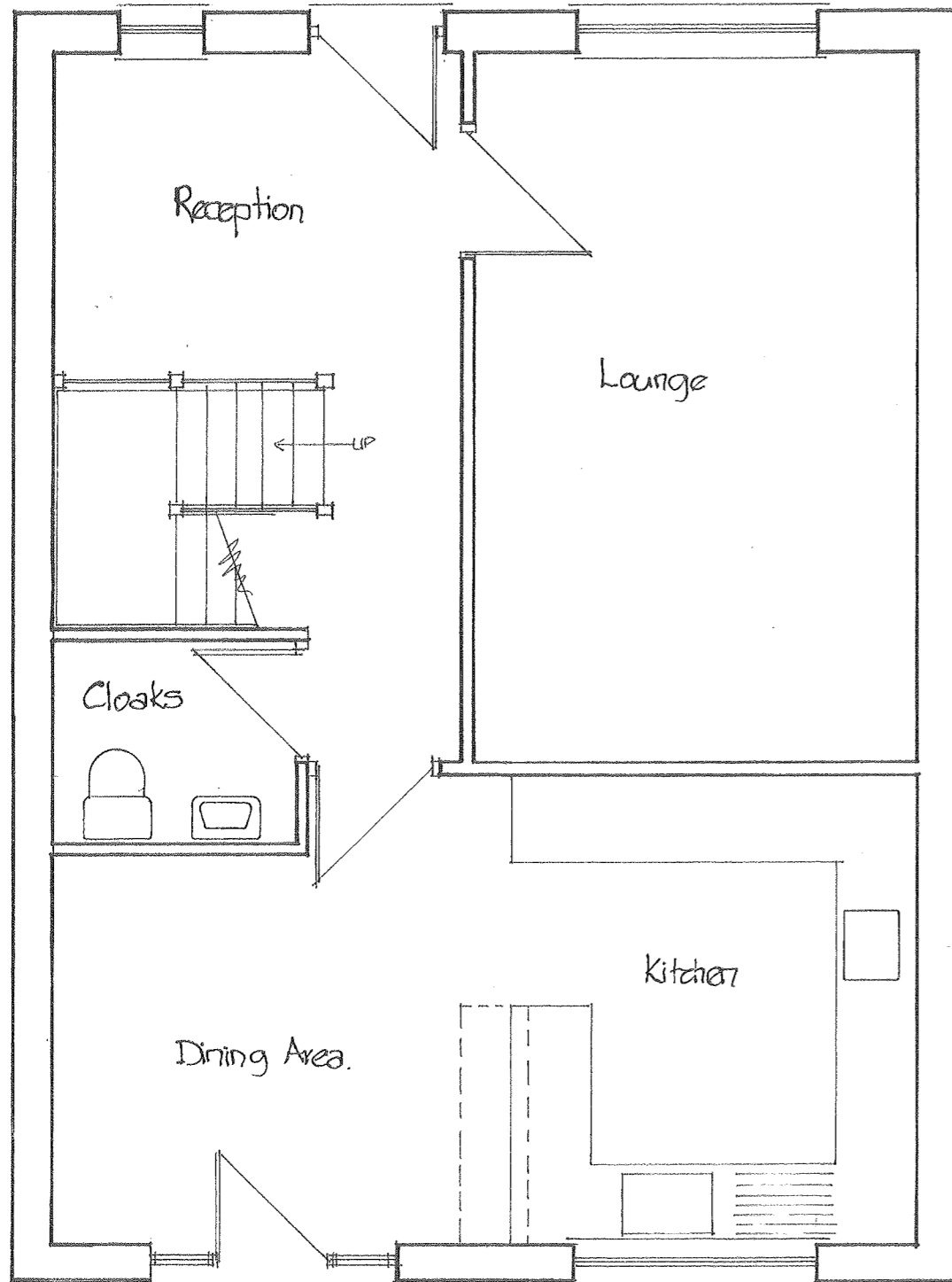


Photo 3



Photo 4





CLIENT:- M/ & M/S M MATTHEWS
 PROJECT:- PROPOSED BUNGALOW
 LOCATION:- LAND AT THE DOWNS PRESNICH
 DRAWING:- PROPOSED GROUND & FIRST FLOOR LAYOUT
 SCALE:- 1:50
 DATE:- DECEMBER 2011
 DRAWING No MAT / 003rev////////

Barry Davenport & Co Ltd
 CHARTERED BUILDING SURVEYOR
 10 POOL LANE, WINTERLEY, SANDBACH, CHESHIRE. CW11 4RY.
 Tel:- 01270 252641

Ward: Prestwich - St Mary's

Item 02

Applicant: Dr Robert Hodes

Location: Land between 7 & 11 Prestwich Park Road South, Prestwich, Manchester, M25 9PF

Proposal: Erection of one new dwelling with access from Shrewsbury Road

Application Ref: 54993/Full

Target Date: 15/05/2012

Recommendation: Minded to Approve

The application was deferred for a site visit at the previous Planning Control Committee in May.

It is recommended that this application is Minded to Approve subject to the signing and completion a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. Should the Section 106 not be signed and/or completed within a reasonable period, it is requested that the application be determined by the Assistant Director of Planning, Environmental and Regulatory Services Division under delegated powers.

Description

The application site, measuring approximately 940sqm, lies on the edge of St Mary's Conservation Area, between Prestwich Park Road South on the north side and Shrewsbury Road to the south. It is situated between the dormer bungalow at No.7 and a two storey semi-detached Victorian house at No.11 Prestwich Park Road South. The land currently comprises the side garden area of No.7 but is owned separately by the applicant. The area is residential in nature and slopes down from Shrewsbury Road, leveling off half way into the site. There are trees within the site and along its boundaries. Historical maps show that there was a house on the site of No. 9, as part of a pair of semi's forming 7 and 9, although this was demolished around 1994/5. The property now known as No.7 was built in its present position, closer to Prestwich Park Road South in the late 1960's.

It is proposed to construct a three-bed house adjacent to the Shrewsbury Road frontage with garden ground extending down to Prestwich Park Road South. The house would be split level in design due to the sloping nature of the site. From Shrewsbury Road the house would have the appearance of a pitched roof single storey property whilst from the Prestwich Park Road South side it would be two storeys. A section of the slope, approximately 6m in depth, would be cut away to allow the house to be built with a retaining wall adjacent to the boundary with No.7. It would have a traditional design with red brick walls and a pitched roof with gabled outriggers front and back. Windows would be Upvc sash and case style. A parking area next to the west elevation would be accessed from Shrewsbury Road.

Relevant Planning History

Conservation Area Consent - Demolition of two houses (Nos.7 and 9) - Approved 7/07/1994.

3786 - New Bungalow (No.7) - Approved 23/5/1968.

Publicity

The following neighbours were notified by letter dated 23/03/2012. Nos.7, 8, 10, 11 and 12 Prestwich Park Road South, 10 Butterstile Lane and 1 and 2 Barnhill Road.

Objections have been received from Nos.7, 11 and 12 Prestwich Park Road South and 1 Barnhill Road. Concerns are summarised:

- The proposed building is intrusive and represents overdevelopment within the conservation area.

- Increased overlooking.
- Too close to neighbouring property and would block light.
- The change to levels could potentially cause land slip.
- Who would maintain that part of Shrewsbury Road in front of the site?
- Negative impact on wildlife.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Drainage Section - No objection.

Environmental Health - No objection.

designforsecurity - No objection.

United Utilities - No objection.

Wildlife Officer - No objection.

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
H2/6	Garden and Backland Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN7	Pollution Control
EN8/1	Tree Preservation Orders
SPD1	Open Space, Sport and Recreation Provision
NPPF	National Planning Policy Framework

Issues and Analysis

Housing Policies - Policy H1/2 - Further Housing Development states that the Council will have regard to various factors when determining a proposal for residential development including the availability of infrastructure, the suitability of the site, the nature of the local environment and the surrounding land uses.

The application site is within the urban area of Prestwich and as such the proposed development would be appropriate in land use terms and would not conflict with the surrounding uses. Furthermore it is considered that there is adequate infrastructure to support the development. Subject to compliance with other policy considerations, the proposed development would be in accordance with Policy H1/2.

The details and layout of the application will need to be considered against the criteria listed in Policies H2/1 - Form of New Residential Development and H2/2 -Layout of New Residential Development as well as guidance provided in SPD16 - Design and Layout of New Development.

Policy H2/1 The Form of New Residential Development sets out factors to be assessed, including

- height and roof style,
- impact on residential amenity,
- density and character of the locality,
- position in relation to neighbours and materials to be used.

Policy H2/2 The layout of New Residential Development relates to layout and states that proposal should take account of;

- car parking and access,

- density,
- space between dwellings,
- landscaping,

Policy H2/6 Garden and Backland Development states that proposals that result in the loss of garden for infill should be resisted unless it is shown that the development would not adversely affect the character and amenity of the area.

Policy EN1/2 relates to general design of a new build on the streetscene and states that proposals should not have an adverse impact on the character of the townscape.

Conservation Area Policies 2/1 Character of Conservation Areas and EN2/2 Conservation Area Control set out various criteria by which proposals affecting conservation areas are assessed.

Visual Amenity and Impact on Conservation Area - The Conservation Area Appraisal and Management Plan for St Mary's Conservation Area states that the main quality of the Prestwich Park Road South/St Ann's Road area is the character created by the large period buildings in generous grounds. The mix of Georgian, Victorian and Edwardian styles combine, together with a mature street and garden landscape, to produce an area of significant character.

The proposed site is of considerable size and is capable of accommodating a single dwelling without appearing to constitute overdevelopment or be out of character within the locality. Indeed, the proposed new plot compares well to the neighbouring garden plots along Prestwich park Road South. The footprint of the proposal at 116.7sqm equates to about 12.3% of the site area.

Historically, the plot, together with the adjacent land at No.7 used to have a pair of Victorian Semi-detached houses on, before their demolition in the early 90's. In terms of siting, the proposed house would be in a very similar position to the previous house on the plot on that part of the existing garden, between Nos.7 and 11 Prestwich Park Road South and as such is considered to be acceptable in that it would not have an adverse impact on character of the conservation area and its surroundings. The site has a road frontage on its north and south sides and in terms of house position, generally reflects the existing residential street pattern along Prestwich Park Road South and Shrewsbury Road.

The traditional design and appearance of the proposed house, with its red brick finish, bay windows and half-timbered gable ends with sash and case style windows is considered to be appropriate within the site and would not be out of character with the Conservation Area in which it is set. From the south (Shrewsbury Road/ Butterstile Lane), the new house would appear as a single storey bungalow in a 'gatehouse' style while from the north (garden) side the house would be two storey and be set into the existing embankment running up to Shrewsbury Road. From Prestwich Park Road South the new house would be viewed at a distance and across what would be within this locality, a characteristically large garden. The mass of the building would be reduced further by the inclusion of a hardstanding in lieu of a garage.

The existing trees within the central and north parts of the garden area would remain in situ as would the boundary hedges along the boundary with Prestwich Park Road South and the neighbour at No.11. The trees and hedges would have the benefit of helping to screening the new build from Prestwich Park Road South and retaining the site's mature character.

Residential Amenity and Layout - The proposed house would be adjacent to the western side of No.11 Prestwich Park Road South and to the south east of No.7. Given the position of the proposed house in relation to these neighbours, it is not considered that there would be any serious issues with regard to direct overlooking of neighbouring gardens and habitable room windows. The windows on the side of the proposed house, facing No.11 are bathroom/WC windows and therefore obscure glazed and would remain as such through a

relevant condition of any approval.

In terms of outlook from neighbouring houses, the height of the new house has been kept down by partly sinking it into the slope. The proposal would meet the 45 and 25 degree rules, outlined in the Council's adopted guidance within SPD 6 Extensions and Alterations, in terms of outlook from the rear windows of No.7 and this is demonstrated in the proposed plan (19A). With regard to the outlook from No.11, the new house would not significantly impede any outlook from main habitable room windows of this property as it is positioned to the side.

In terms of overshadowing of the garden area of the properties on either side, the impact of the new house is considered to be mitigated by the fact that the house would be significantly lower than the existing leylandii hedge that forms much of the boundary along Shrewsbury Road at a height of approximately 4-5m. That the new house would be set into the embankment and has been kept to a single storey above the Shrewsbury Road level is further mitigation and is also noted that there was a two storey house on the site until the early eighties.

In terms of residential amenity, the proposal is considered to comply with UDP policies H2/1, H2/2 and H2/6 and associated guidance.

However, following the previous Planning Control Committee, a daylighting survey to demonstrate the impact on the new house on neighbouring properties has been requested and this should be available to view on the supplementary report. The neighbours either side of the site, at Nos.7 and 11 will be given the opportunity to view the daylighting study and comment.

Parking and Access - The proposed access point onto Shrewsbury Road/ Butterstile Lane, allows for adequate visibility splays. With regard to parking, there would be adequate provision for two cars within the site. The proposal complies with H2/2 and HT2/4 relating to parking and residential development.

Trees and Wildlife - As the site is within a Conservation Area, it is covered by an area Tree Preservation Order. The arboricultural statement from Cheshire Woodlands concludes that the existing trees to the north of the proposed house would not be detrimentally affected by the proposal although one Ash on the Prestwich Park Road South boundary is in poor condition and may need removing. A condition would be attached to any approval requiring permission to remove any tree within the site, including the Ash tree as its removal is not required by the development. Given the limited impact on the trees, it is not considered that the proposal would have a significantly detrimental impact on wildlife. The proposal complies with UDP Policy H2/2 and specific tree policy EN8 Woodland and Trees.

Servicing - Given that there would be no vehicular access onto Prestwich Park Road South, servicing would be from Shrewsbury Road.

Recreation Provision - The application is subject to a Section 106 obligation regarding the payment of a developer contribution to the sum of £3,421.33 towards off-site enhancement to recreational facilities. This is in accordance with the Supplementary Planning Document 1 - Open Space, Sport and Recreation Provision in New Housing Development.

Objectors - The issues with regard to the impact on the character of the area and the amenity of neighbours has been addressed above.

The maintenance of the access from the site would be the responsibility of the applicant. Maintenance of that part of Shrewsbury Road immediately in front of the site would be between the applicant and owner(s) of the unadopted road.

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 proposed dwellinghouse would be in keeping with the existing streetscene and would not have a seriously detrimental impact on the character of the conservation area or amenity of surrounding residents. The access and parking is considered to be acceptable and the proposal complies with UDP Policies and guidance listed. There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

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 HODES/09/337/19A and 20 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.
3. A sample panel of brickwork and mortar, demonstrating the colour, texture, face bond and pointing, not less than 1 sq.m in size, shall be erected on site for inspection, and approval in writing, by the Local Planning Authority prior to the commencement of the development. Samples of the roofing materials and materials for all hardsurfaces shall also be made available for inspection on site. Thereafter the development shall be constructed in the approved materials and manner of construction.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/2 - Townscape and Built Design, EN2/1 Character of Conservation Areas and EN2/2 Conservation Area Control.
4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
5. Prior to the commencement of development, details relating to the proposed boundary wall and gates along the Shrewsbury Road frontage shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
6. 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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. Following the provisions of Condition 6 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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

8. 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. Any subsequent variation of the timetable shall be subject to further written notice.

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.

9. Notwithstanding the approved plans, no trees subject to a Tree Preservation Order, shall be felled, lopped or topped before, during or after the construction period without the prior written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

10. 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. In order to protect nesting birds pursuant to the Wildlife & Countryside Act, 1981.

11. No development shall commence unless and until full details of the construction and maintenance of the proposed retaining wall, adjacent to the boundary with No.7 Prestwich Park Road South, shall be submitted to and approved by the Local Planning Authority. The retaining wall shall be constructed in strict accordance with the approved details and maintained in a safe and stable condition thereafter.

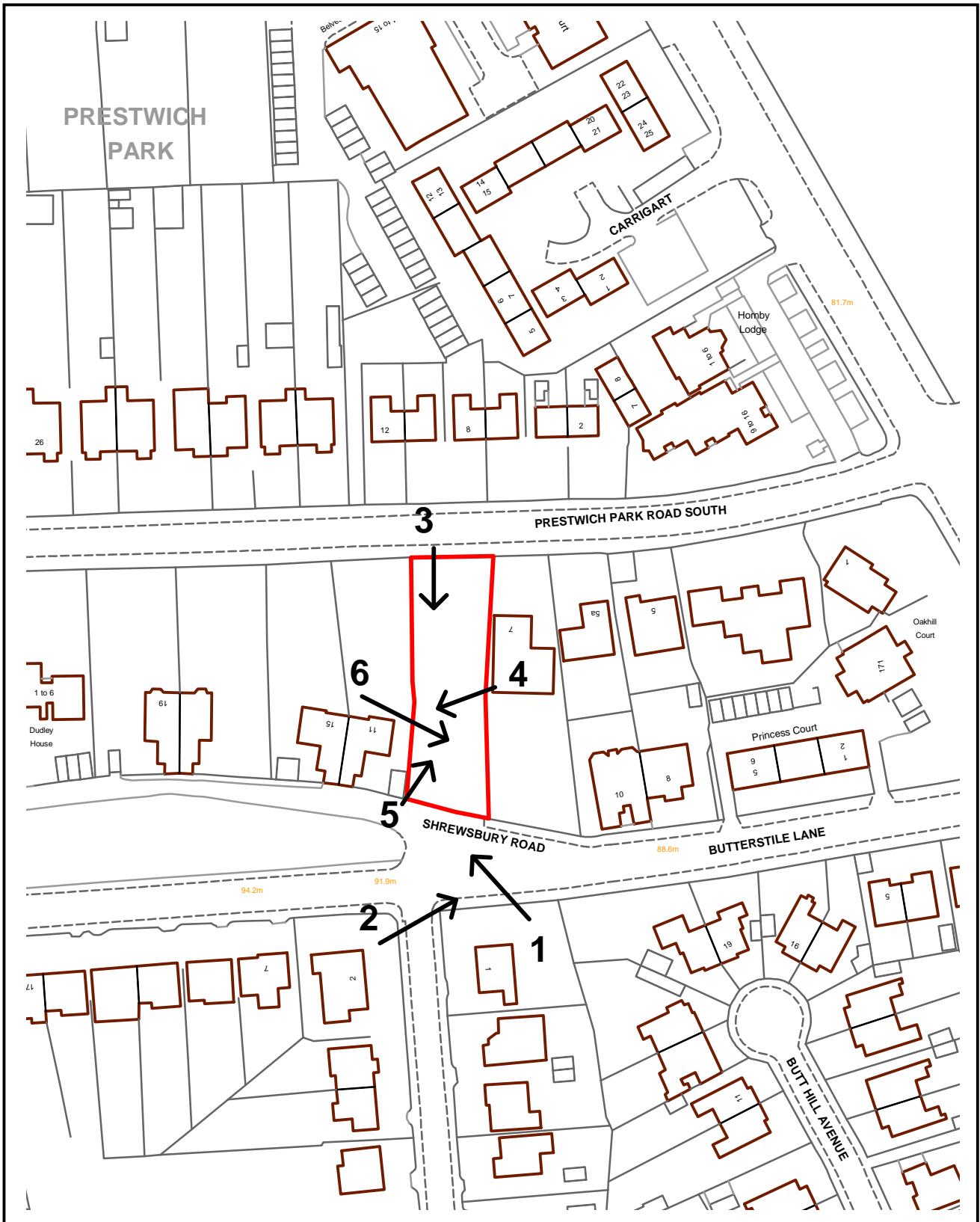
Reason. To ensure the structural integrity of the proposed retaining wall in the interests of public safety and appearance, pursuant to UDP Policies EN1/2 Townscape and Built Design and H2/2 The Layout of New Residential Development.

12. Before the first occupation of the proposed dwelling hereby permitted the windows on the west/side 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 H2/2 The Layout of New Residential Development.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 54993

**ADDRESS: Land between 7 & 11 Prestwich Park Road South
Prestwich**

E D S



1:1250

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54993

Photo 1



Photo 2



54993

Photo 3



Photo 4

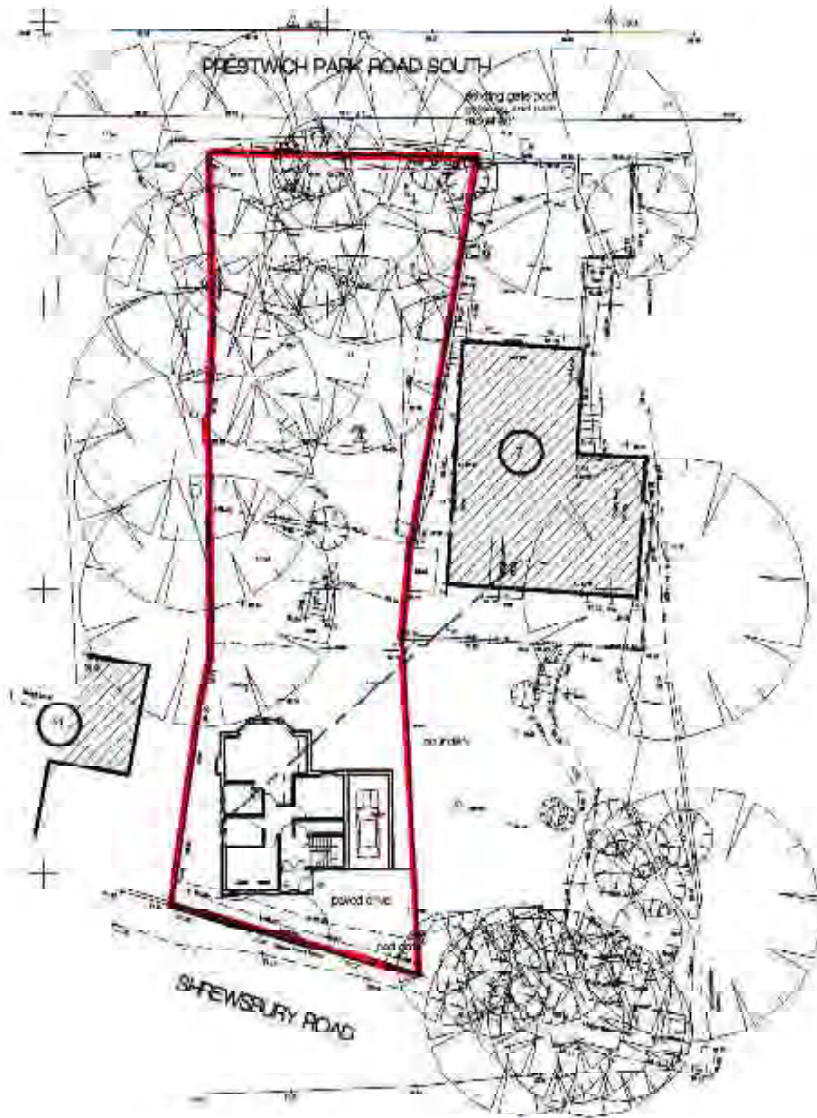


Photo 5



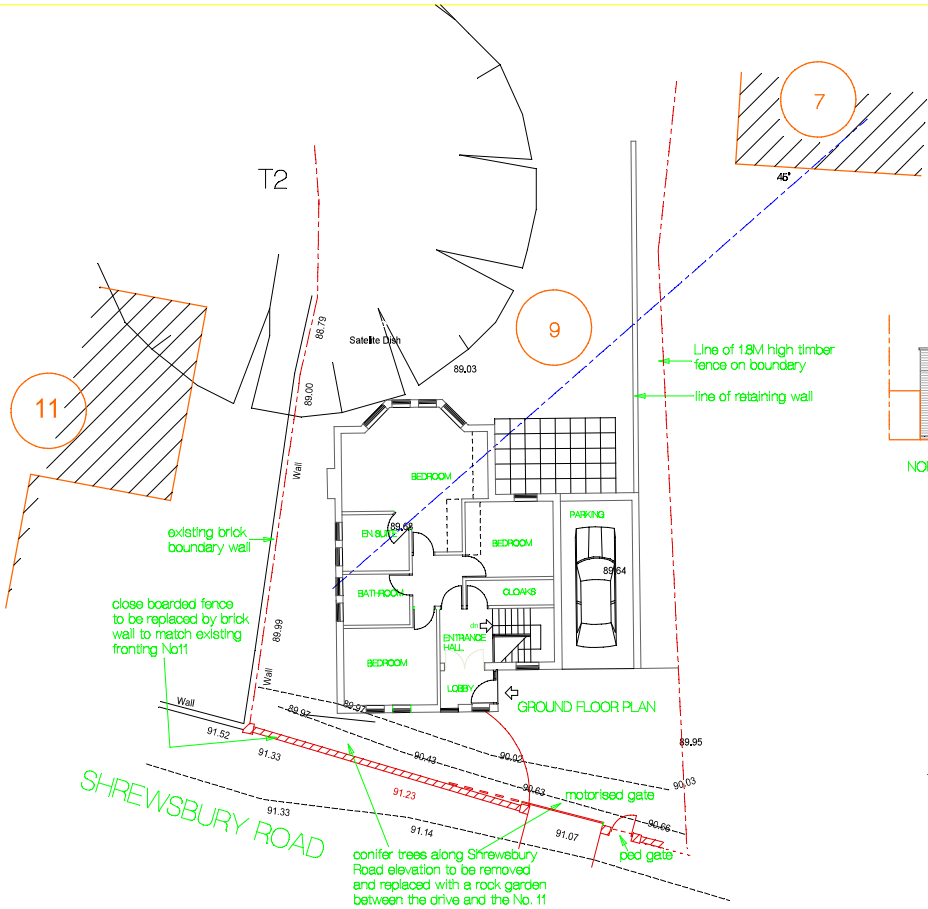
Photo 6





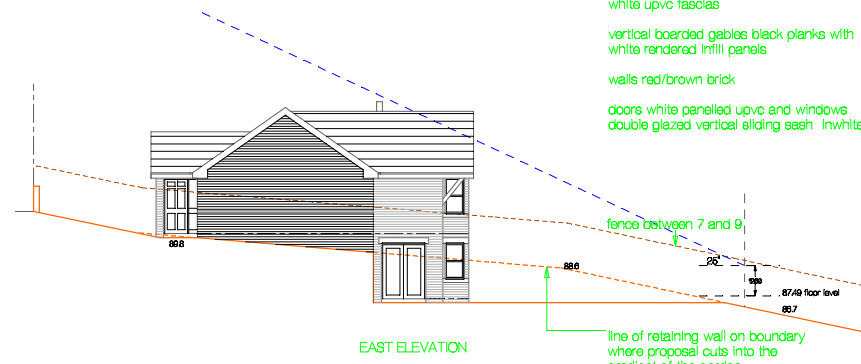
Dr & Mrs R Hodes	
Proposed detached house at No 9 Prestwich Park Road South	
Site Plan	
SCALE 1:500	DRAWN HODES/09/337/20
DATE Feb 2012	REDACTED
CONSULT / CONSULTANT / ARCHITECT 6 PARK ROAD, MANCHESTER, M14 6PL	TEL: 0161 584 4801

A2 of 1502

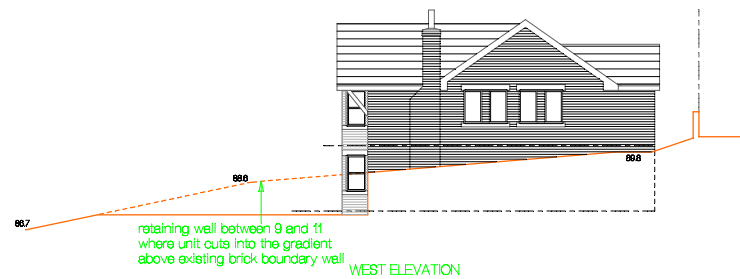
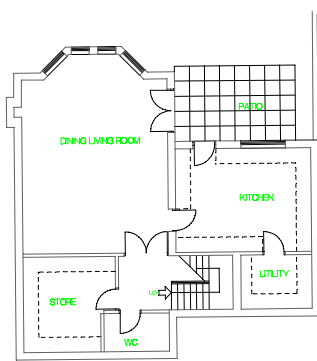


MATERIALS

- roof slate coloured interlocking concrete tiles to match No 11
- rainwater gutters and pipes black upvc with white upvc fascias
- vertical boarded gables black planks with white rendered infill panels
- walls red/brown brick
- doors white panelled upvc and windows double glazed vertical sliding sash in white upvc



SHREWSBURY ROAD



Dr & Mrs R Hodcs	
Proposed detached house at No 9 Prestwich Park Road South	
Plans & Elevations	
SCALE 1:100	DESIGN: HODCS/08/337/19A
DATE Feb 2012	REVISION:
STUART LEVENTHAL ARCHITECT 6 PARK ROAD, MANCHESTER, M14 4JL	
TEL 0161 264 8979	

Ward: Prestwich - Holyrood

Item 03

Applicant: Mr Alsayed Hassan

Location: 5 Bury Old Road, Whitefield, Manchester, M45 6TA

Proposal: 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)

Application Ref: 55118/Full

Target Date: 28/06/2012

Recommendation: Approve with Conditions

Description

The application, which is part retrospective, relates to a two storey commercial property at the corner of Bury Old Road and Kestrel Close, just within Kirkhams Local Shopping Centre. The proposal is a result of negotiations following the enforcement action taken in 2011 and the dismissal of the subsequent appeal in January this year for the unauthorized extension, flue and alterations to the property.

The property is vacant at present but was until recently used as a sandwich and coffee bar serving hot and cold food. There is a small hardstanding at the rear for parking (two cars). The attached property at No.7 Bury Old Road is a laundry whilst directly across Bury Old Road are mixed commercial properties, including a Chinese take-away. To the south-east, across the entrance to Kestrel Close are houses and to the rear, on Kestrel Close itself are a row of four terraced houses.

This application proposes to construct a two storey extension with pitched roof within the rear yard area to enclose the existing rear access to the first floor flat and add a storage area. It would extend out 5.5m from the existing elevation with the new pitched roof set down from the main roof. The other alterations include the provision of a flue at the rear, extending up through the rear extension and the addition of new ground and upper floor windows on the existing gable. The extension would have an escape door on the side and rear and a first floor window to the stairwell on the rear.

A planning application (55009) to extend the opening hours of the business from 7pm to 11pm daily has also been submitted.

Relevant Planning History

10/0609 - Enforcement Notice served on unauthorized development - 20/07/2011. Appeal dismissed 23/01/2012.

55009 - Variation of condition no. 2 of planning permission 32952 to amend the opening hours - Undecided

10/0609 - Enforcement - Creation of window on gable wall and erection of stairs at rear: advertising: flue - Application received.

54928 - First floor/two storey extension at rear (retrospective) - Withdrawn by Applicant 08/05/2012

32952 - Change of use of Shop to Sandwich Bar (Hot and cold food) (A3) - Approved 14/05/1997

Publicity

The following neighbours were notified by letter dated 09/05/2012, Nos.1-8 Kestrel Close, 2, 4a and 7 Bury Old Road, 33 and 35 Guest Road. Two objections have been received from 6 Kestrel Close and 35 Guest Road and are summarised below:

- The flue is an ugly eyesore.

- Overlooking from new windows.
- All of the outside of the building has been painted. The flue and rear elevation in cream. This will discolour quickly and the flue will become even more of an eyesore.
- Access to the first floor via metal steps and walking on a sloping lean-to roof should not be allowed.
- The rear extension will take the building back further than others thus creating a precedent.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Drainage Section - No objection.

Environmental Health - No objection.

Wildlife Officer - No objection. Informative relating to bats.

United Utilities - No objection.

Unitary Development Plan and Policies

S1/4 Local Shopping Centres

S2/6 Food and Drink

EN1/2 Townscape and Built Design

Issues and Analysis

Visual amenity - The extension at the rear, with a pitched roof linking into the existing main roof at a lower level, would not appear to be out of keeping with the existing building and on the general streetscape. The building has been rendered in a cream colour and appears to be better presented than the previous mix of brick and render.

In terms of appearance, the new ground and upper floor windows on the gable are not particularly incongruous given that the property has an established commercial use.

The flue, which has already been fitted, would be, apart from a small section above the proposed new roof, be enclosed within the rear extension. It would have the appearance as a more conventional chimney and therefore would be acceptable and comply with policy.

In terms of visual amenity the proposal is considered to be acceptable and complies with UDP policy EN1/2 Townscape and Built Design.

Residential amenity - With regard to the flue, as with the original approval for the initial change of use in 1997, a condition attached to any approval would require details of the flue to be submitted and approved prior to operation commencing. Given these controls, and the fact that the flue would be enclosed within the extension with insulation, noise and smells would be kept to a level that would not constitute a nuisance to neighbours.

In terms of internally generated noise, this would be contained by suitable sound insulation for the benefit of adjoining occupiers in the first floor flat above. With this precaution, an acceptable living conditions would be achieved.

The impact of the extension on the adjoining property would be mitigated by the presence of a single storey extension within they adjacent yard area and the fact that the extension would set away from habitable room windows.

Objections - The visual impact of the flue would be mitigated by it being, for the most part, enclosed within the new extension and given that the original proposal was granted permission to site a flue at the rear, it would be unreasonable to refuse the application on grounds of its appearance.

With regard to overlooking of No.35 Guest Road, the initial proposal to install a window in the side of the extension, facing this property, has been deleted from the scheme. A small window on the rear gable is now proposed, facing down Kestrel Close. The new windows in

the original gable are situated across Kestrel Close and over 12m from the garden boundary of 35 Guest Road. This distance is considered to be acceptable in terms of privacy.

The issues of signage and lighting are not the subject of this application but subject to further investigation.

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 extension and alterations are not considered to be seriously detrimental to the visual amenity of the locality or residential amenity of the surrounding neighbours. Complies with UDP policies listed.

There are no other material considerations that outweigh this finding.

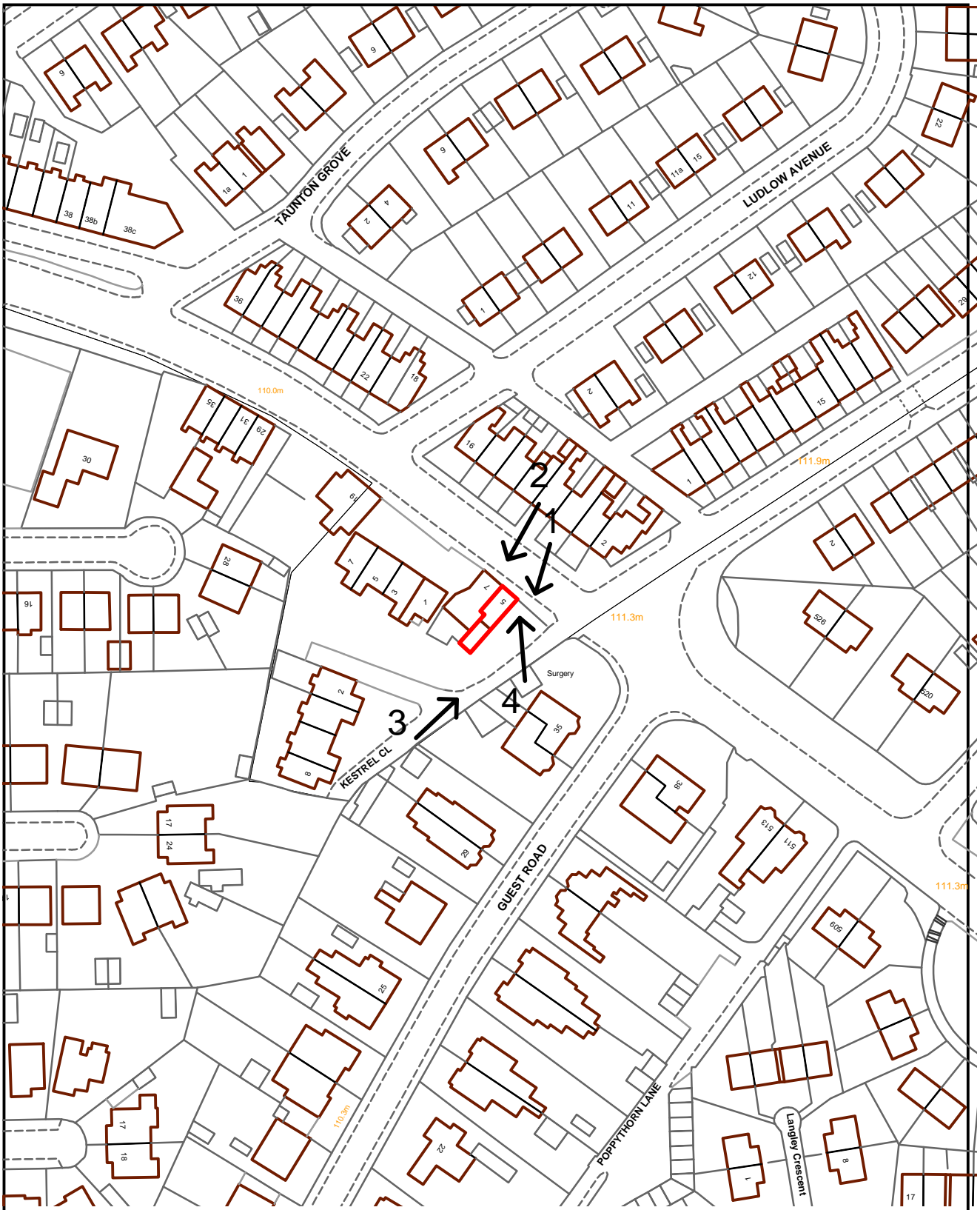
Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings numbered AH/MC/01a, 02c, 03, 04, 05b and 06a 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.
2. 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.
3. The 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 suitably qualified 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.
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.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



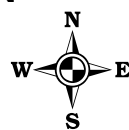
PLANNING APPLICATION LOCATION PLAN

APP. NO 55118

**ADDRESS: 5 Bury Old Road
Whitefield**

Planning, Environmental and Regulatory Services 1:1250

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55118

Photo 1



Photo 2

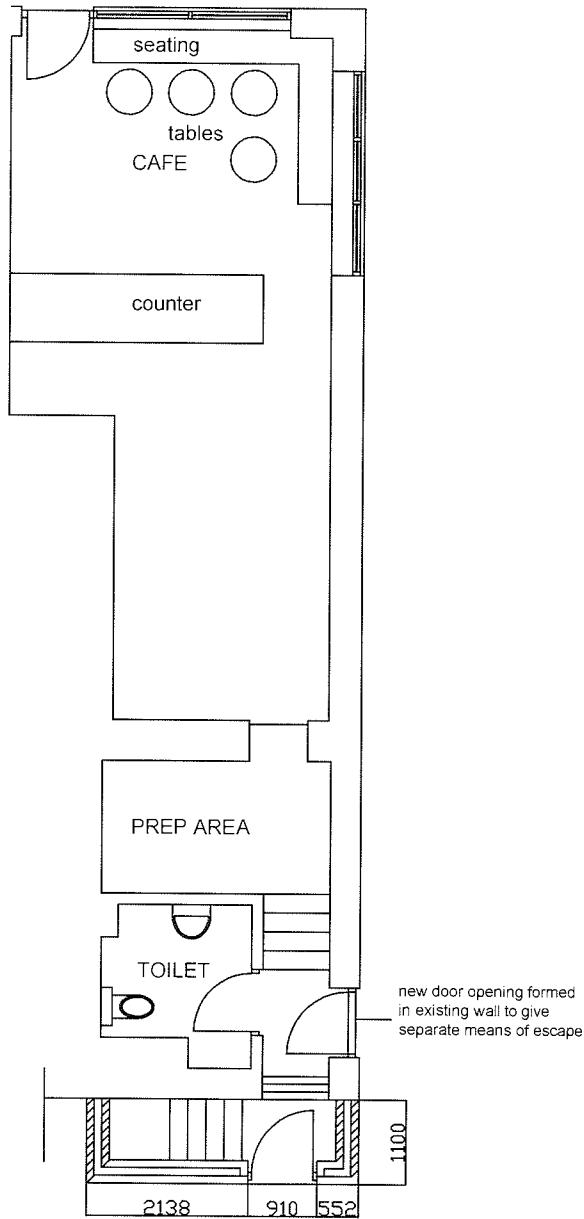


Photo 3

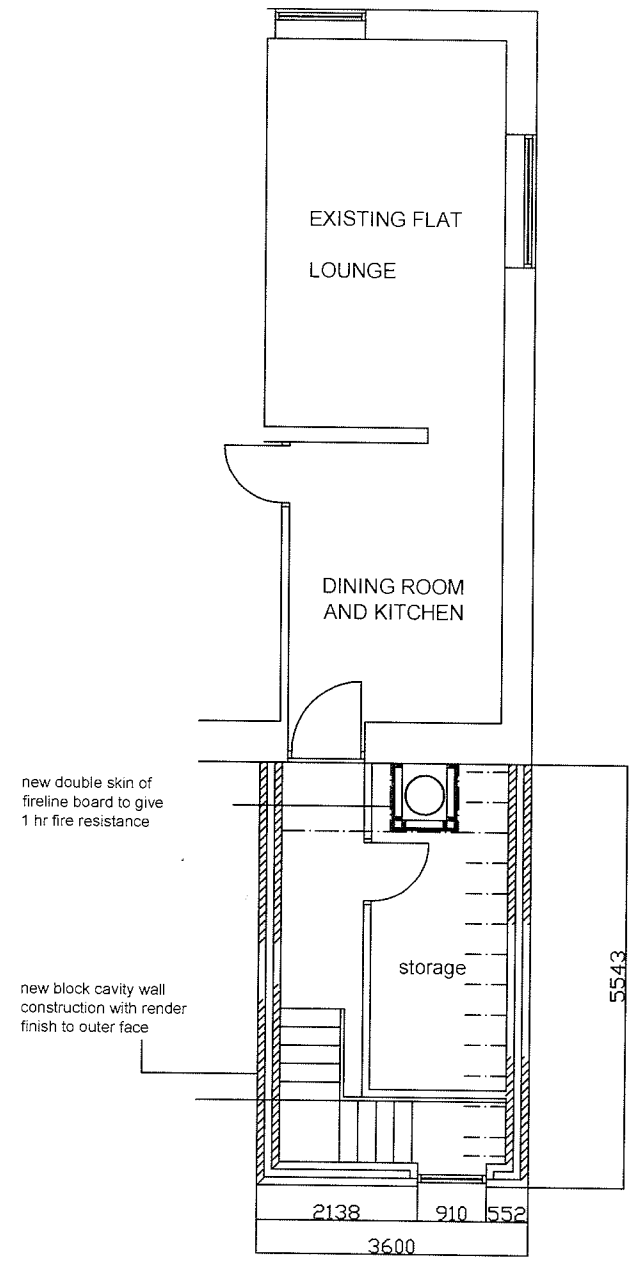


Photo 4

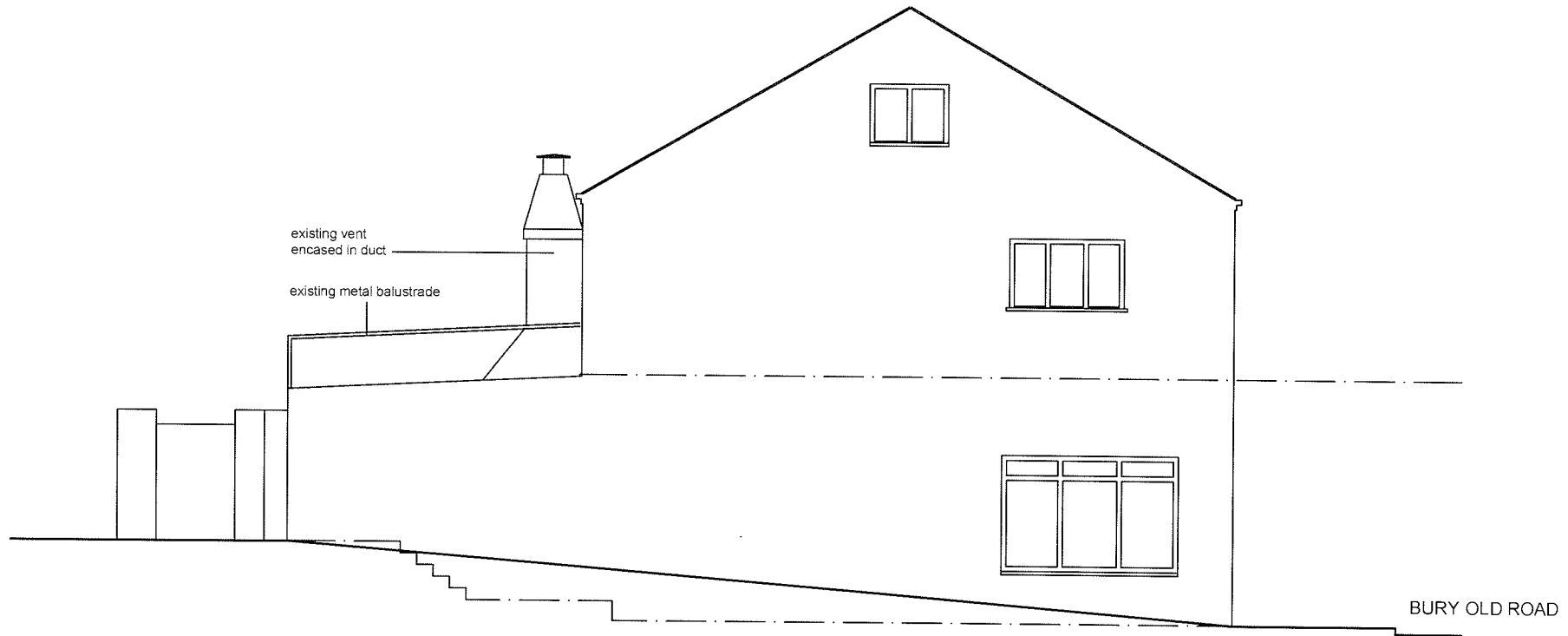




PROPOSED GROUND FLOOR PLAN

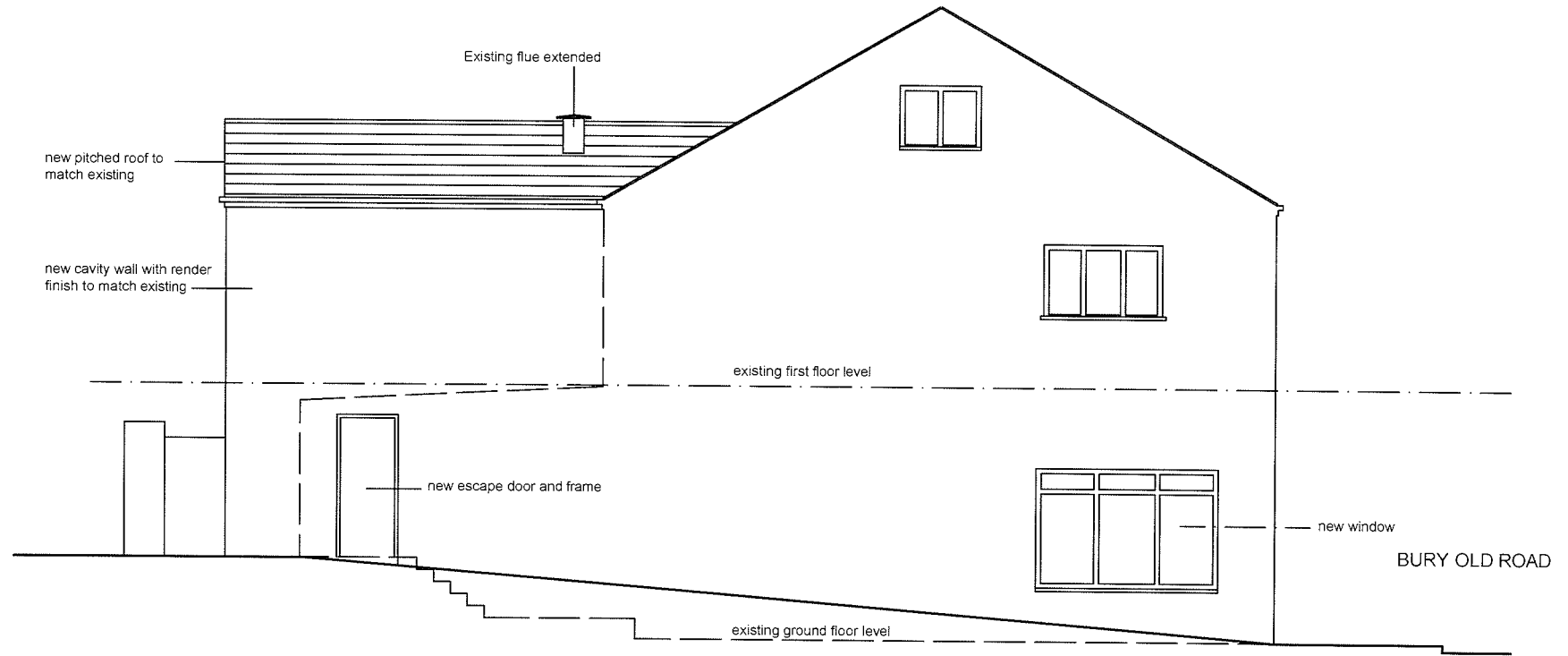


PROPOSED FIRST FLOOR PLAN



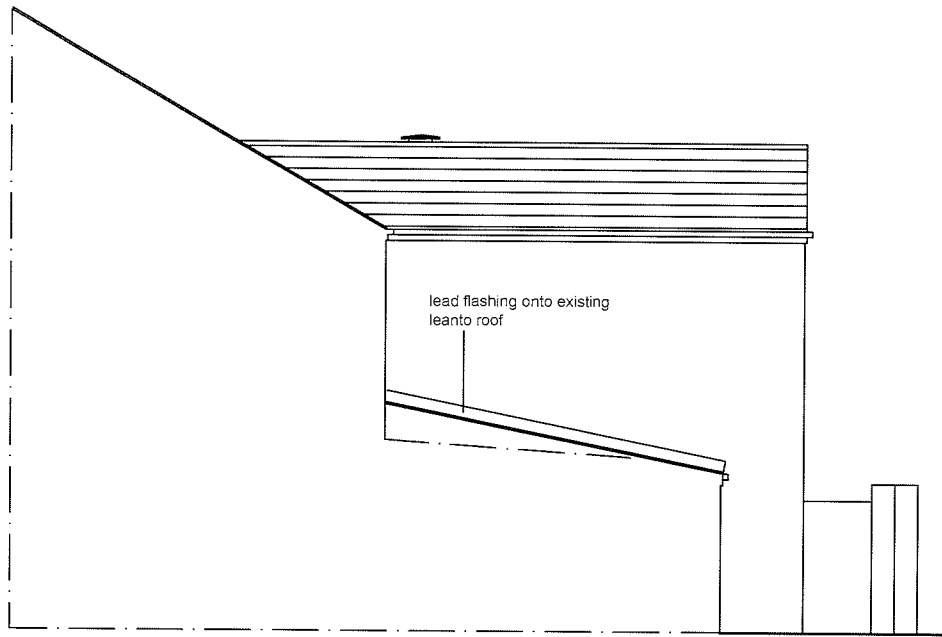
EXISTING ELEVATION TO KESTREL CLOSE

NO 5 BURY OLD ROAD WHITEFIELD
Scale 1 : 100
Date 5.2.12
Drwg No AH/MC/03

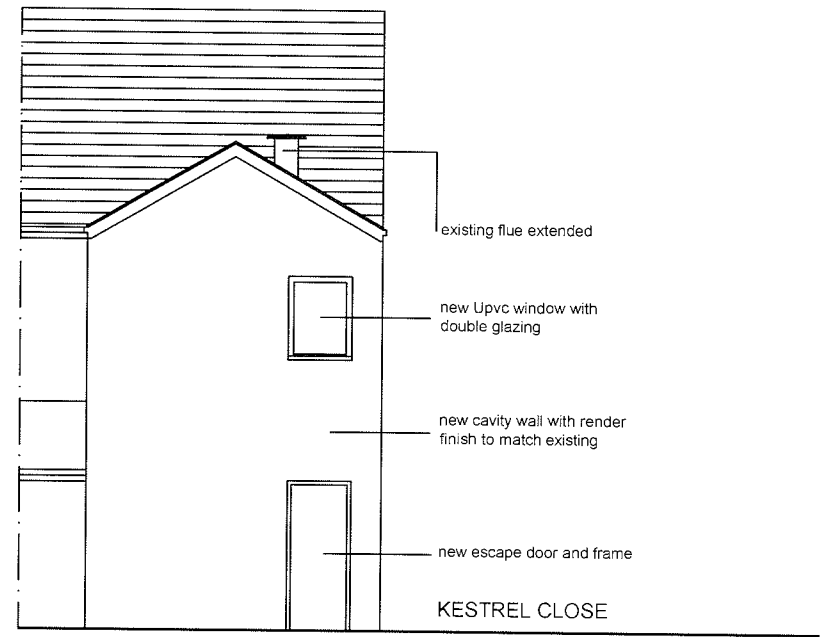


PROPOSED ELEVATION TO KESTREL CLOSE

NO 5 BURY OLD ROAD WHITEFIELD
Scale 1 : 100
Date 25.4.12
Drwg No AH/MC/05b



PROPOSED RETURN ELEVATION



PROPOSED REAR ELEVATION

NO 5 BURY OLD ROAD WHITEFIELD
Scale 1 : 100
Date 25.4.12
Drwg No AH/MC/06a

Ward: Prestwich - Holyrood

Item 04

Applicant: Mr Alsayed Hassan

Location: 5 Bury Old Road, Whitefield, Manchester, M45 6TA

Proposal: Variation of condition no. 2 of planning permission 32952 to amend the opening hours.

Application Ref: 55009/Full

Target Date: 23/05/2012

Recommendation: Approve with Conditions

Description

The application relates to a two storey commercial property at the corner of Bury Old Road and Kestrel Close, just within Kirkhams Local Shopping Centre. The property is vacant at present but was until recently used as a sandwich bar/coffee shop. There is a small hardstanding at the rear for parking (two cars). The attached property at No.7 Bury Old Road is a laundry whilst directly across Bury Old Road are mixed commercial properties, including a Chinese take-away. To the south-east, across the entrance to Kestrel Close are houses and to the rear, on Kestrel Close itself are a row of four terraced houses.

The applicant has refurbished the premises and made external alterations that are subject to a separate planning application on this agenda (55118). This application proposes to extend the opening hours from the current 7pm allowed by the original change of use to sandwich bar (A3) (Application Ref:32952) in 1997 to 11pm daily.

Relevant Planning History

10/0609 - Enforcement Notice served on unauthorized development - 20/07/2011. Appeal dismissed 23/01/2012.

54928 - First floor/two storey extension at rear (retrospective) - Withdrawn

55118 - Flue at rear and new windows to Kestrel Close elevation and first floor extension (retrospective); 2 Storey rear extension to enclose flat escape/main stair and existing first floor terrace (resubmission) - Undecided

10/0609 - Creation of window on gable wall and erection of stairs at rear: advertising: flue - 23/01/2012

32952/97 - A3 Sandwich Bar (Hot and Cold Food) - Approved 14/05/97

Publicity

The following neighbours were notified by letters dated 29/03/2012 and 02/05/2012 - Nos.1-8 Kestrel Close, 2, 4a and 7 Bury Old Road, 33 and 35 Guest Road.. Three objections have been received from 4 and 6 Kestrel Close and 35 Guest Road and are summarised below:

- There are enough take aways around the area,
- Noise nuisance late at night,
- Increased litter,
- Smells from cooking fumes,
- Brightly lit signs on the side and front of the building,
- Hazard from customer vehicles,
- Overlooking from the shop new window.

Residents who have made representations have been notified of the Planning Control Committee meeting.

Consultations

No consultations were necessary.

Unitary Development Plan and Policies

S1/4 Local Shopping Centres

S2/6 Food and Drink

Issues and Analysis

The main issues with regard to the proposed extension of the opening hours would be the impact on the amenity of nearby residents and the affect on traffic. It is also noted that the property diagonally across Bury Old Road (No.2) was in 2010 subject to an appeal over the refusal of a change of use from shop to hot food take-away with hours of opening to midnight (52510/ APP/4210/A/10/2133468).

Residential Amenity - The residential property at first floor, and to a lesser extent houses at the side and rear, are likely to be most affected by the extended opening hours. Those properties closest to Bury Old Road are already subject to traffic noise and general activity on the road and extending the opening hours to 11pm would not cause serious harm to the amenity of these residents to a level that would warrant refusal of planning permission. The residents to the rear on Kestrel Close are set well back (approx 25m) from the site and would not be seriously affected by noise and activity from the cafe. There is currently space at the rear of the property for two cars and with limited space on surrounding roads, whilst there is potential for noise disturbance from customer traffic this would not be so serious to warrant refusal of planning permission. This stance is reflected in the views of the Planning Inspector for the appeal for the change of use to A5 hot food take-away, across Bury Old Road at No.2. In this case a condition was attached to the decision restricting the opening hours to 11pm.

In terms of internally generated noise, this would be contained by suitable sound insulation for the benefit of adjoining occupiers in the first floor flat above. With this precaution, an acceptable living conditions would be achieved.

Traffic - Whilst the site is within a local shopping centre, a certain number of customers would arrive by car. As the existing unit has approval to open until 7pm, any assessment of traffic generation would be based on that time between 7pm and 11pm. It is noted that parking is restricted directly in front of the site on Bury Old Road but there is space to the rear for two cars to park with additional on-street parking on surrounding streets. As can be seen from the 2010 Appeal decision at No.2 Bury Old Road, on the opposite side of the road, only limited weight can be given to concerns of this nature and in this case, they are not sufficient to warrant refusal.

Objections - The objection to the principle of the use of the property as a take-away is not an issue that can be addressed in this application as the proposal is for the extension of the opening hours of the previously approved sandwich bar/cafe use (A3). However, the particular issue of late night opening is material and has been addressed above. The site is within a local shopping centre and fronts onto a busy main road where the ambient noise levels are higher than in the quieter residential area. Therefore the impact of later opening is mitigated to a sufficient degree.

The issue of cooking fumes can be adequately dealt with by an appropriate condition requiring details of the flue to be submitted.

The issue of litter is an ongoing issue in most commercial centres. With the use being a cafe rather than a take-away, there should not be a particular issue with regard to litter.

The issue of traffic has been addressed above.

The issue of overlooking cannot be dealt with on this application but is addressed in the other application on this agenda for an extension and alterations on this property.

The issue of signage and lighting would be addressed under separate advert regulations.

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 extension of opening hours to 11pm within the established shopping centre and on a main throughroute is not considered excessive or likely to cause serious detriment to the residential amenity of the immediate neighbours. The proposal is considered acceptable and complies with UDP Policies listed. 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. The use hereby permitted shall not be open to customers or for deliveries outside the following times: 0800 to 2300 daily.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S1/4 Local Shopping Centres and S2/6 Food and Drink of the Bury Unitary Development Plan.
3. The extended opening hours shall not commence 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 suitably qualified 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.
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.
4. The extended opening hours shall not commence until details of a litter collection point have been submitted to and approved in writing by the local planning authority. Thereafter trading shall only take place while the litter collection point is installed and available for use.
Reason. In the interests of amenity pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 05

Applicant: Mr Jonathan Ofield

Location: Hollingrove Stables, Redisher Lane, Hawkshaw, Bury, BL8 4HX

Proposal: Conversion of stables to dwelling

Application Ref: 55070/Full

Target Date: 11/06/2012

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

Description

The site contains two single storey buildings, which have both been used as stables. The large one is an L-shaped building and is constructed from stone and render with a slate roof. The second smaller building is constructed from timber and is located to the south of the large stone building. The land slopes away to the south and as such, the timber stables is some 0.6 metres lower than the stone stables building. There is a large area of hardstanding to the east of the site and a block paved area in front of the stables building. The site is accessed from Redisher Lane, which forms the boundary to the north of the site.

There is a cluster of dwellings located to the north of the site (on the opposite side of Redisher Lane. Two (The Old Farmhouse and Hollingrove Farm) are Grade II listed and all are constructed from stone and slate.

The proposed development involves the conversion of the stone stables building to a dwelling. The stone stables building would be extended in footprint by 1.1 metres to meet the existing overhang of the roof and a porch would be added to the eastern elevation. The timber stables building would be demolished and this would form the garden curtilage. The boundary to the site would be marked by a post and rail fence or a hedgerow. The dwelling would be accessed from Redisher Lane and the large area of hardstanding to the east of the site would be removed and a 3 metre wide access would be provided across the land.

Relevant Planning History

36605 - Stable block at land to southwest of Hollingrove Barn, Redisher Lane, Hawkshaw. Approved with conditions - 7 July 2000.

46359 - Construction of manege with lighting at land to south west of Hollingrove Barn, Redisher Lane, Hawkshaw. Refused - 17 October 2006

01024/E - Stables conversion at land adjacent to Hollingrove Barn, Redisher Lane, Hawkshaw. Enquiry completed - 28 February 2012.

Publicity

7 neighbouring properties (The Old Farmhouse, Hollingrove Farm Cottage, Hollingrove Cottage, Hollingrove Farm, Dandy Hall, Redbrook, Redisher Lane, Holcombe Moor Camp, Spenleach Lane, were notified by means of a letter on 16 April and site notices were posted on 17 April 2012.

4 letters have been received from the occupiers of Redbrook, Dandy Hall, The Old Farmhouse, Redisher Lane; 2 Lower Redisher, which has raised the following issues:

- The access road (Redisher Lane) cannot cope with any additional traffic.
- The access road is unadopted.
- The site is located within the Green Belt and is not suitable for more housing.
- The application would set a precedent for all stables to be converted to residential dwellings.
- Any buildings to be converted should be of historical value and at least 50 years old.
- The conversion to a bungalow would have an adverse impact upon the historic settlement of Hollingrove Farm.
- The building needs to be extended by approximately 25% to create the proposed dwelling.
- The stables were used until recently. As such, the application contains inaccurate declarations.
- The building has no architectural merit and it's character would change as a result of the alterations.
- There is no reason why the building could not be continued to be used as a stables.
- The extension of the building and the creation of a residential curtilage would materially impact upon the openness and visual amenity of the Green Belt.
- Extensive glazing and rooflights would change the appearance of the building.
- The proposed development would not enhance the character or appearance of the recently approved extension to the Holcombe Village Conservation Area and the two Grade II listed buildings.
- The proposed conversion would generate additional traffic and would contribute to congestion on the land at peak hours.
- Redisher Lane is a bridleway and increased traffic would pose a hazard to walkers and horseriders.
- The proposed development would be detrimental to residential amenity through greater noise and activity and greater illumination of the site at night time.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to turning facilities, car parking and residential sprinklers.

Drainage Section - Comments awaited.

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

Wildlife Officer - No objections, subject to the inclusion of a condition relating to nesting birds and an informative relating to bats.

Public Rights of Way Officer - Comments awaited.

Waste Management - Comments awaited.

United Utilities - No objections.

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
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN9/1	Special Landscape Areas
OL1/4	Conversion and Re-use of Buildings in the Green Belt

RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision

Issues and Analysis

Principle - The National Planning Policy Framework (NPPF) states that the re-use of buildings within the Green belt would not be inappropriate development providing that they are of permanent and substantial construction.

Policy H1/2 states that all new residential development should make a positive contribution to the surrounding area and should have regard to the heights and roof types of adjacent buildings, the position and proximity of neighbouring dwellings and the density and character of the surrounding area.

Policy OL1/4 states that the conversion and re-use of buildings within the Green Belt will be permitted providing that the proposal would not have a materially greater impact than the present use upon the openness of the Green Belt; the buildings are capable of conversion without major or complete reconstruction; the form, bulk and general design are in keeping with the surroundings and suitable access and the likely traffic can be accommodated without creating a hazard or the need for major road improvements.

The existing building is structurally sound and is capable of conversion. The issues of form, bulk and design, access and traffic will be discussed later in the report. The proposed use would not have a materially greater impact than the present use on the openness of the Green Belt and as such, would be in accordance with Policies H1/2 and OL1/4 of the Unitary Development Plan and NPPF.

Layout/design - SPD8 states that buildings should be preserved in their original form and should be large enough for conversion without substantial extensions. If an addition is unavoidable, extensions should be a subsidiary element of the building and should be simple, small and unobtrusive.

The existing building was constructed with the roof overhanging the front elevation of 1.1 metres. The proposed development would extend the walls by 1.1 metres to sit underneath the roof and a small porch would be added to the eastern elevation. The proposed extension would represent an increase in volume of 25%, which would be within the SPD policy consideration of 33% and would not appear over dominant and given its position, would not impact upon the visual appearance of the building in the Green Belt.

The number of new openings has been kept to a minimum and would be located on the western elevation comprising 3 windows and a rooflight. As such, the majority of the proposed openings would relate to the existing openings. The design of the proposed development would retain the character of a stables building.

The residential curtilage has been drawn tightly around the existing building and as such, would not materially impact upon the openness or character of the Green Belt. Given that the proposed building would be extended and considering the extent of the curtilage, it is proposed to remove permitted development rights to ensure no greater impacts arise from any subsequent extensions. This would be secured by a condition.

The amount of hardstanding on site would be reduced by 81 square metres (approximately one third) and the existing timber stables building would be demolished. As such, the removal of the hardstanding and timber stables would increase the openness of the Green Belt. The proposed access drive would be constructed from gravel, which would be more

appropriate within the Green Belt. The bins would be stored to the south of the proposed dwelling and would be screened from view by the difference in levels.

Therefore, the proposed development would be acceptable in terms of design and would be in accordance with Policies EN1/1, EN1/2, OL1/4 and H2/1 of the Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and is relevant in this case. The SPD states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between habitable room windows and a two storey blank wall.

There would be 27 metres from the proposed dwelling to the nearest residential dwelling, which would be in excess of the aspect standards. The proposed opening to bedroom 2 would be close to the boundary of the site and would be obscure glazed. A rooflight would provide additional light to this room and as such the proposed development would not prevent redevelopment of the adjacent land.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring residents and would not prevent redevelopment of the adjacent site.

Bats - A bat survey was submitted as part of the application. The survey concludes that the proposal is unlikely to impact on the favourable conservation status of bats and no mitigation is necessary. The survey found that the building has been used by swallows to nest. An appropriate alternative nest should be provided before work commences and this would be secured by a condition. The Wildlife Officer has no objections to the proposal, subject to the inclusion of a condition relating to nesting birds. Therefore, the proposed development, subject to conditional control would not cause harm to protected species and would be in accordance with Policy EN6/3 of the Unitary Development Plan.

Highways issues - The proposed development would be accessed from Redisher Lane, which serves 18 dwellings and approx 8 holiday lets. The applicant has provided a plan, which indicates that there are 11 passing places along the lane, which would be acceptable. As the proposed dwelling would be located over 250 metres from the single access point, residential sprinklers would be required and this would be secured by a condition.

The existing stables would generate some traffic, albeit occasional movements. The proposed development is likely not to result in a significant increase in traffic along the access and as such, would be acceptable. The Traffic Section has no objections to the proposal, subject to the inclusion of conditions relating to turning facilities, car parking and residential sprinklers. Therefore, the proposed development would not be detrimental to highway safety.

Parking - SPD11 states that the maximum parking standards should be 2 spaces per 3 bedroom dwelling. The proposed development would provide 2 parking spaces, which would comply with the maximum. Therefore, the proposed development would comply with Policy HT2/4 of the Unitary Development Plan and SPD11.

Planning Obligations - A contribution of £3,421.33 is sought for recreation provision in accordance with Policy RT2/2 of the Unitary Development Plan and SPD1. This will be secured through a Section 106 agreement.

Response to objectors

The issues relating to access, traffic, extension of the building, external appearance, residential curtilage and the impact upon residential amenity have been addressed in the main report.

In Bury, stables buildings are rarely constructed from stone and are normally constructed from timber to comply with SPD10 - Planning for Equestrian development. This ensures

that timber stables would not be capable of conversion without substantial works. As such, the proposed development would not set a precedent for all stables to be converted to residential use. In any case, each application is assessed on its own merits.

Whilst the building is not a historical one, it does contribute to the character of the area through the use of the materials and the traditional design. The design has retained and used the existing openings, which would retain the character of the building. Therefore, the proposed development would be in accordance with SPD9.

There would be no openings within the northern elevation, which faces the historic settlement of Hollingrove Farm and the external appearance of the building would not change. The design of the proposed conversion has retained the character of a stables building and as such, would not detract from the character or appearance of the Grade II listed buildings or the Holcombe Village Conservation Area.

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 an adverse impact upon the amenity of the neighbouring residents. The proposed development would not be unduly prominent in the streetscene and would not be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

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 SC1, SC2, SC3, SC4, SC5, SC6, SC7, SC8 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.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year 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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

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. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order and Class A of Part 2 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

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

8. The development hereby approved shall not be commenced unless and until full details of proposals to install residential sprinkler systems to BS 9251:2005 or equivalent standard, 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 dwelling is first occupied.

Reason. In the interests of fire safety and to accord with Bury Unitary Development Plan Policy H2/2 - The Layout of New Residential Development.

9. The turning facilities indicated on approved plan reference SC8 shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be 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.

10. The car parking indicated on approved plan reference SC8 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to development hereby approved being occupied 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.

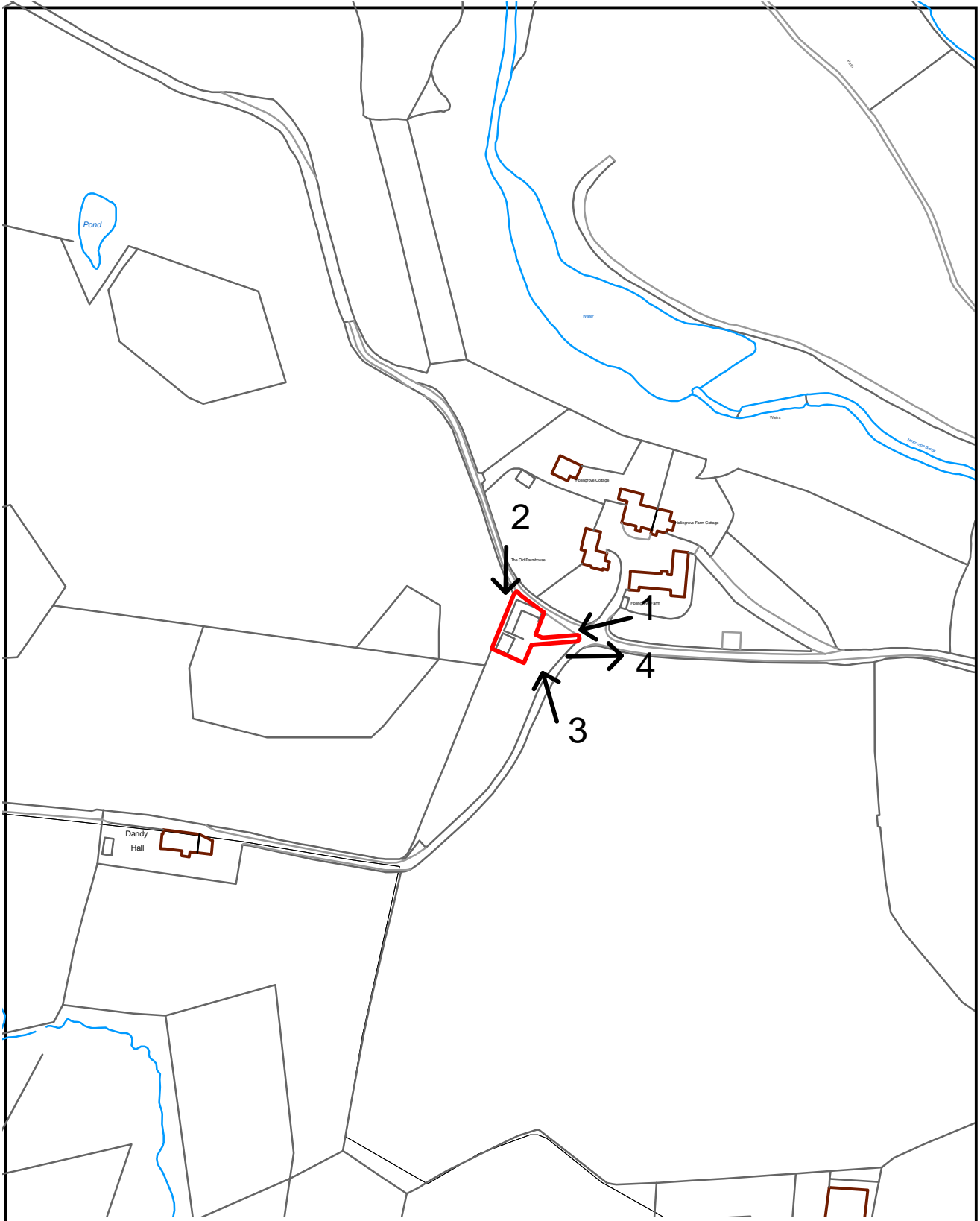
11. Prior to first occupation of the dwelling hereby approved, the timber stables shall be demolished and all hardstanding removed, except the access road indicated on site plan, reference SC8.

Reason. To maintain the openness and character of the Green Belt pursuant to Policy OL1/4 - Conversion and Re-Use of Buildings in the Green Belt and Section

9 of the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55070

**ADDRESS: Hollingrove Stables
Redisher Lane, Hawkshaw**



Planning, Environmental and Regulatory Services 1:2500

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55070

Photo 1



Photo 2

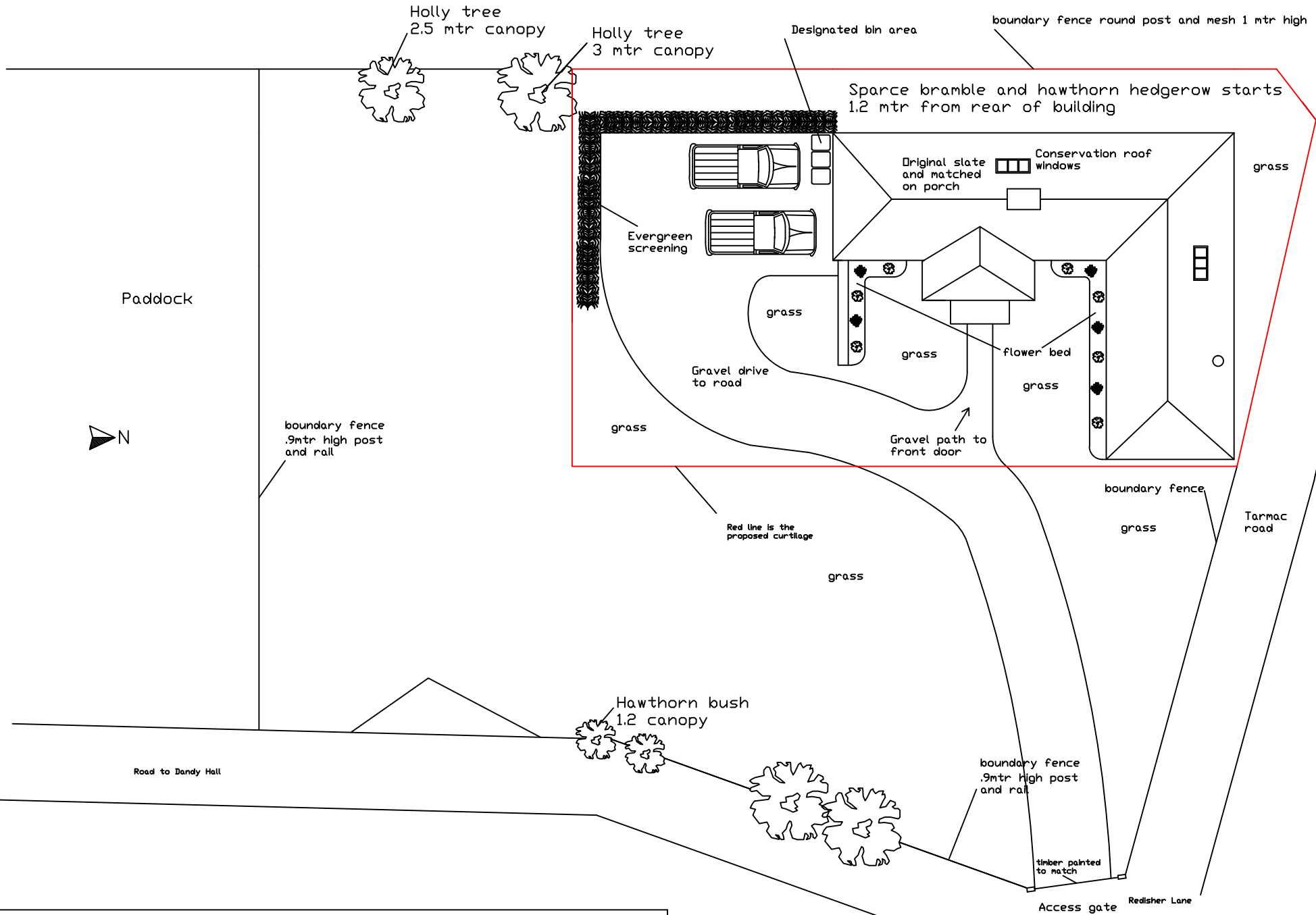


Photo 3

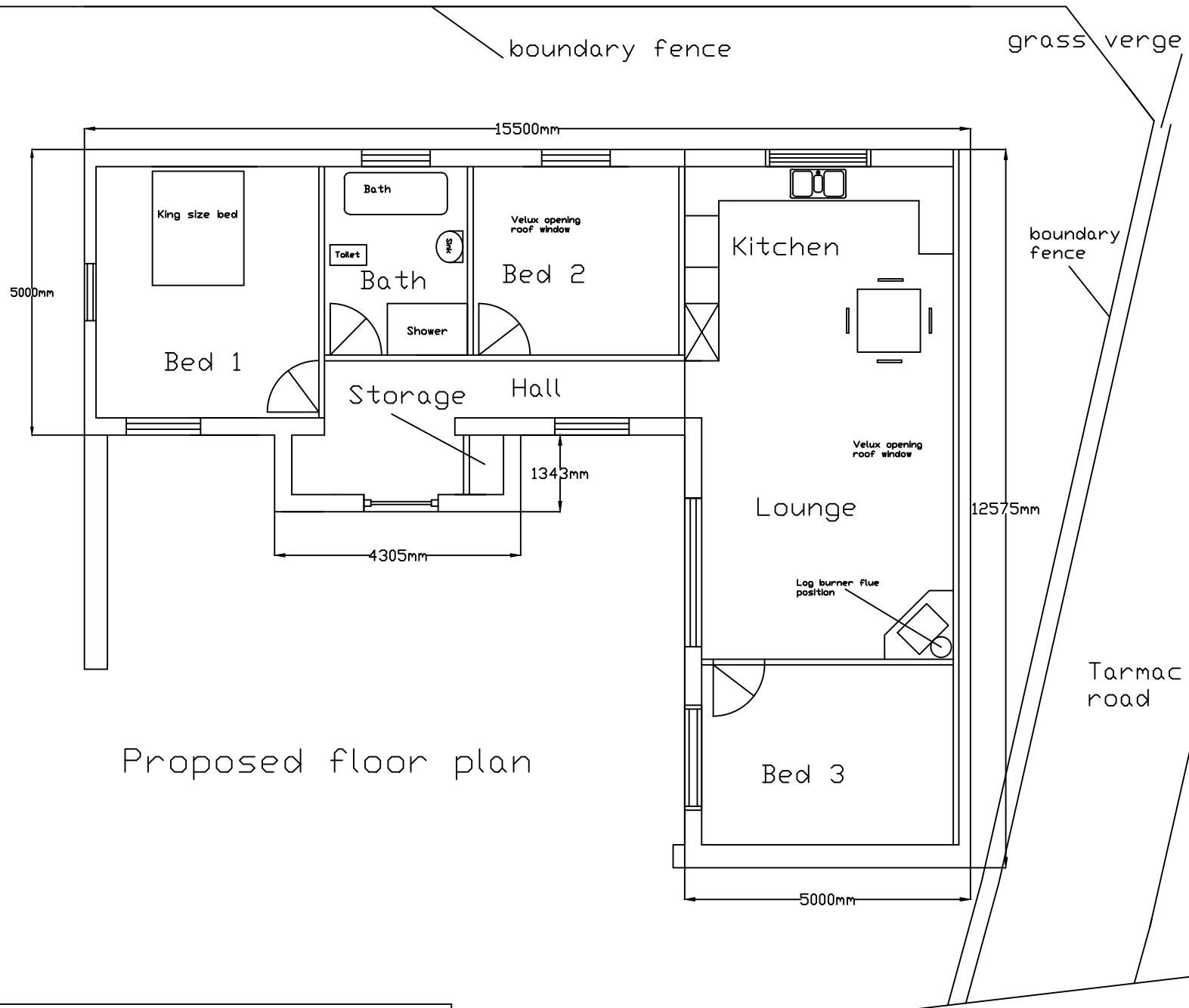


Photo 4



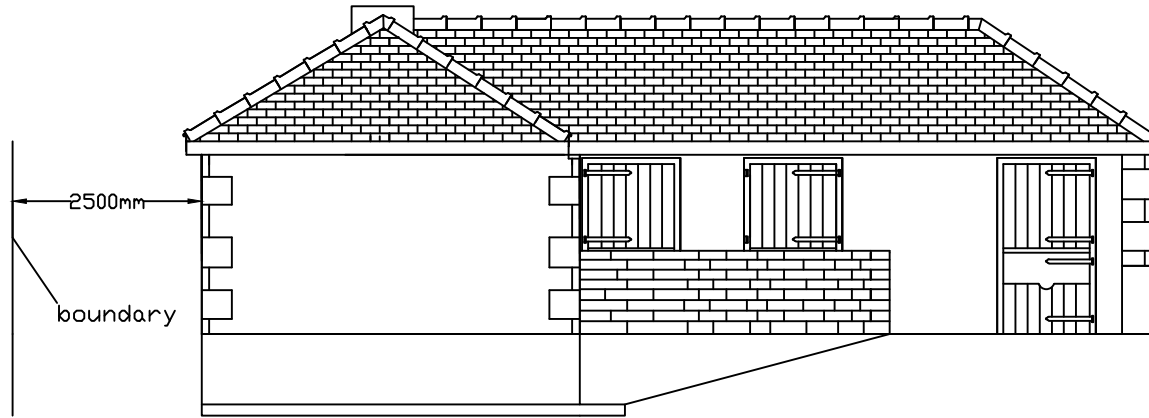


Proposed stables conversion at land adjacent to Hollingrove Farm, Redisher Lane, Hawkshaw, Bury, BL8 4HX

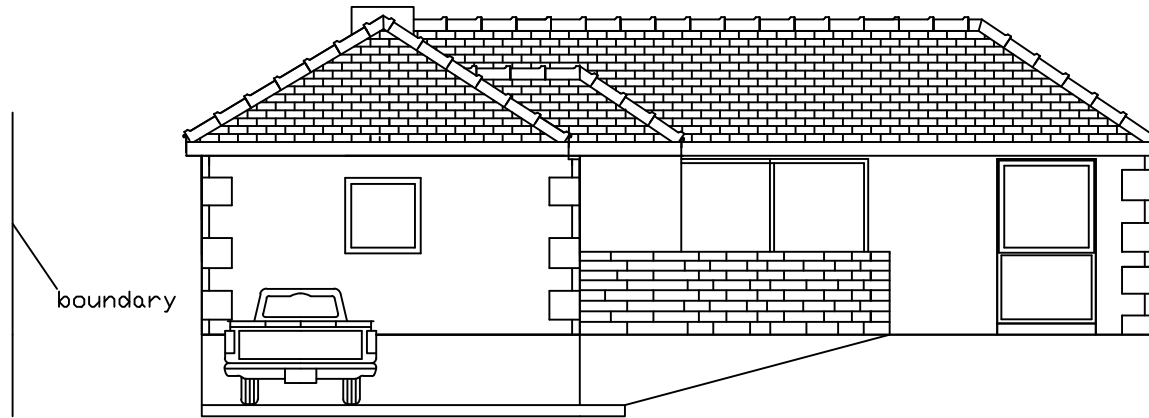


Proposed floor plan

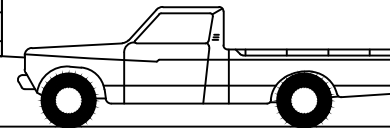
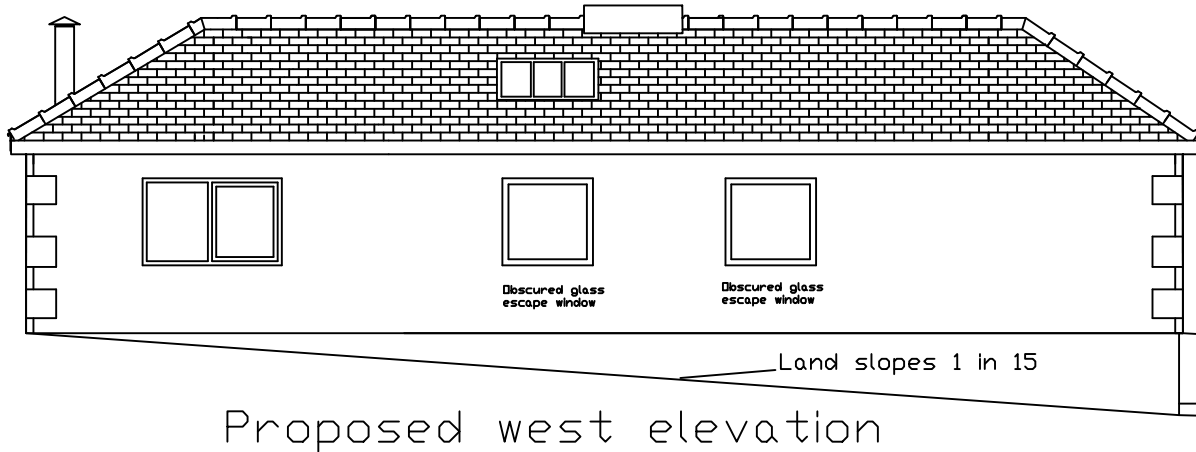
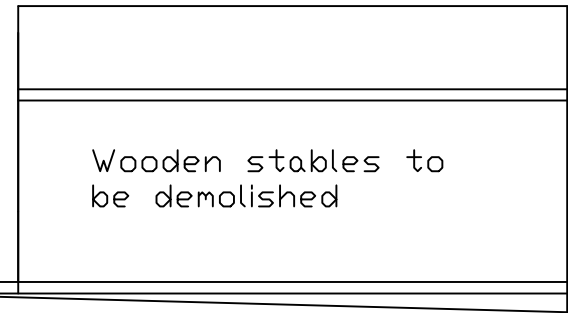
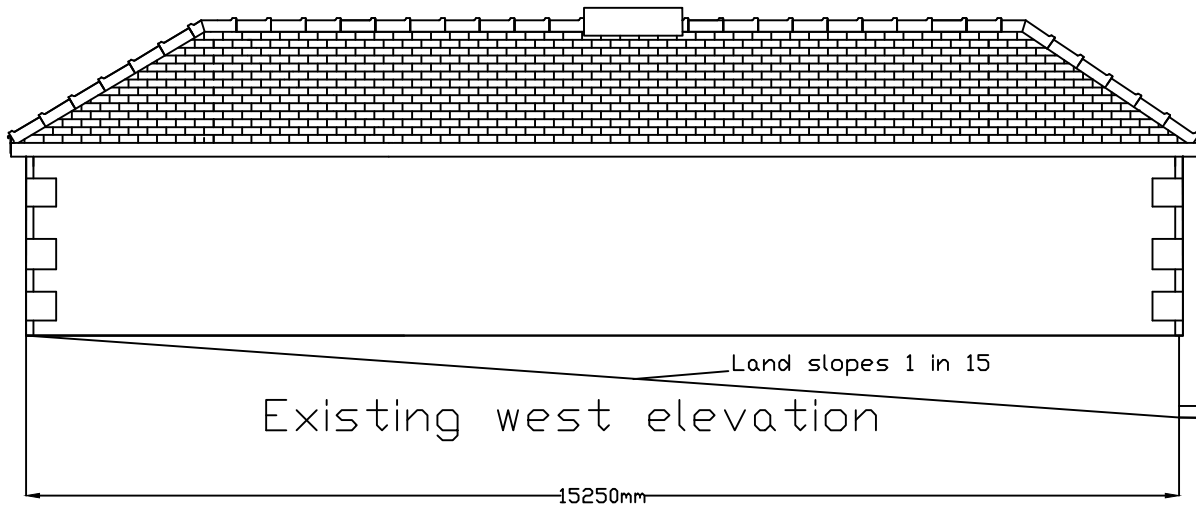
Proposed stables conversion at land adjacent to Hollingrove Farm, Redisher Lane, Hawkshaw, Bury, BL8 4HX



Existing south elevation



Proposed south elevation



Evergreen screening on two sides as plan



Natural land ridge helps to screen parking

Proposed stables conversion at land adjacent to Hollingrove Farm, Redisher Lane, Hawkshaw, Bury, BL8 4HX 55 of 127

Ward: Bury West - Church

Item 06

Applicant: Mr K Hayat

Location: 496 Bolton Road, Bury, BL8 2DU

Proposal: 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

Application Ref: 55103/Full

Target Date: 19/06/2012

Recommendation: Approve with Conditions

Description

The application site is land on which the former semi detached house 496 Bolton Road stood. The area is residential with two storey properties along Bolton Road and bungalows to the rear on Kenmore Avenue.

Planning permission was obtained for extensions and alterations to the property however as works commenced the house was demolished and therefore the permission can no longer be carried out. This application seeks approval for a new two storey detached dwelling with a new vehicular crossing to the front, boundary wall with railings and gate.

There is a separate application 55134 for works to 498 Bolton Road, the previously attached semi, to make good the gable wall and roof and form a separate detached house.

Relevant Planning History

53831 - Two storey extension at side and rear and single storey extension at rear with porch and canopy at front. - Withdrawn by Applicant 03/05/2011

53988 - Two storey extension at side and rear and single storey extension at rear with porch and canopy at front and new drop kerb to allow vehicular access. (Resubmission of 53831) - Approved with Conditions 10/06/2011

54480 - Non-material amendment following grant of planning permission 53988 for: 4 No. rooflights to single storey rear extension; 1 No. rooflight to rear elevation of main roof; Amend approved folding doors on rear elevation to 1 no. door and 1 no. window
Minor changes to ground floor internal walls - Approved 04/10/2011

54483 - Alterations to boundary wall fronting Bolton Road to include railings, electrically operated sliding gate, and the creation of a new vehicular access - Approved with Conditions 09/11/2011

54834 - Single storey annex at rear - Withdrawn by Applicant 23/02/2012

12/0065 - Section 215 Notice served on 12/03/12 taking effect from 15/04/12 requiring, within 90 days, works commence to make good the gable wall and roof to 498 Bolton Road and the tidying of the site at 496 Bolton Road. These works have now commenced.

Publicity

30 notification letters were sent to addresses at 484-506, 487-505 Bolton Road, 19-31 Kenmor Avenue, 26 Windsor Drive. Further notification letters were sent out on 22/05/12 in respect of revised plans. 11 responses have been received from addresses at 484, 493, 491,494, 498,499 Bolton Road and 19, 21, 23, 25, 27 Kenmore Ave. Their concerns in summary are:-

- There should be two applications one for the demolition and one for the intended development.
- The demolition was illegal.
- The applicant has benefited by demolishing the property without permission and now has the opportunity to build a detached property.
- 496 should be rebuilt as a semi detached with the extensions.

- The proposal will create a large detached house that will detract from the character of the neighbouring semi-detached properties.
- The new property will be closer to 494 Bolton Road and affect the amount of daylight and sunlight to the house and garden.
- Impact on light and privacy to 498 Bolton Road.
- Harm to the outlook to 494 Bolton Road from the height and length of the proposal where there were previously trees and hedges.
- Disturbance and possible encroachment to 494 Bolton Road during construction.
- Proximity to the properties to the rear on Kenmor Ave and potential loss of light.
- The design and access statement refers to a home office within the property which may mean a business operating from the property to the detriment of the neighbouring properties.
- Inaccuracies and lack of dimensions on the plans.
- There is a current dispute as to the boundary line between 498 and 496 therefore the newbuild could not take place.
- The lowering of 496 will require underpinning to the property and 498 Bolton Road and this is not shown on the plans.
- The impact on the value of properties in the vicinity the demolition works have had.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections subject to conditions for relating to turning facilities and gates.

Borough Engineer (Drainage Section) - No comments received.

Environmental Health Contaminated Land - No objection subject to conditions relating to contaminated land.

Greater Manchester Police (designforsecurity) - No objections.

Unitary Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN7	Pollution Control
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

Principle - The area is residential and there was a house on the site previously and as such the proposal is acceptable in principle.

Visual amenity and design - The new dwelling would have a significantly larger footprint than the original semi which had approval for extensions of a similar size to the proposed new dwelling. The principal difference being the single storey element to the rear is now 2m deeper.

The plot is of a size that can accommodate the dwelling whilst providing adequate amenity space and off street parking.

The new house would be of a similar height to the adjacent properties with a hipped roof and full height front bay windows with the materials a mix of render and brickwork. The design and materials are considered appropriate and in keeping with the character of the area.

There would be a gap to the front between the former semis of 1.5m and a minimum gap of 1.5m to the opposite side adjacent No.494. When viewed in the street this would be sufficient for there not to be a terracing effect being created which would be out of character with the area.

The front boundary would be in the form of a wall with railings on top to a height of 1.5m which would be in keeping with existing front boundaries along the road.

The proposed dwelling would be in accordance with Policies H2/1 and H2/2 of the adopted Unitary Development Plan.

Residential amenity - Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties (SPD6) sets out criteria that should be complied with in order that proposals do not cause any significant overshadowing, loss of light or privacy to neighbouring properties.

The new property would be two storey with a single storey part to the rear. The two storey rear elevation would be level with that of the former attached property with the single storey part projecting less than 3m from their single storey extension.

No.494, the other adjacent neighbour, has been extended two storey and single storey at the side and the proposal would comply with the 45 degree rule of SPD6 in relation to this property.

No.494 does have one ground floor side window, however it is a secondary window within an extension which is not on the principle elevation and therefore no weight can be given to this.

There would be a distance of 21m to the properties to the rear which exceeds the 20m distance within SPD6 for directly facing habitable rooms windows.

The land also slopes up towards the properties to the rear and the new property would be built at a lower level than the previous property.

Given the significant increase in the size of the proposed dwelling over the original semi detached property and its proximity to adjacent properties it is recommended that permitted development rights are removed in order to control any further extensions or alterations on the property.

With this condition the proposal would comply with SPD6 - Alterations and Extensions to Residential Properties.

Highways Issues - SPD11 - Parking Standard gives a maximum car parking provision of 3 spaces for 4 bedroom properties and above.

The proposal would provide a new vehicular access with a pervious hardstanding providing off street parking for at least two cars. The site is also within a high access public transport area.

The proposed development would comply with UDP Policy HT2/4 and SPD11.

Response to objectors - The issues regarding the scale, design impact on the area and neighbouring properties are covered in the above report.

The demolition and proposed development have been submitted as one application and are assessed as such.

Illegal demolition is dealt with under separate regulations.

There can be no requirement for the original permission to be carried out. Applicants are entitled to submit planning applications for a scheme and have it assessed and determined. This application is for a residential property and would not give approval for any business use.

Inaccuracies on the plans were corrected and further neighbour notification letters sent out. Any requirement for underpinning would not need to be indicated on the plans as it is not part of the assessment of the planning application.

Disturbance during construction, boundary disputes, encroachment and property values are not planning matters.

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 an adverse impact upon the amenity of the neighbouring properties. The proposed development would not be unduly prominent in the streetscene 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 kh5-01, kh5-02B, kh5-03B, kh5-04B, kh5-05B, kh5-06A, kh5-07B 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.
3. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008, or as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed below.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. The proposed sliding gate shall be automatically operated as indicated on

approved plan reference kh05-02 and thereafter maintained at all times, unless otherwise agreed in writing with the Local Planning Authority.

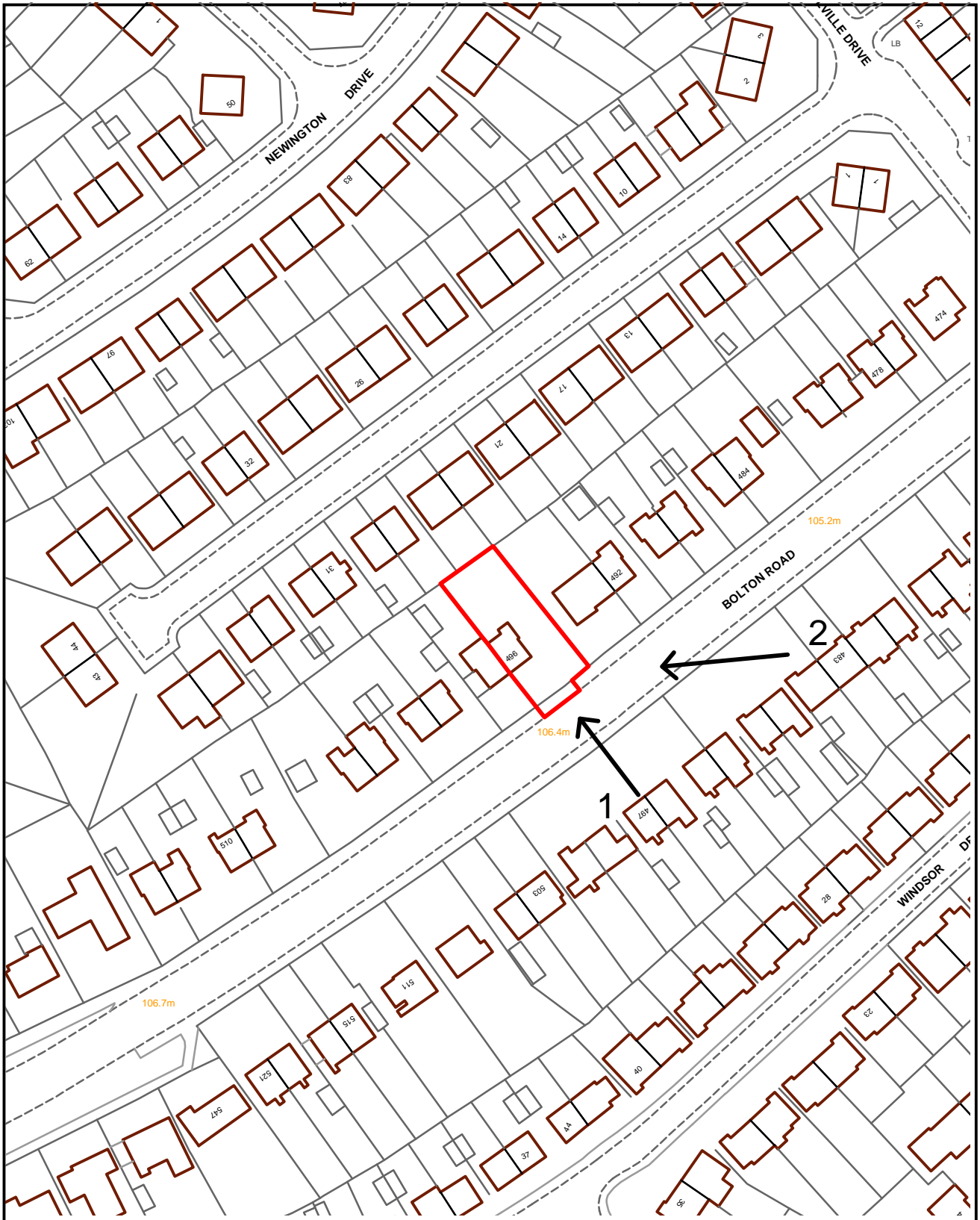
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

7. The turning facilities and rebuilt/extended brick wall indicated on approved plan reference kh05-02 shall be provided prior to the dwelling hereby approved being occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing of vehicles on the highway in the interests of road safety and to ensure that the parking and turning facilities are used in the form proposed pursuant to Policy H2/2 - The Layout of New Residential Development 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 55103

**ADDRESS: 496 Bolton Road
Bury**



Planning, Environmental and Regulatory Services 1:1250

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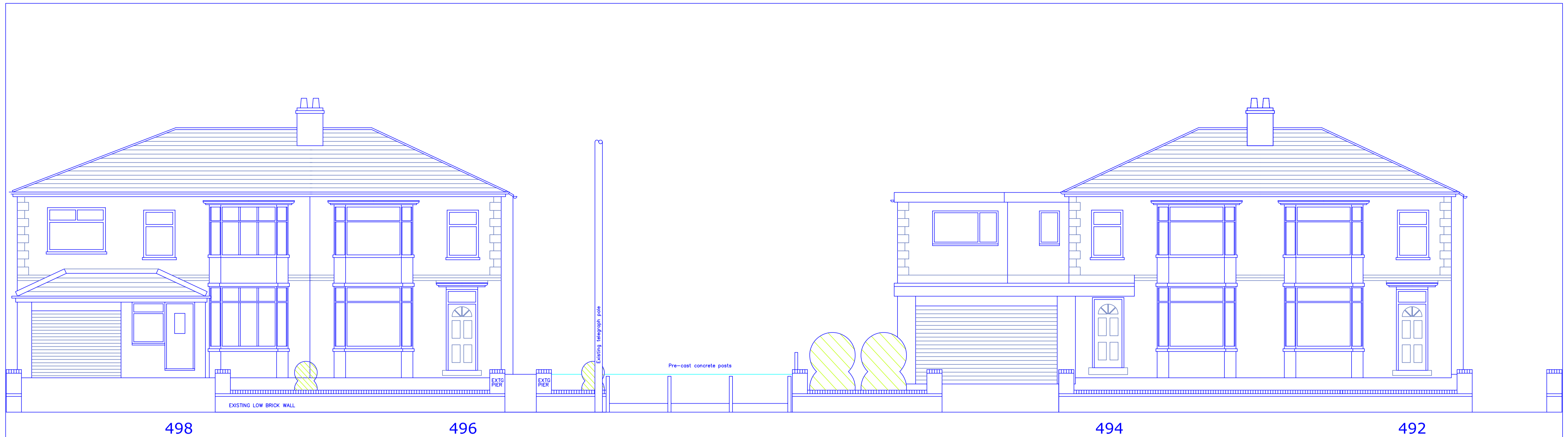
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Photo 1

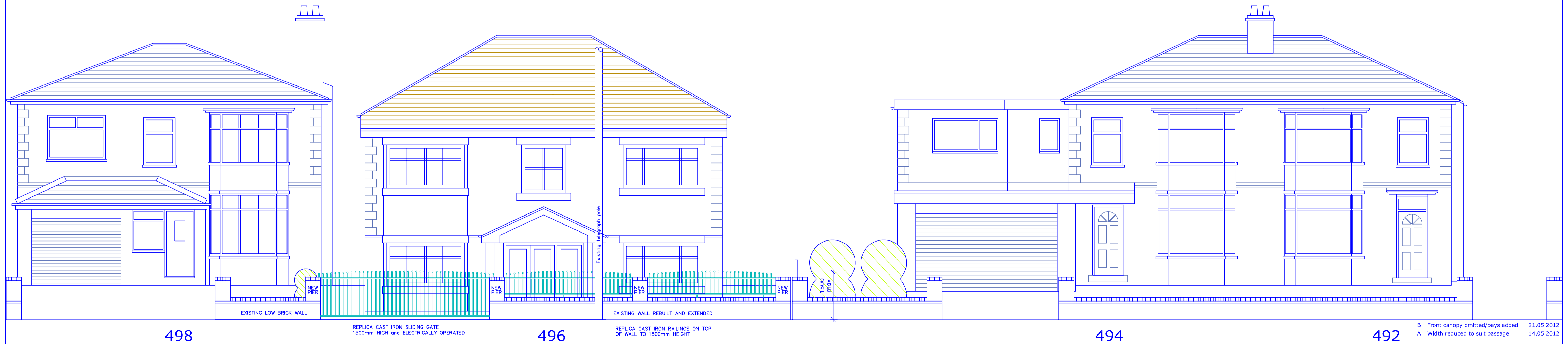


Photo 2





EXISTING STREET ELEVATION ALONG BOLTON ROAD

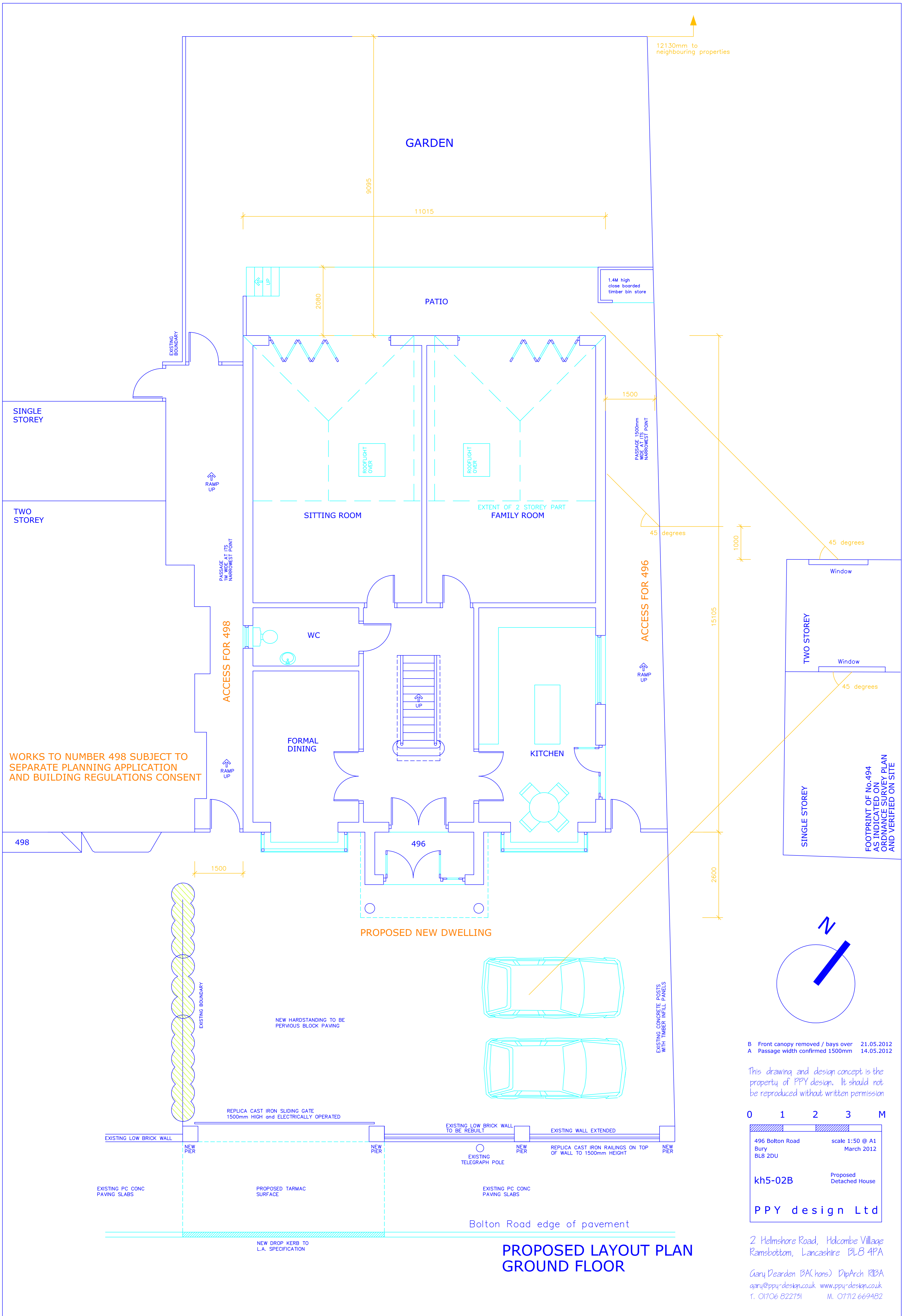


PROPOSED STREET ELEVATION ALONG BOLTON ROAD

B Front canopy omitted/bays added 21.05.2012
 A Width reduced to suit passage. 14.05.2012

0 1 2 3 M

496 Bolton Road scale 1:60 @ A1
 Bury March 2012
 BL8 2DU
 kh5-07B Existing + Proposed
 Street Elevations
 PPY design Ltd



WORKS TO NUMBER 498 SUBJECT TO SEPARATE PLANNING APPLICATION AND BUILDING REGULATIONS CONSENT

PROPOSED NEW DWELLING

B Front canopy removed / bays over 21.05.2012
 A Passage width confirmed 1500mm 14.05.2012

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0 1 2 3 M

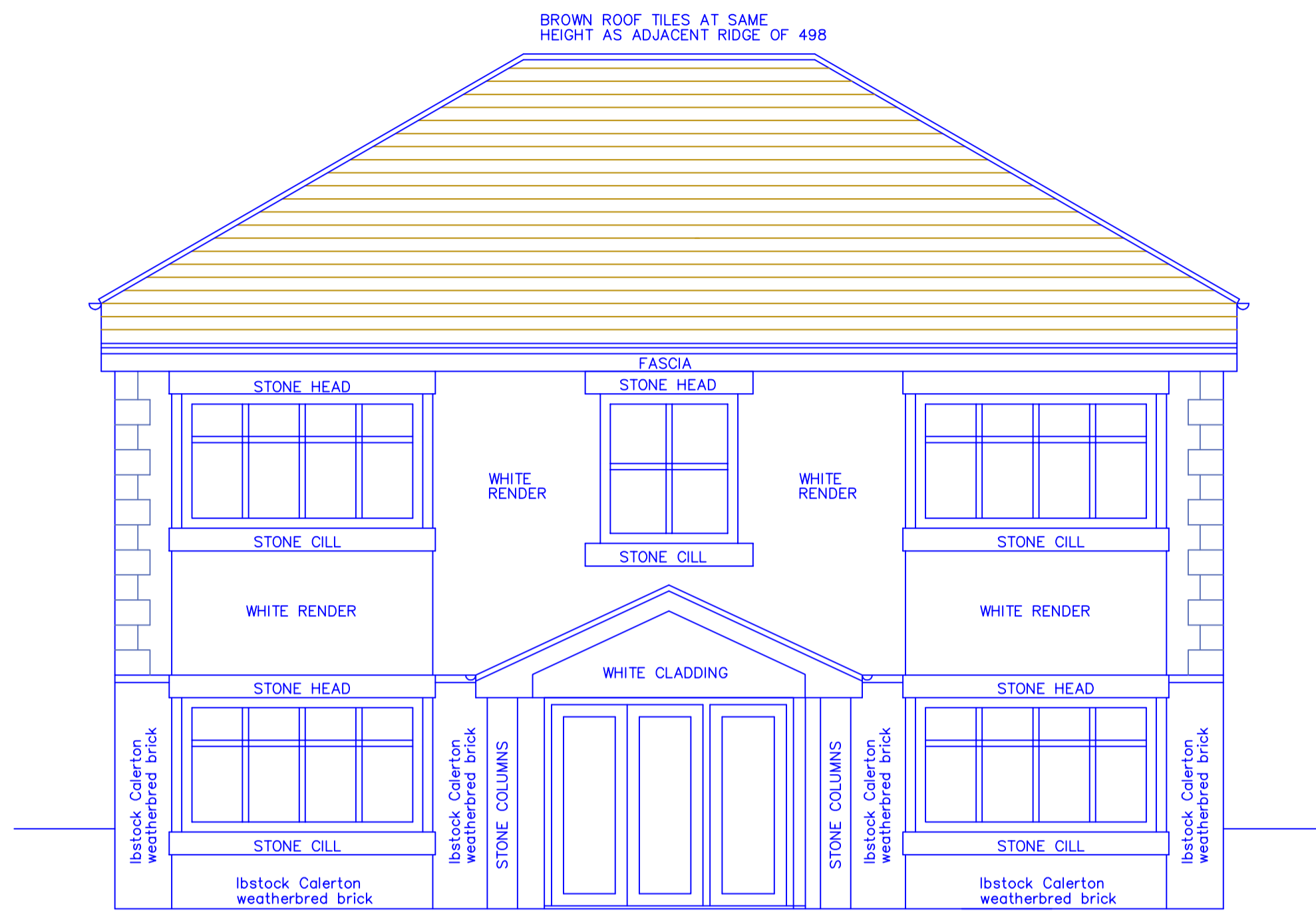
496 Bolton Road scale 1:50 @ A1
 Bury March 2012
 BL8 2DU

kh5-02B Proposed Detached House

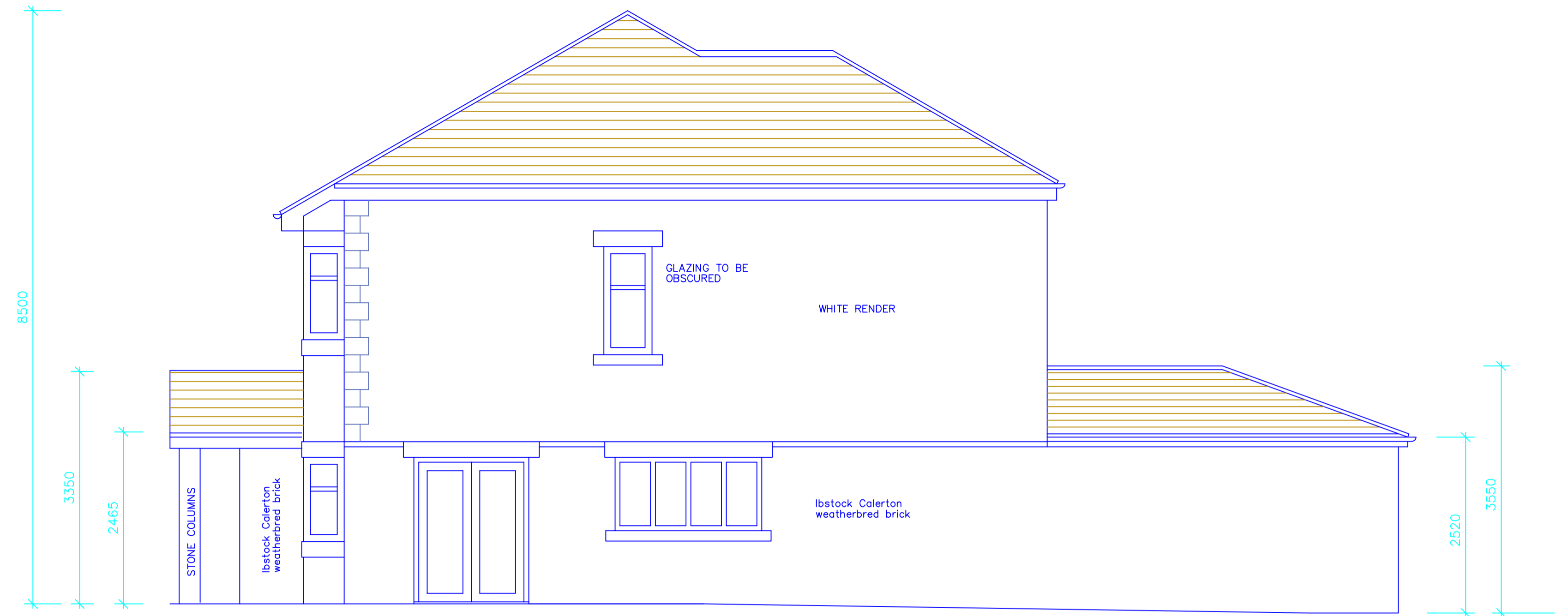
PPY design Ltd

2 Helmshore Road, Holcombe Village
 Ramsbottom, Lancashire BL8 4PA

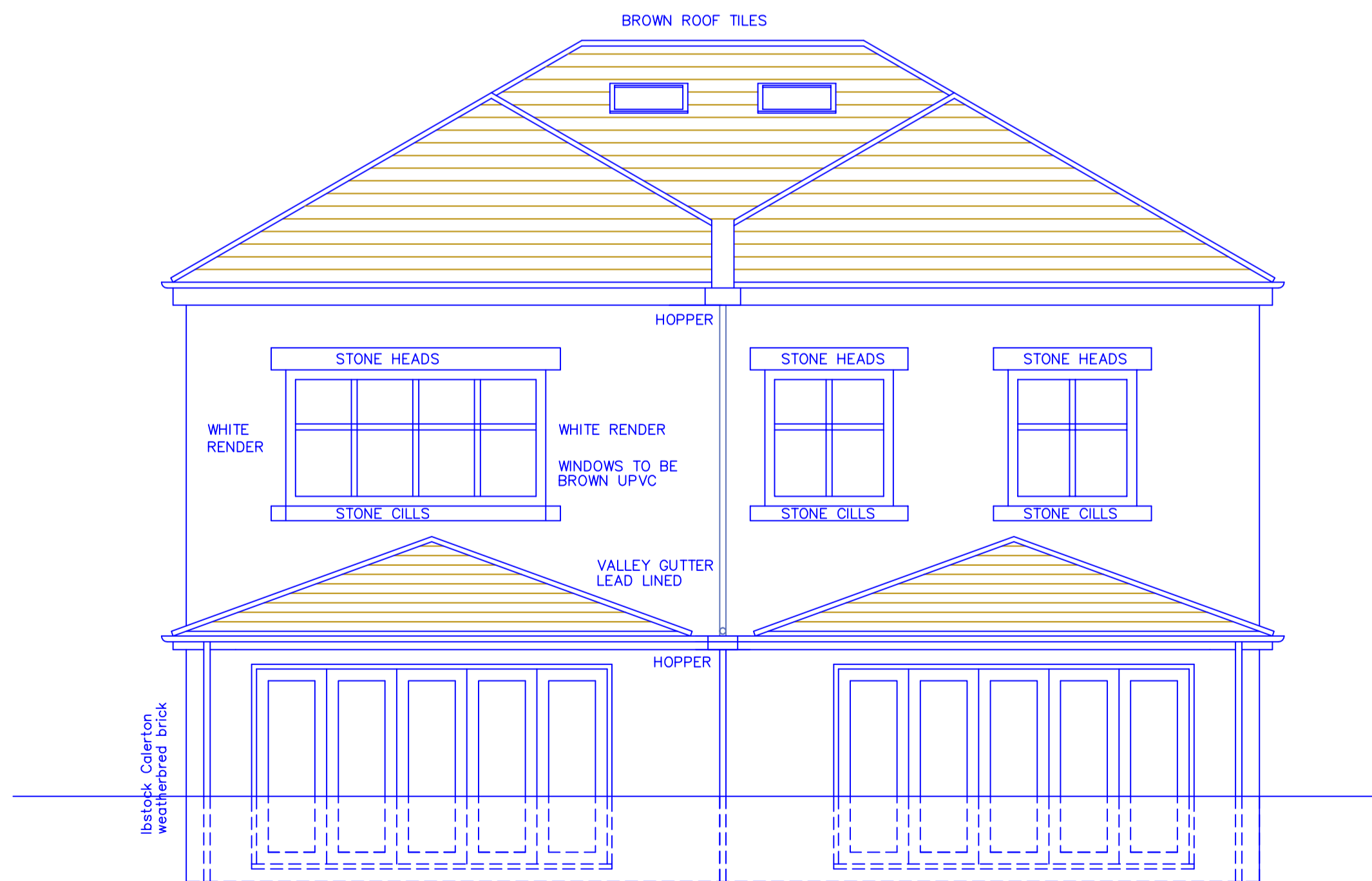
Gary Dearden BAC(hons) DipArch RIBA
 gary@ppy-design.co.uk www.ppy-design.co.uk
 T. 01706 822731 M. 07712 669482



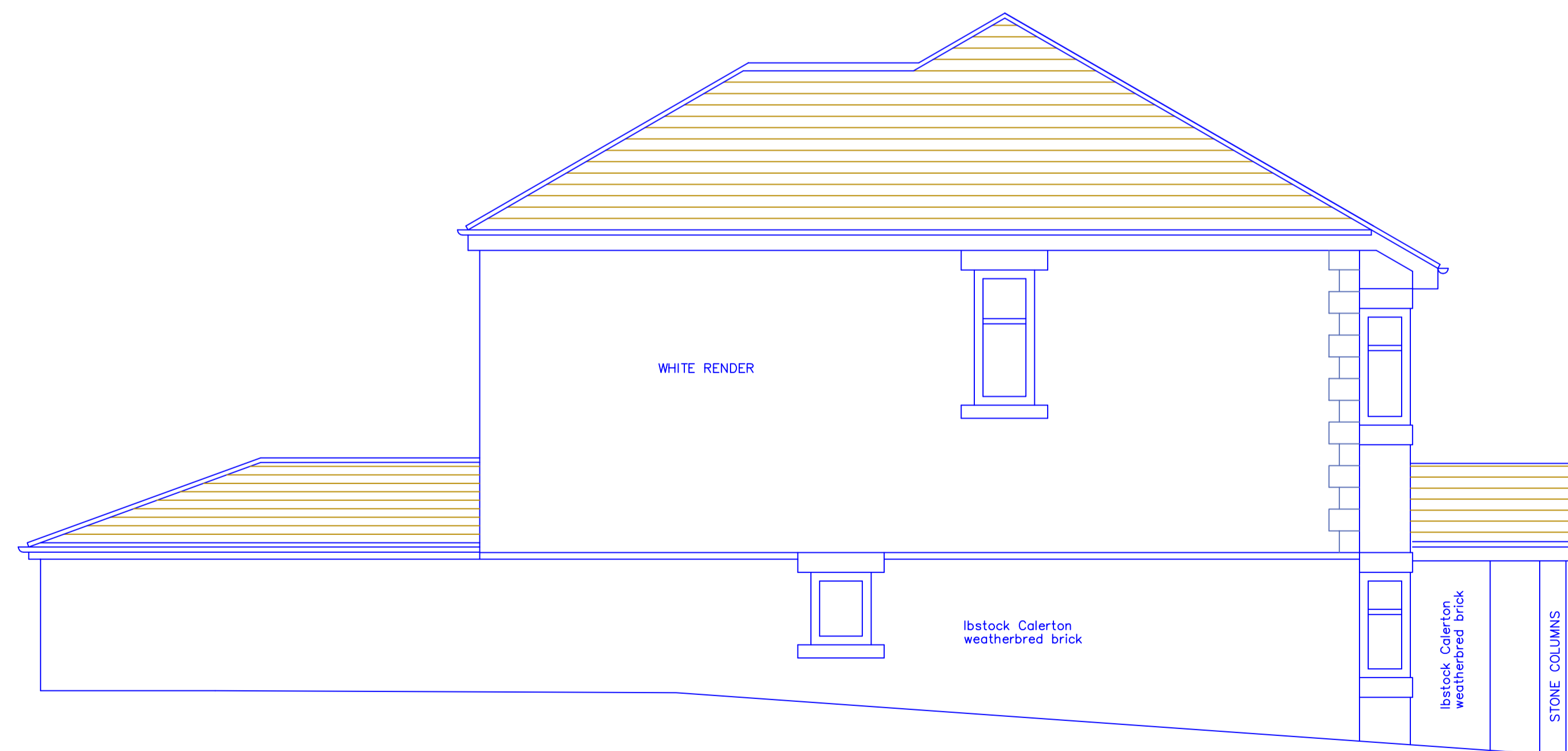
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

B Front canopy removed/bays added 21.05.2012
 A Width reduced to suit passage. 14.05.2012

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0 1 2 3 M

496 Bolton Road Bury BL8 2DU	scale 1:50 @ A1 March 2012
kh5-05B	Proposed Elevations
PPY design Ltd	

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Ward: Bury West - Church

Item 07

Applicant: Mr K Hayat

Location: 498 Bolton Road, Bury, BL8 2DU

Proposal: 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

Application Ref: 55134/Full

Target Date: 26/06/2012

Recommendation: Approve with Conditions

Description

The property is a two storey bay fronted semi detached house. The adjoining property has been demolished and this application proposes the rebuilding of the party wall and remodelling of the roof to form a detached house. A 1m-1.5m passage between 498 and 496 would remain providing rear access to 498.

The application has been submitted by the same agent dealing with a separate application on the adjacent land of the former No.496 for a detached property. Certificate B has been completed and Notice No.1 served on the owners of No.498.

Relevant Planning History

12/0065 - Section 215 Notice served on 12/03/12 taking effect from 15/04/12 requiring, within 90 days, works commence to make good the gable wall and roof to 498 Bolton Road and the tidying of the site at 496 Bolton Road. These works have now commenced.

Publicity

30 notification letters were sent on 03/05/12 to addresses at 484-506, 487-505 Bolton Road, 19-31 Kenmor Avenue, 26 Windsor Drive and a further notification sent 17/05/12 in respect of revised plans. 6 responses have been received from addresses at 493 Bolton Road, 19,21,23,25 and 27 Kenmor Avenue. The concerns in summary are:-

- Inaccuracies on the plans in regarding the proposed chimneys.
- The builders should be warned of the presence of roosting bats and nesting birds when work commences.
- This existing house may look odd as a detached.
- Has an independent structural surveyor been consulted as to the stability of converting to a detached.

The objectors have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections.

Borough Engineer - Drainage Section - No comments received.

Environmental Health (Contam Land/ Air Quality) - No objection.

Wildlife Officer - Recommends an informative regarding bats.

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

Issues and Analysis

Visual amenity and design – The new roof would be a hipped design and in a slate to match the existing. The new side wall would incorporate two chimneys and the materials

brickwork and render to match with brick quoin detail to the front to match that to the opposite side. This will give a balance to the appearance of the property and as such the proposal to form a detached dwelling is considered acceptable in design and materials.

Residential amenity – The rebuilding of the wall and remodelling of the roof would not have any serious impact on the amenity of any neighbouring properties.

Period of consent - Given the nature of the application it is appropriate for a condition for development to be begun within one year.

Response to objections – As covered in the above report the design of the property is considered acceptable.

Structural stability is not part of the determination of this application and a Building Regulations application has been deposited.

The plans have been revised to show the chimney positions.

An informative is added regarding bats.

The proposal would comply with UDP Policy H2/3 and SPD6 – Alterations and Extensions to Residential Properties.

Summary of reasons for Recommendation

This application was determined having regard to Policy H2/3 “Alterations and Extensions” of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties. Planning permission has been granted because the proposals accord with the policy and guidance in that the design is of an acceptable standard which would not adversely affect the character of the area nor the amenity of nearby residents, and would not adversely impact on highway safety issues. There are no other material planning considerations that outweigh this finding.

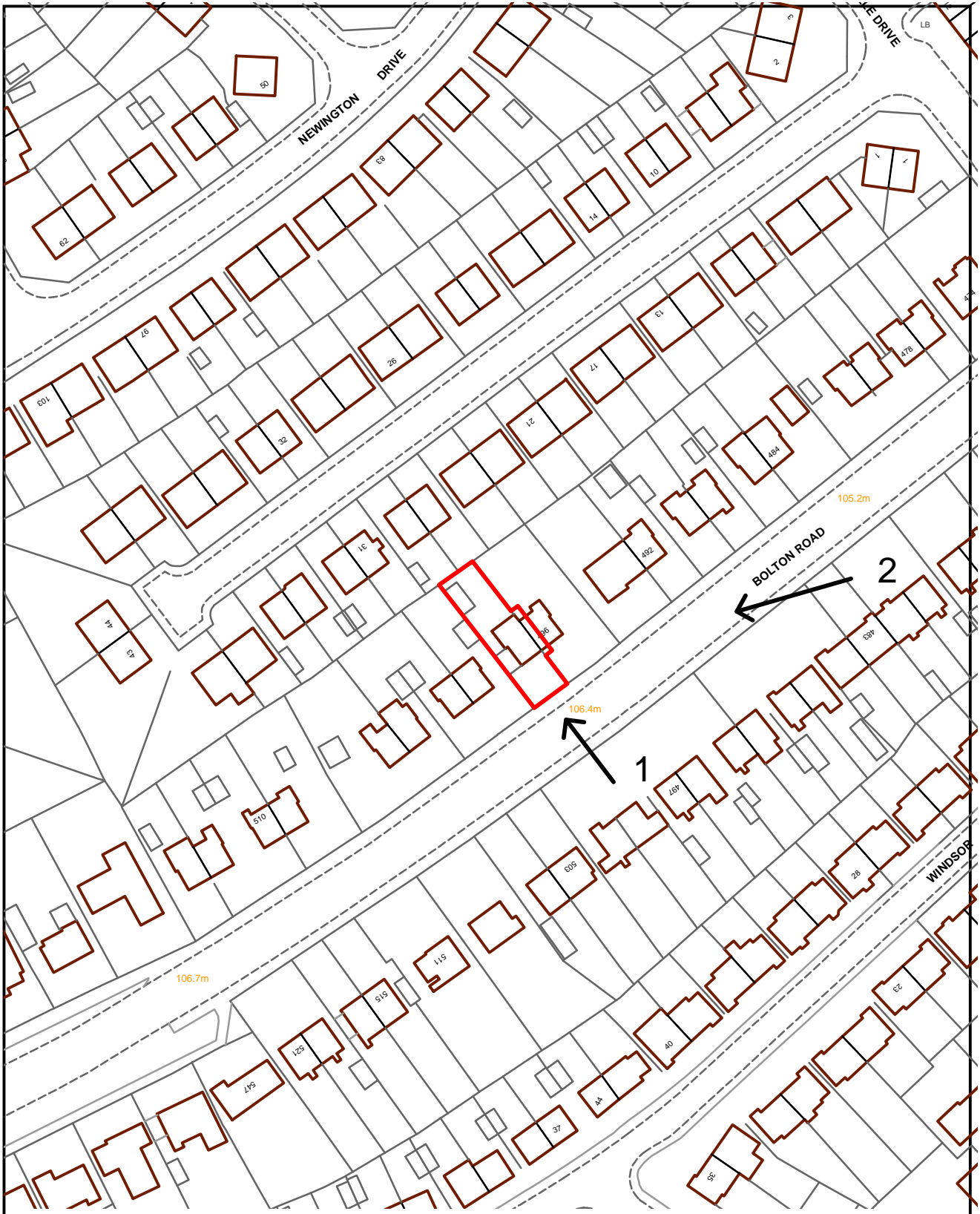
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than one year 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 rm-01, rm-03, rm-02A, rm-04A 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.
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 H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55134

**ADDRESS: 498 Bolton Road
Bury**

Planning, Environmental and Regulatory Services 1:1250

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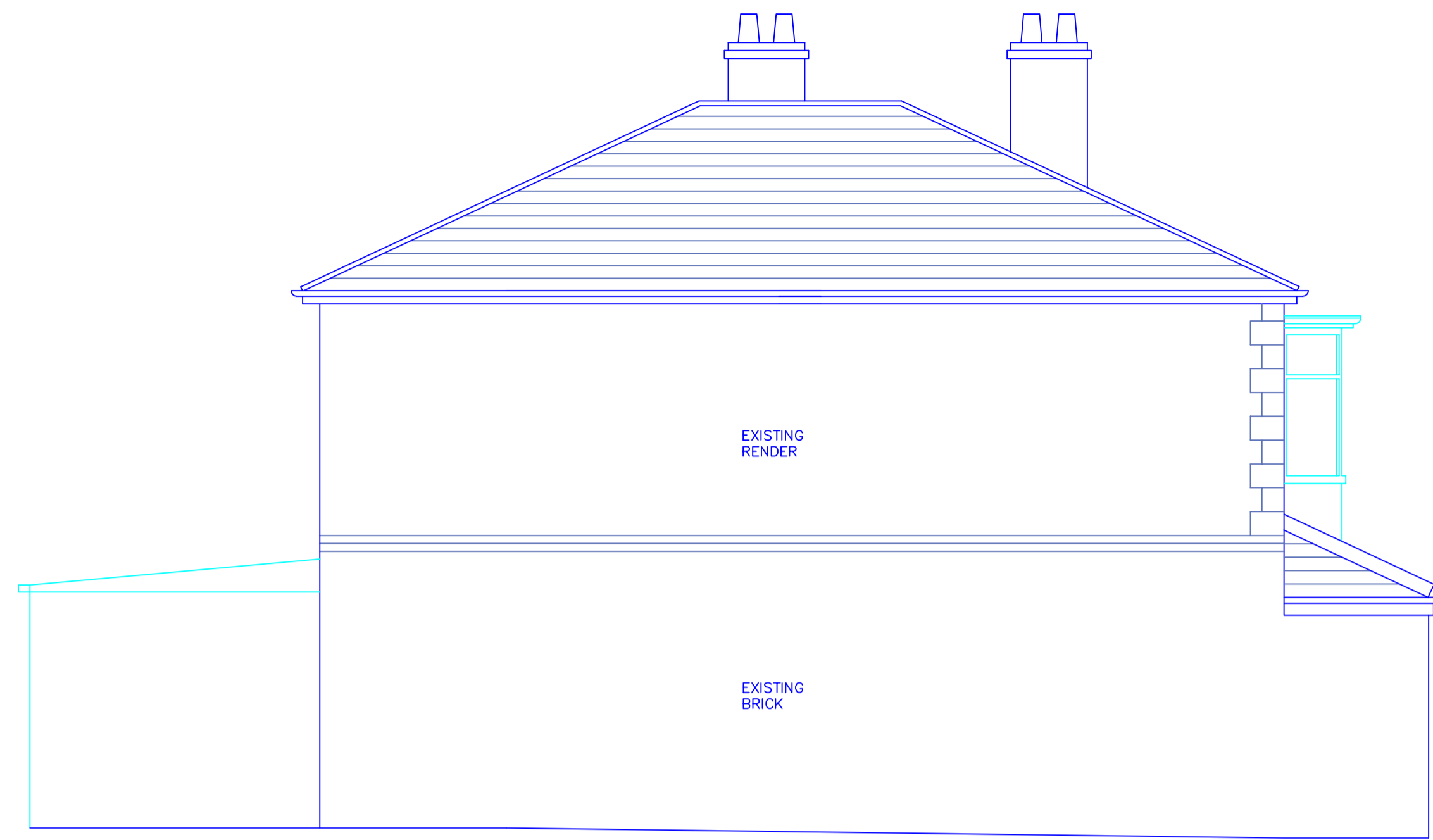
55134

Photo 1

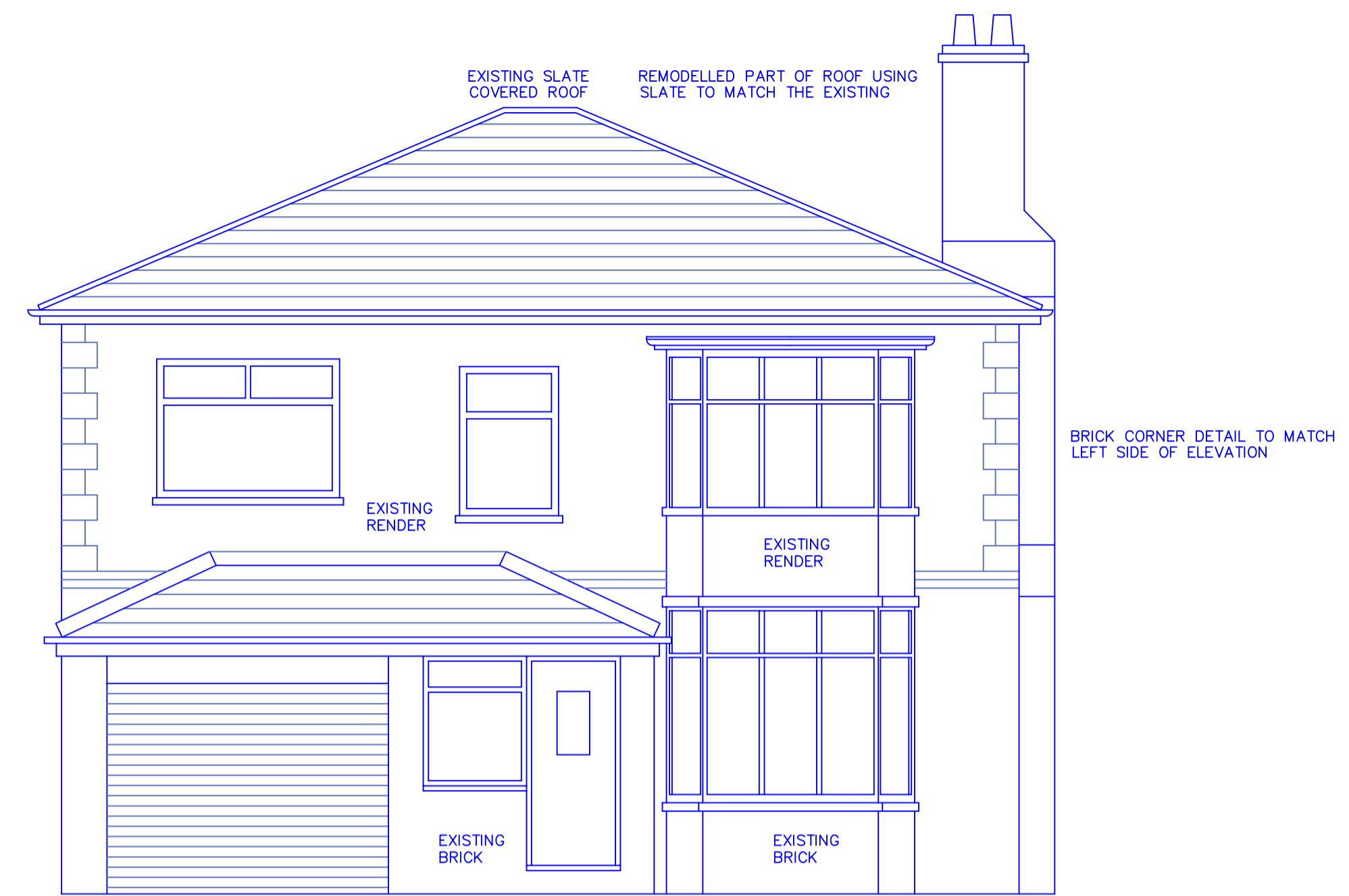


Photo 2

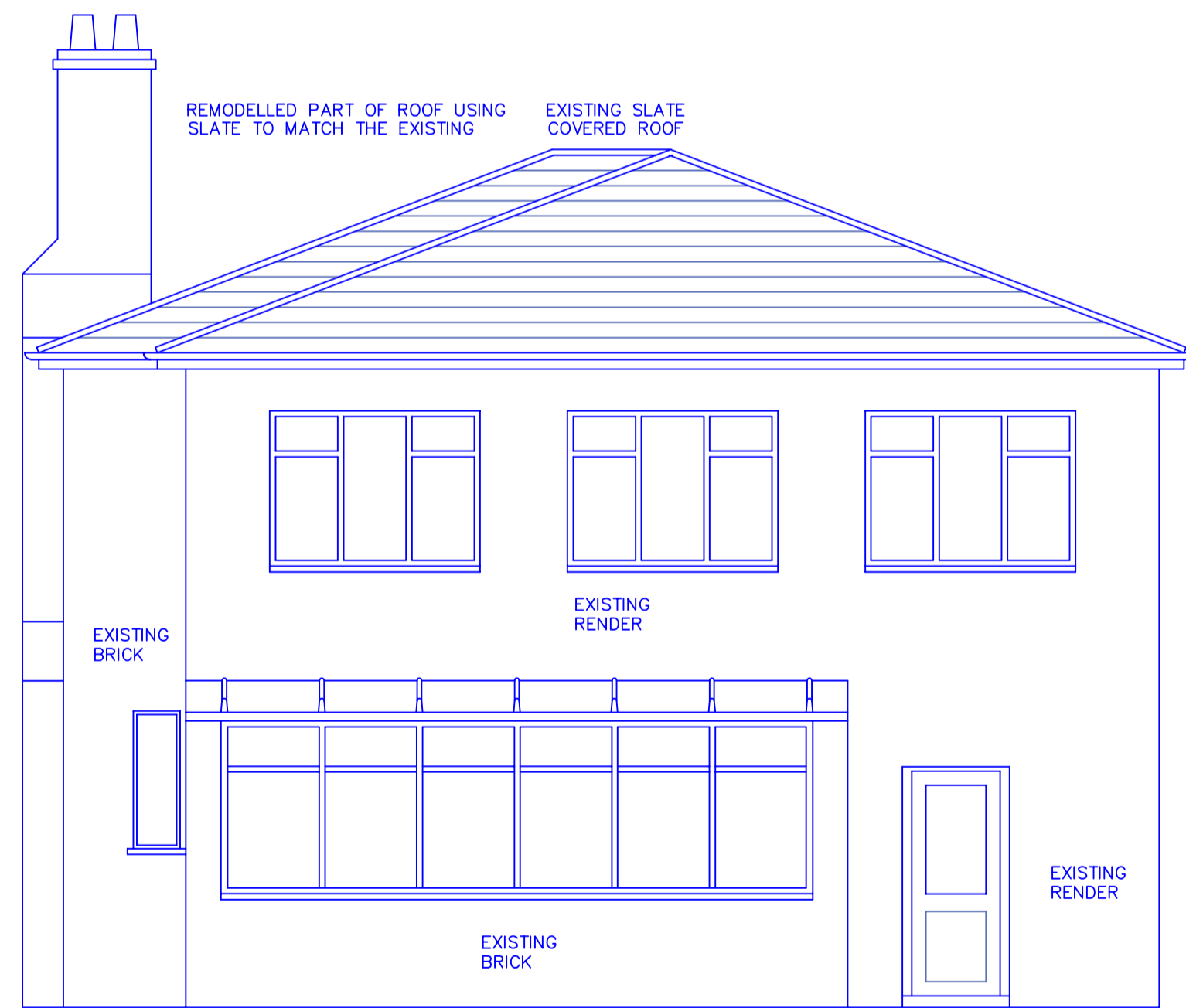




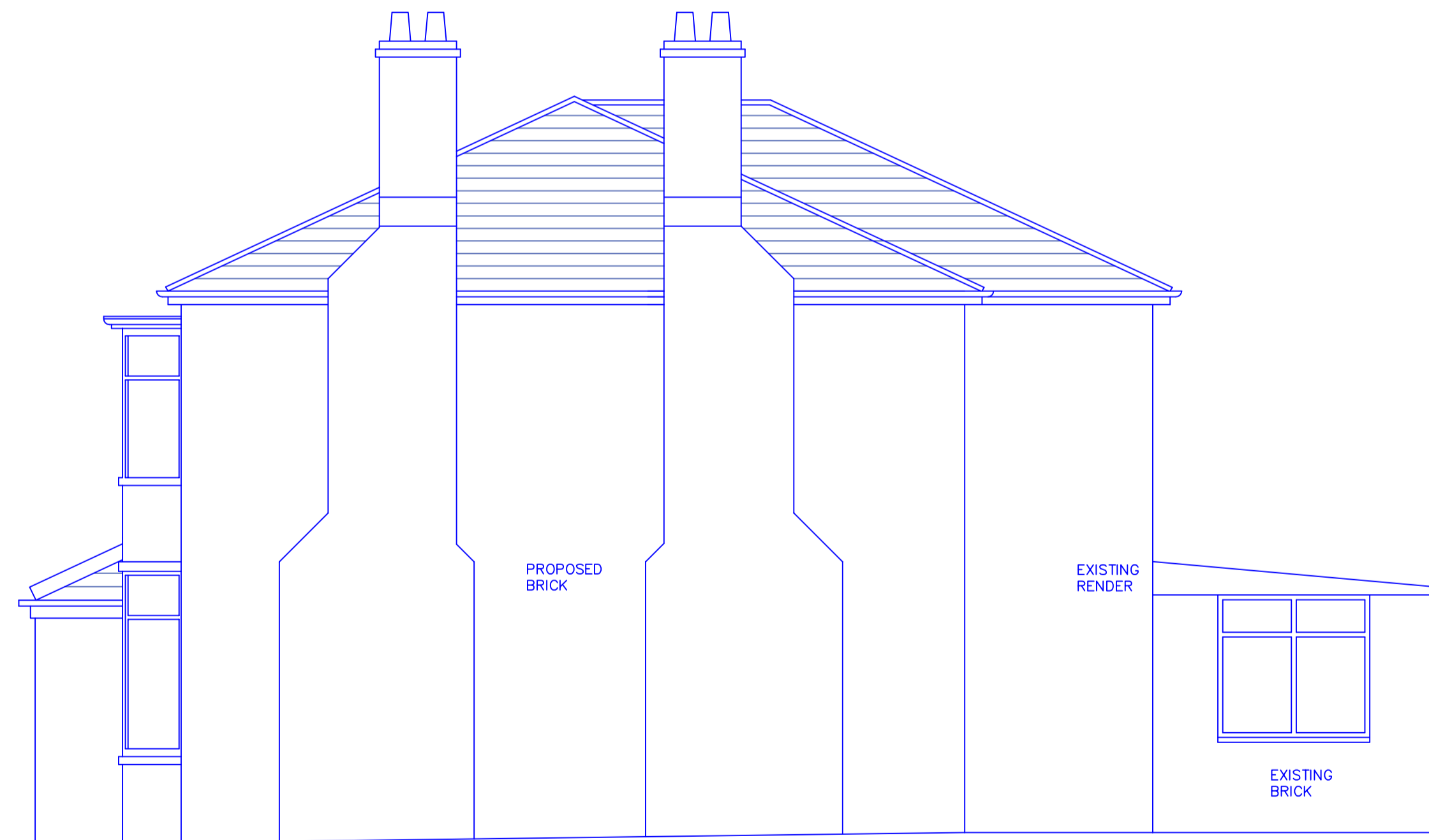
PROPOSED SIDE ELEVATION
NO CHANGE



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED NEW SIDE ELEVATION

A Chimneys shown 15.05.2012

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0 1 2 3 M

498 Bolton Road Bury BL8 2DU	scale 1:50 @ A1 March 2012
rm-04A	Proposed Elevations Number 498
PPY design Ltd	

2 Helmshore Road, Hdcambe Village
Ramsbottom, Lancashire BL8 4PA

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T. 01706 822731 M. 07712 669482

Ward: Bury East - Redvales

Item 08

Applicant: Mr Silash Patel

Location: 39 Redvales Road, Bury, BL9 9PU

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

Application Ref: 55106/Full

Target Date: 19/06/2012

Recommendation: Approve with Conditions

Description

The property is an off-license shop and convenience store. It is located at the end of a short row of two storey terraced shops, set back from the highway in front by a forecourt. There is an existing single storey extension to the side of the building and to the rear there is a small single storey extension and also a wooden lean-to structure. The rear yard is triangular in shape with 2m high fences to each boundary. However, the fence along the boundary with the attached property is dilapidated. The attached property is also a shop and there is a bay window with patio doors close to the boundary with site. This projects approximately 600mm from the rear wall of the main building.

Properties adjacent on Windermere Drive are approximately one storey lower than the ground level on site. Number 41 Redvales Road has a single storey rear extension close to the boundary at the side of site with patio doors to the ground floor and a bathroom window above. Number 3 Windermere Drive is situated to the south west of site and has various windows in the rear elevation which look towards the site as well as a single storey kitchen extension.

The proposal is to build a single storey extension at the rear of the building and a first floor extension over the existing single storey side extension. The single storey rear extension would project 3.6m from the rear wall close to the boundary with the attached property and would measure 5.4m wide. The extension would project 700mm from the rear wall of the existing single storey extension on the rear of this shop and the air conditioning units would remain in situ. The extension would have a mono pitch roof and would not have any windows in the elevations.

The first floor side extension would project 2.2m and would measure 7.7m wide. It would be built flush to the existing front wall but would be set back from the rear wall by 2m. The roof would be hipped to match the existing roof. There would be a bedroom window to the front and rear elevations only.

Relevant Planning History

- 33822/97 - Single storey side extension - Approved with conditions 05.02.98.
- 37608/01 - Single storey rear extension - Refused at committee 07.09.01.
- 38404/01 - Single storey rear extension - Refused at committee 25.01.02.
- 54314 - First Floor extension at side/Single Storey extension at rear - Refused 09.09.11.
- 54314 - First Floor extension at side/Single Storey extension at rear - Appeal dismissed on 14.02.12.
- 01055/E - Extensions - Pre-application enquiry completed 17/04/2012. This enquiry resulted in this application being submitted following amendments to the previous scheme in terms of the size and position of the extensions.

Publicity

Neighbours at numbers 1, 3, 5, 7 & 9 Windermere Drive. 33, 33B, 35, 37 & 41 Redvales

Road were notified by letter on 26th April 2012.

Two letters of support was received from the occupiers of 52 Coniston Drive and 7 Read Close. They commented as follows:

- It would provide them with full time employment.
- It would provide more produce and choice for customers.
- It will provide the local community with improved local shopping.

One objection was received from the occupier of 3 Windermere Drive giving the reasons below:

- It would be overbearing, it is congested now.
- It would be overbuilding, enough is enough.
- It would overshadow us - We need light.
- It would be intolerable and claustrophobic, it is too close to their property.
- It would overlook their property.

The respondents have been notified of the Planning Control Committee.

Consultations

United Utilities - No objections.

Unitary Development Plan and Policies

EC4/1	Small Businesses
EN1/2	Townscape and Built Design
S1/5	Neighbourhood Centres and Local Shops
EN6/3	Features of Ecological Value
NPPF	National Planning Policy Framework
S2/1	All New Retail Proposals: Assessment Criteria
SPD6	Supplementary Planning Document 6: Alterations & Extensions
H2/3	Extensions and Alterations

Issues and Analysis

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity - The proposed first floor side extension would be built using materials that would match the existing property. It would have a hipped roof reflecting the original design of the property. The overall scale of the extensions would be appropriate to the original building and would not result in the site appearing over developed. The proposed extension would blend well with the existing building and would not appear out of character in the existing street scene.

The proposed single storey extension at the rear would also be built with materials that would match the existing property resulting in a structure which should blend well with the original building. It would only be visible from the rear of surrounding properties. From ground floor level of properties along Windermere Drive to the side/rear of site it is possible that only the roof section of the single storey extension would be visible from site along with the proposed first floor extension. As such there might be some impact on visual amenity but it would not be enough to warrant a refusal. Given the above the proposal conforms to Bury UDP Policies EN1/2 - Townscape and Built Design, S2/1 - All new Retail Proposal : Assessment Criteria and EC4/1 - Small Businesses.

Residential Amenity - At the rear the first floor extension would be set back by 2m from the existing rear wall meaning it would not be as over bearing to properties at the rear than it would have done if it would have been built flush with the existing rear wall of the property. This means that it would not overshadow the rear elevation of 41 Redvales Road, adjacent. The proposed extension at the side would not have any more of an effect on light to the rear of number 41 Redvales Road than the existing property does already and the single storey extension at the rear would be built 3.8m from the boundary with this particular neighbour.

Therefore although there would be some impact, there should not be any seriously detrimental effect on residential amenity at this property.

The attached property, 37 Redvales Road is also a shop and has a bay window with patio doors close to the boundary with the site. This window projects approximately 600mm from the rear wall of the shop and is a habitable living room at this property. For policies regarding residential properties there are specific aspect standards used to determine whether an extension would be approved or not. Although projecting 3.6m from the rear elevation of the shop the proposed extension would project 3m beyond the bay window, (living room), on the rear of the shop at 37 Redvales Road. This complies with the adopted guidance for single storey rear extensions and as such would be acceptable.

With regards to number 5 Windermere Drive, which is the closest property on this road to the site, the proposed first floor side extension would be approximately 9.9m to the corner of the kitchen extension on the rear of this house and would not have direct views towards windows in the rear elevation of number 5. The bedroom window in the rear elevation of this extension may have some views over the rear garden of this house but this would not be any different to the views from the existing windows in the rear elevation of the property on site. The first floor extension should not have any seriously detrimental effect on light to the rear of this property as it would be built to the north so would not interfere with the direction of natural sun/daylight.

The proposed single storey extension would be at least 3.8m from the boundary with number 5 Windermere Drive and approximately 8.6m to the rear elevation of the kitchen extension on the rear of 5 Windermere Drive. There would not be any windows in the side elevation facing this neighbour and given the ground level differences much of the extension would be screened by the existing 2m high fence along the boundary. Given the distance to the rear elevation of number 5 and that it would be situated due east there should not be any significant affect on day/sun light to the rear of this neighbouring property. The proposal conforms to UDP Policy S2/1 - All new Retail Proposals : Assessment Criteria, En1/2 - Townscape and built Design, EC4/1 - Small Businesses and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties.

Ecology - Because the property is in an area where protected species are known, a bat assessment was requested on 28th May 2012. A daylight survey took place on 29th May 2012, as well as an evening survey on the same day. The bat ecologist advised that a very low level of common Pipistrelle activity was recorded but there was no evidence of bats emerging from the building on site. No evidence of bats or nesting birds was found inside the property.

The ecologist was satisfied that the building works could carry on with a very low risk to bats and the wildlife officer has advised that the usual bat informative should be added to any approval given. This is 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 NPPF Section 11 - Conserving and enhancing the natural environment.

Neighbour Comments/Objection - Issues raised have been addressed in the main report.

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;-

This application was determined having regard to Policies EC4/1 - Small Businesses, EN1/2 - Townscape and Built Design, S2/1 - All new Retail Proposals: Assessment Criteria, EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Values. Planning permission has been granted because the proposals accord with the policy and guidance in that the design is of an acceptable standard which would not adversely affect the character of the area nor the visual or residential amenity of nearby residents, and

would not adversely impact on highway safety issues. There are no other material planning considerations that outweigh this finding. There are no other material considerations that outweigh this finding.

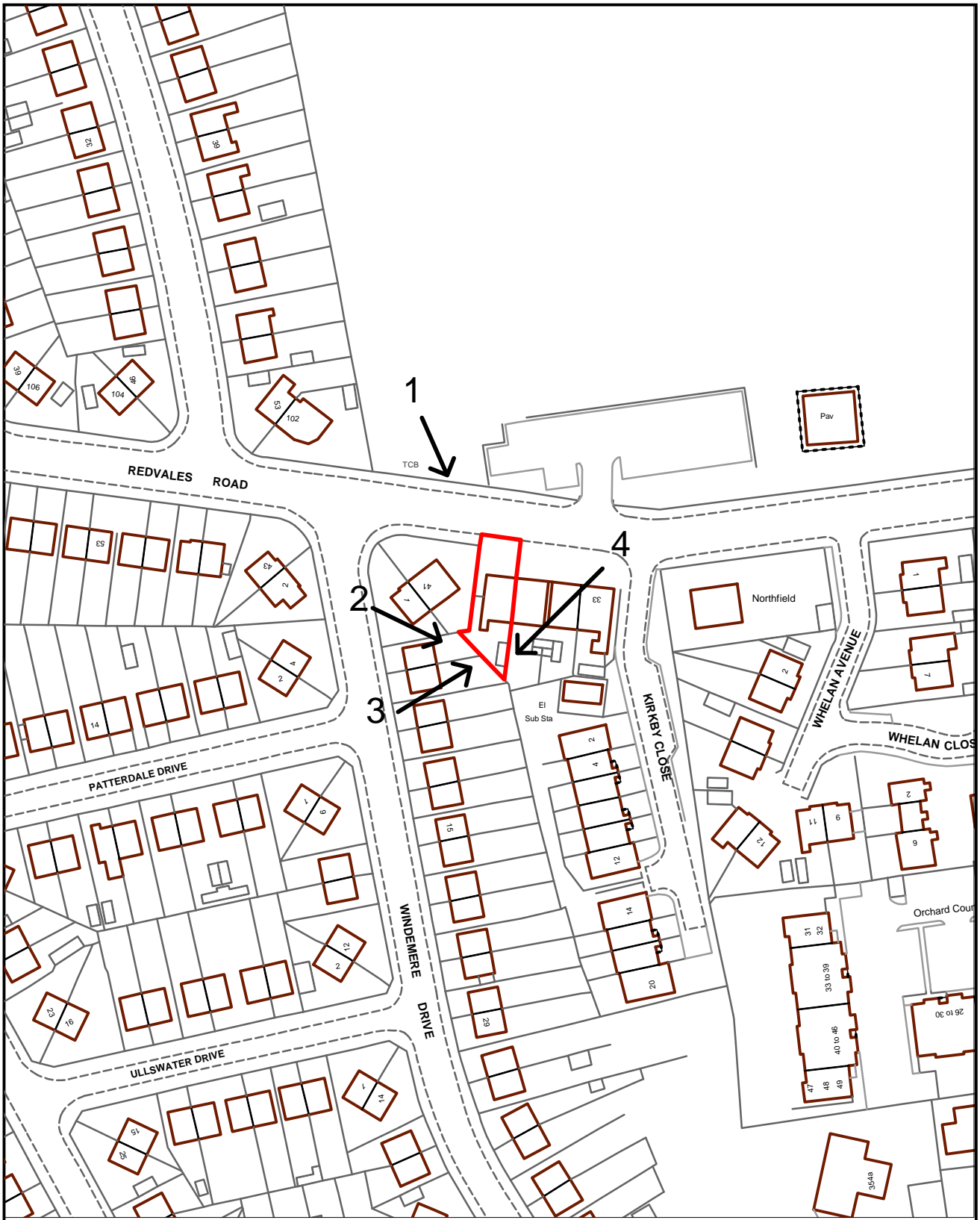
Recommendation: Approve with Conditions

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 1A,2A & 3A received on 25.04.12 and drawing numbered 4A received on 25.05.12 as modified by the letter from Simon Jackson dated 21.05.12. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policies
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.

For further information on the application please contact **Amanda Uhunmwagho** on **0161 253 5323**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55106

**ADDRESS: 39 Redvales Road
Bury**



Planning, Environmental and Regulatory Services 1:1250

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55106

Photo 1



Photo 2



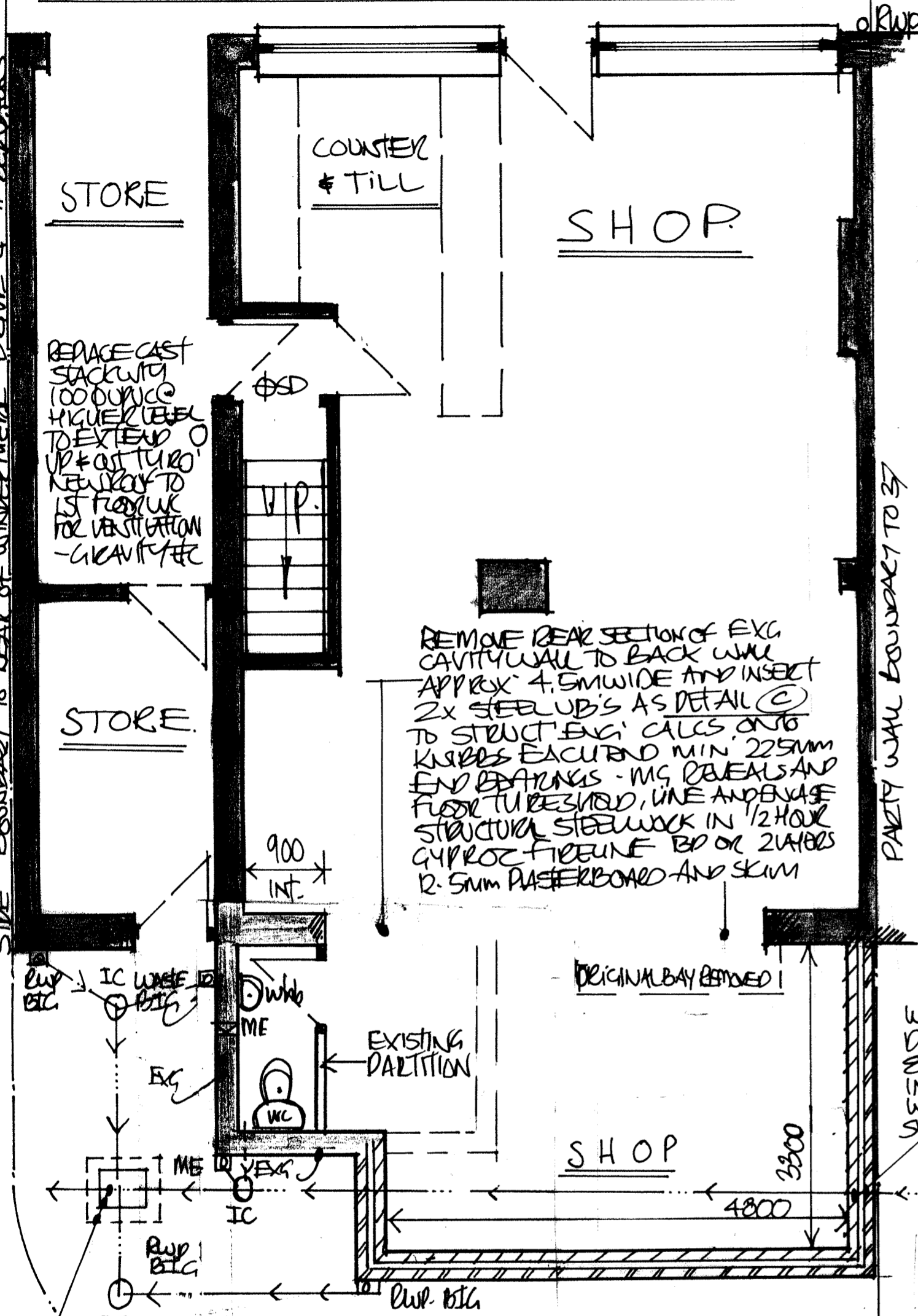
Photo 3



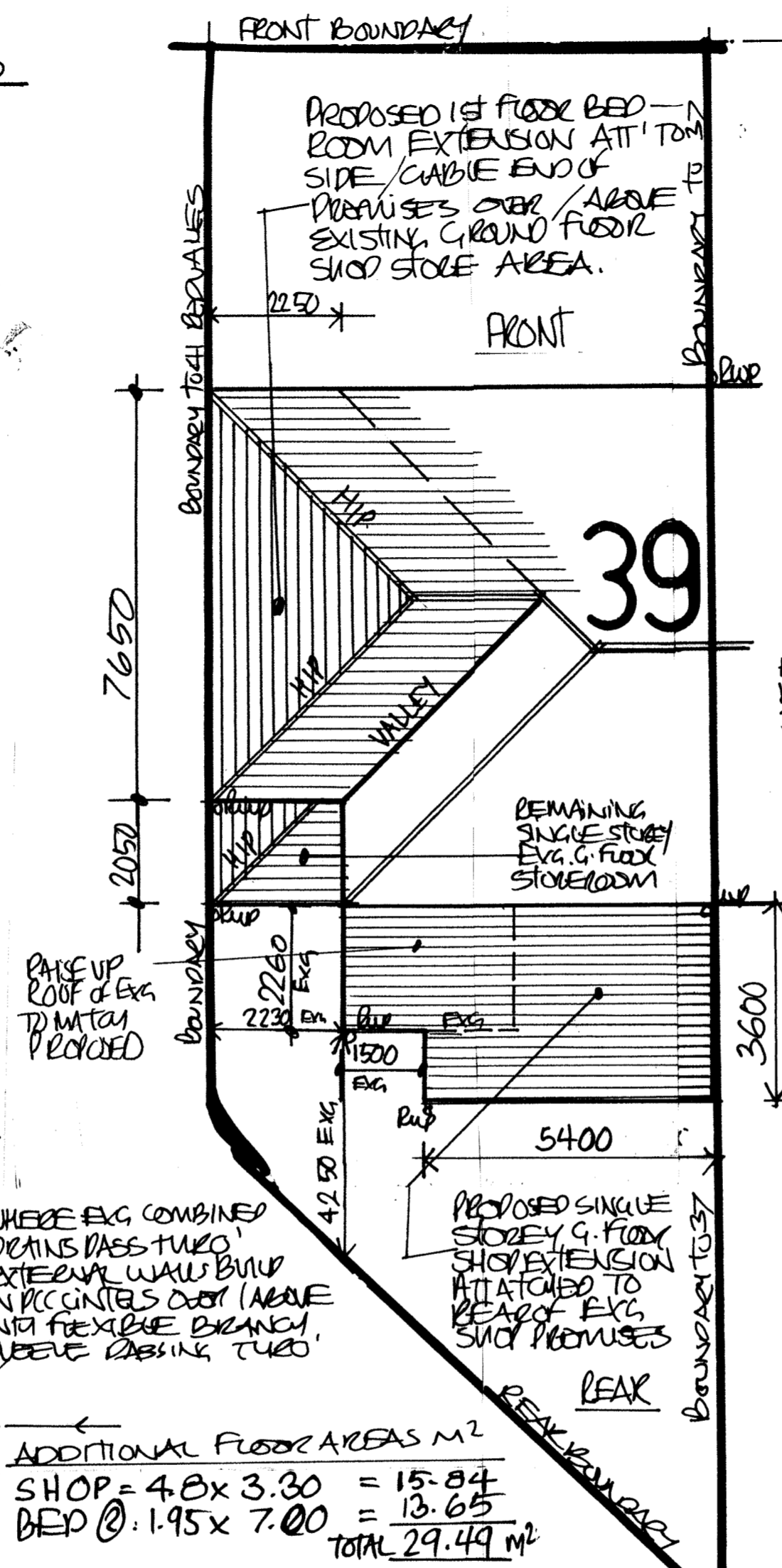
Photo 4



1:50 PROPOSED FLOOR PLAN

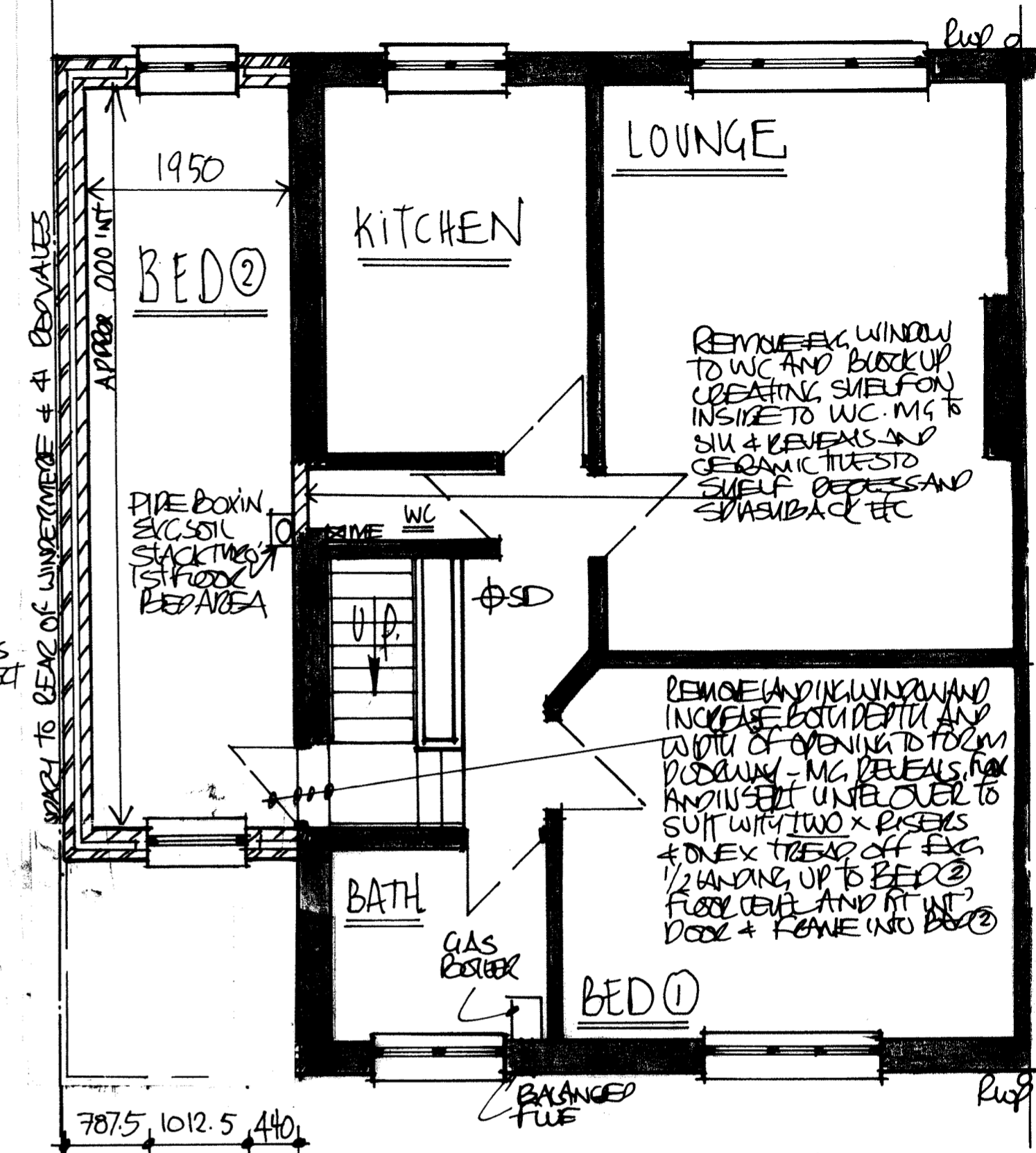


SITE DRAINAGE: - AS ADVISED ON DCG, N.P.1 - CONTRACTORS TO LOCATE EXG DRAINS TO ASCERTAIN, VERIFY FEASIBILITY POSITIONS, DIRECTIONS AND DEPTHS OF EXG DRAINS - ETC - NECESSARY IN THIS CASE TO REMOVE EXG MU CHAMBER AND CONSTRUCT NEW MU CHAMBER OUTSIDE AREA OF PROPOSED EXTENSION BUT ONTO SAME BRANCH DIRECTION TO ALLOW INTERSECTION OF NEW 100 Ø FW, 100 Ø SW BRANCH DRAIN INTO WITH AN NEW DOWNSPOUTS/RUPS, SOLID SUB STACKS AND WASTE PIPES INTO SEALED BACK INLET GULLIES/BEST BONDS SET IN CONC @ G LEVEL WITH 100 Ø OUTLETS INTO MIN 100 Ø PLASTIC BRANCH DRAINS AND ONTO 150 Ø STK CURB STONE PIPE PADDING / PIP CHAMBERS TO MIN' DRAINS AND ONTO 150 Ø STK CURB STONE PIPE PADDING / PIP CHAMBERS TO MIN' DRAINS + GRADIENTS - TESTED / INSPECTED PRIOR TO BACKFILL CONNECTED TO EXG DRAINS VIA NEW MU CHAMBER. ENSURE ALL DRAINAGE HAS ADEQUATE VENTILATION FOR GRAVITY AND ROOMING EYES TO ACCESS ETC



1:100 PROPOSED BLOCK PLAN
FIRST FLOOR CONSTRUCTION: - 20mm FLOOR DECKING ONTO 150x50 SC3/C16 SW TIMBER FLOOR JOISTS @ 400% SPANNING SIDE TO SIDE AND FIXED TO A LEVEL TWO x RISERS UP ABOVE 1/2 LANDING (IN VIEW OF TURB) BUILT INTO GULLY - MG FLOOR JOIST HANGERS ON EXTERNAL WALLS AND INSULATED AND FIRE WRAP TO COMPLY WITH REQUIREMENTS OF DORE 2, DORE 2B AND DORE B. B. REGS - AS DETAIL (B)

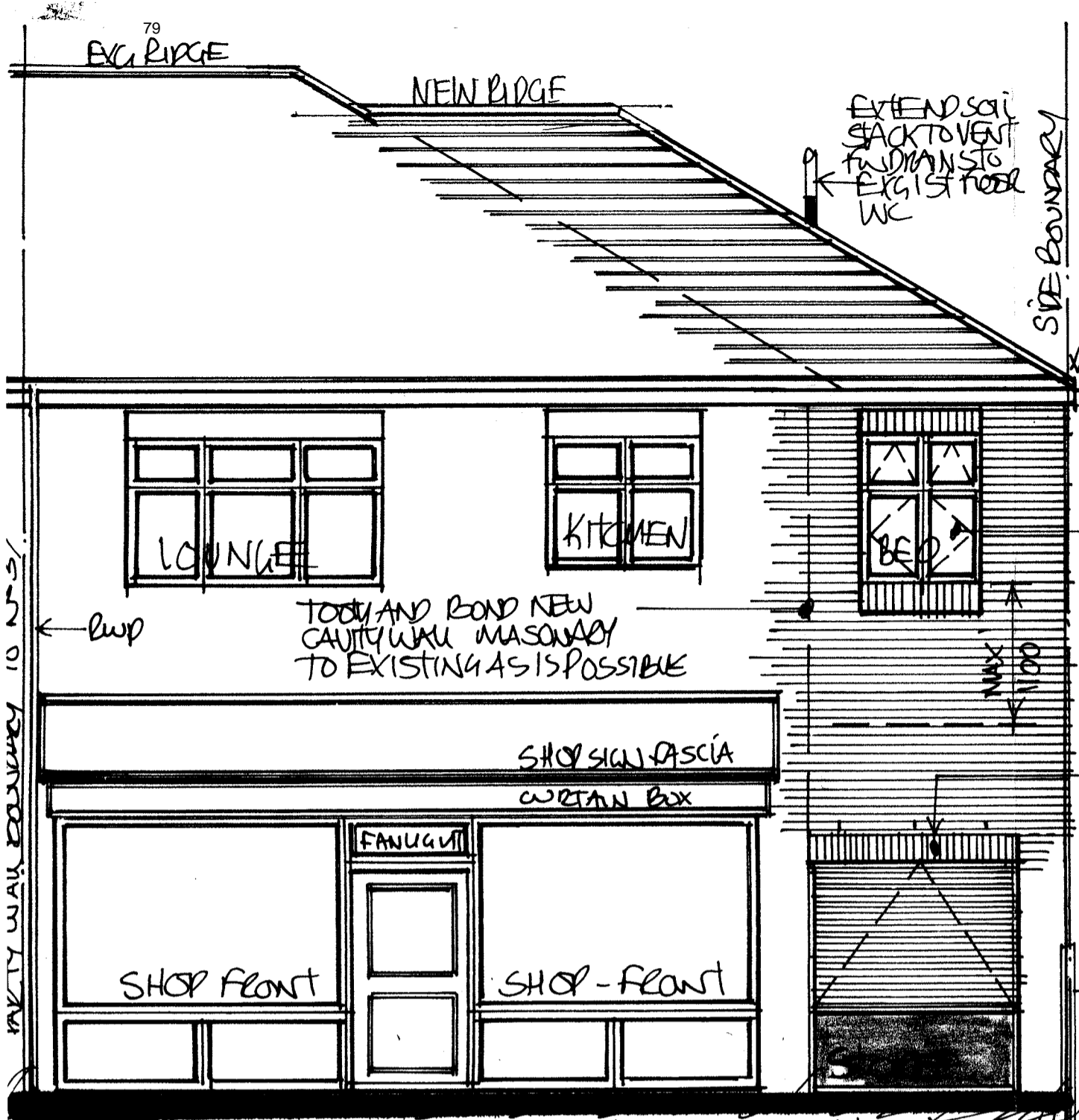
1:50 PROPOSED FIRST FLOOR PLAN



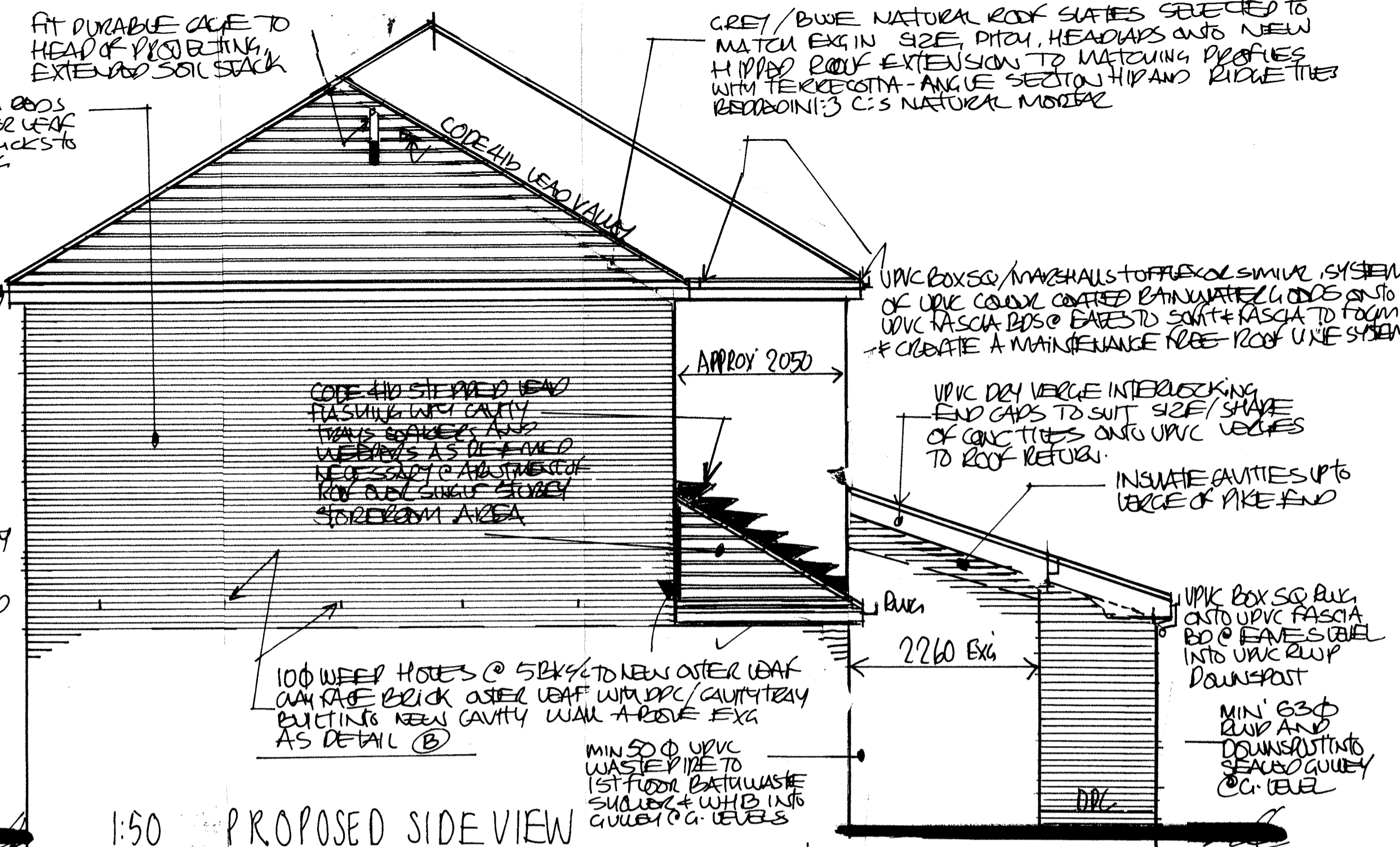
ELECTRICAL INSTALLATION: - TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED TO BS7671: IEE 17TH EDITION WIRING GUIDANCE AND AS OF 1ST JAN. 2005 USED BY A COMPETENT, SELF-CERTIFIED ELECTRICAL SUBCONTRACTORS WHO SHALL PRE-AGREE A SCHEDULE OF WORKS WITH MR PATEL IN ORDER TO UPGRADE EXISTING AND MOVE RECEPTOR TO PROVIDE ADEQUATE + SUITABLE LIGHTING, POWER, SOCKETS + SWITCHES IN A SYSTEM OF ENERGY EFFICIENT LIGHTING AS DORE ONE 25M² OR ONE INTERIOR SMOKE DETECTOR'S ØSD AS DORE B INSTALL A SYSTEM OF CEILING MOUNTED, AUTOMATED AND INTERLINKED SMOKE DETECTOR'S TO TOP + BOTTOM OF EXG STAIRS/LANDINGS ETC AS PLANS TO BE SEPARATELY FUSED AND HARD WIRED TO MAINS POWER WITH BATTERY BACK UP EXTRACTOR FANS AS DORE B INSTALL MECH' EXTRACTOR FANS TO GW WC TO SHOP AND 1ST FLOOR WC (DUE TO NO WINDOWS FOR RAPID NATURAL VENTILATION) TO RUN NO LESS THAN GUTTER DEPT SEC WITH 1/4 HOUR OVERDRUN WITH ADJUSTABLE RUN CONTROLS - CONNECTED UP TO LIGHTING CIRCUIT AND DUCTED VERTICALLY THROUGH ROOF AND HORIZONTAL TO 20mm CAVITY WALL C-W DUCT, SUBERVE, MAGNETIC GRILLE AND LOUVRES

SANITARY INSTALLATION: - NEW WC + WHIB SUITE TO GF OF SHOP AREA SET WITHIN 100mm CONC' BLOCKWORK WALLS ENCLOSURE, PUMPS TO ARRANGE TO INSTALL, FIT + PUMPS IN ITEMS BY EXTENDING COLD WATER SUPPLIES TO AN ISOLATING VALVE AND HOT WATER TO WHIB FROM GAS BOILER ABOVE OR FROM ELECTRIC IMMERSION HEATER - ALL NEW PIPENWORK TO BE NEATLY ARRANGED IN HORIZONTAL + VERTICAL ROUTES, ADEQUATELY LAPPED TO ROOF FLOOR + CEILING, VONDS AND CHROME PATED WHEN SUITABLE MOUNTED. WC + WHIB MAKE, MODEL + EXACT FINISHED POSITION TO BE AGREED TO ON SITE WITH MR PATEL WC TO HAVE 100 Ø WASTE SO TRAP INTO 100 Ø DURAL STUB STACK AND MIB 30 Ø URIC WASTE WITH 75 DEEP RESEALING ANTI-VAC TRAPS CONNECTED TO STUB STACK AND/OR SEALED BACK - INLET GULLY INTO EXG COMBINED SITE DRAINAGE SCHEME FINISHES ALL INT' WOOD WORK KNOT. STOP. PRIME. UNDERCOAT + GLOSS ALL WALL + CEILING BOARDS TO HAVE 2 COATS EMULSION AND FLOOR FINISHES TO BE AS SPECIFIED BY APPLICANT'S

DRG N° 3A



1:50 PROPOSED FRONT ELEVATION



1:50 PROPOSED SIDE VIEW

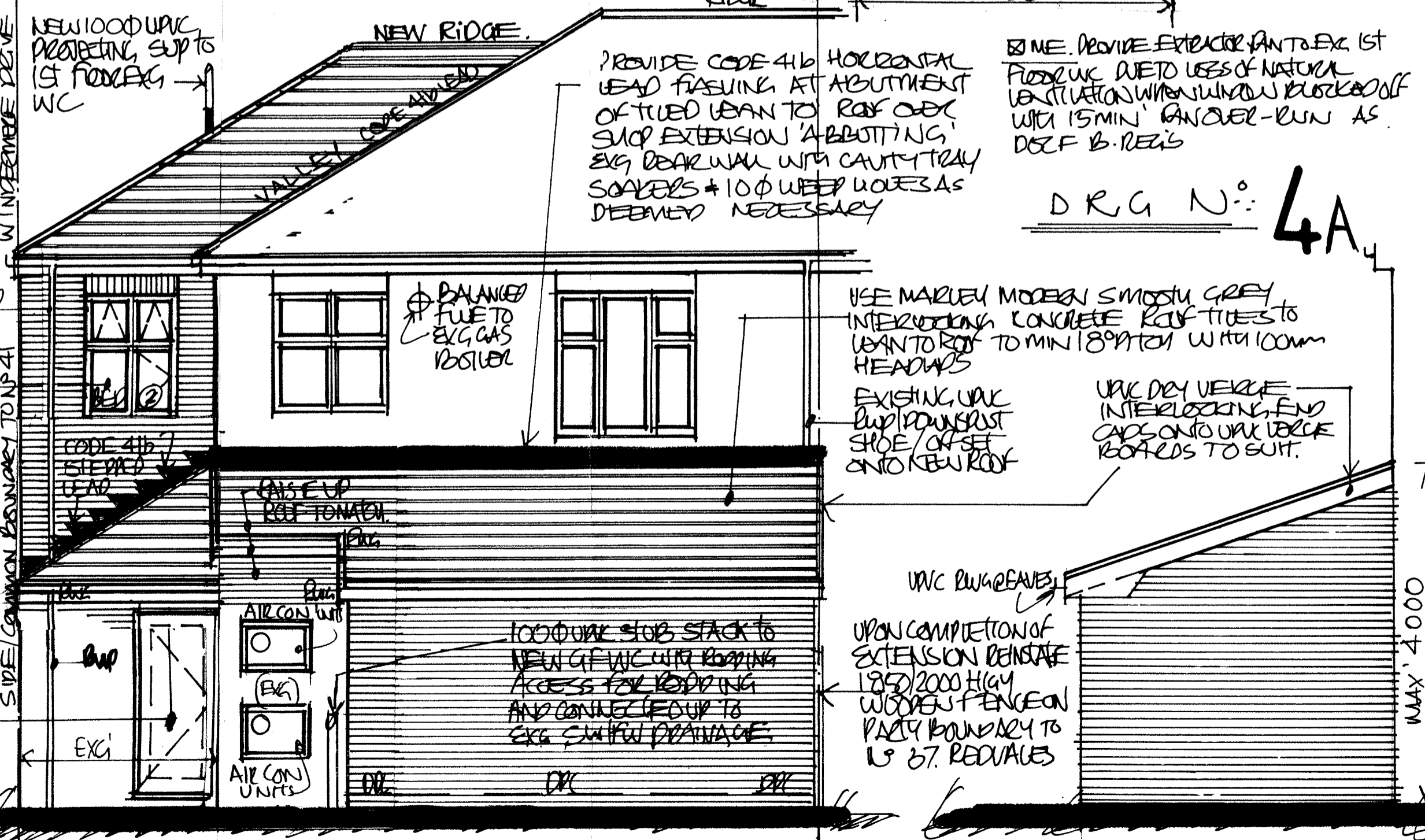
NEW BEDROOM WINDOW CASEMENTS 2Nº EQUALLY SIZED CLEAR DOUBLE GLAZED UPVC 70MM DEPTH / UEA PROFILES CASEMENTS IN WHITE FITTED WITH DOUBLE GLAZED / SEALED UNITS IN 2Nº 4MM PAGES WITH SOFT LOWE COATING AND A 20MM AIR CUSHIONED VACUUM-CAVITY BETWEEN PAGES TO ACHIEVE MAX 1.6 U' VALUE AS DOC L13 WITH EACH WINDOW HAVING SPINDERS EQUAL IN OPENING SIZE TO MIN 1/25th BEDROOM FLOOR AREA FOR RAPID NATURAL VENTILATION WITH NIGHT LOCKS / TRICKLE VENTS FOR BACKGROUND VENTILATION EQUAL TO MIN 8000mm² BOTH AS DOC F AND AT LEAST ONE WINDOW SHOULD PROVIDE A SIDE OPENING SEC' MEANS OF ESCAPE WINDOW AS DOC B MIN 0.45WIDE X 0.75DEPT = 0.33M² AND SUH (AVE 900) MAX 1100MM ABOVE FINISHED FLOOR LEVEL (AFFL)

EXTERNAL WALLS:- CONSTRUCTED IN INSULATED CAVITY WALL WITH 100MM STOCKSMOOR RED CLAY (AUDRIDGE SMOOTH OR SIMILAR) OUTER LEAF IN 1:3 C:3 NATURAL MORTAR + STRECHER BRAND WITH 100MM INNER LEAF CELCON SOLAR TYPE OR SIMILAR AERATED / LIGHTWEIGHT CONC' WITH WALLBOARD DOT DAB + SKIM FINISH - FORM NEW 100MM CAVITY SPACE TO NEW WALL TO OF SUN EXTENSION WITH EXISTING CAVITY SPACE TO EXG OF ROSE-ROOM EXTENSION REPLICATED IN NEW UPPER STOREY WALL WITH FULL FILL CEILING BETWEEN OR PARTIAL FILL RIGID BOARD KINGSPAN TYPE OR SIMILAR CAVITY WALL INSULATION PROVIDED TO CAVITIES TO ACHIEVE MAX 0.28 U' VALUES AS DOC L13 OCT 2010 PROVIDING STAINLESS STEEL CAVITY WALL TIES @ 750% H/2 AND 450% V/T BEDDO 50MM IN EACH LEAF + SLOPING OUTWARDS WITH EXTRATIES TO WINDOW REAR LIP 22G% - CLOSE CAVITIES TO WINDOW SILLS / REVEALS USING CONC' BLOCK AND INSULATED DPC-THERMABLOCK CAVILOCK TYPE OR SIMILAR TO UNIT AIR LEAKAGE - INSULATE CAVITIES FULLY FROM DAMP COURSE UP TO RAFTS + VERGES - TOOK AND BOND NEW BRICK / BLOCK CAVITY WALL CONSTRUCTION TO EXG TO CREATE CONTINUOUS CAVITIES AND PROVIDE DPC/CAVITY TRAY 10Ø WEEPER AS DETAIL (B) WHERE NEW CAVITY WALL BEING BUILT UP OF EXISTING TO UPPER STOREY

LINTELS NEW BOX SECTION STEEL INSULATED COMBINED TYPE UNSELS OVER NEW OPENINGS - CASTRIC TYPE OR SIMILAR AS DETAIL (A) ON 150MM END BEARINGS AND UNSEL ENCASED IN 1/2 HOUR GYPROC FIREBRENER AS DOC B

EXTRACTOR FAN TO EXG 1ST FLOOR WC:- PROVIDE A TOP SS 12 INVAIRE TYPE UNIT TO RUN NO LESS THAN 6 LITRES/SEC AS DOC B WITH 1/4 HOUR OVER-RUN WITH ADJUSTABLE RUN ON TIME CONNECTED UP TO LIGHTING CIRCUIT OPERATED VIA PULL CHORD EXTERNALLY MOUNTED WITH AND NEEDED VERTICALLY UP TUBS CEILING / ROOF VENT AND SLATE / FELT / BATTENS WITH LEAD FLASHING / APPROX

PRIOR TO ANY WORKS COMMENCING CONTRACTORS TO CHECK EXISTENCE AND THE SUITABILITY OF STEEL LINTEL OVER REAR DOOR LINK SOLER BAND



1:50 PROPOSED REAR VIEW

AND SIDE VIEW FROM N° 37

DRG N°: 4A

Ward: Bury East

Item 09

Applicant: Mr Trevor Wilson

Location: 2 Riders Gate, Bury, BL9 7RD

Proposal: Excavation of drainage pond. Deposit of earth to create horse paddock.
(Retrospective)

Application Ref: 55109/Full

Target Date: 04/07/2012

Recommendation: Approve with Conditions

Description

The site is located at the end of a private road accessed from Smethurst Hall Road. It comprises a detached house with a private garden, a cattery and a block of 12 stables and a riding arena to the south of the stables. There is a tarmac parking area to the front of the buildings. The land holding covers an area of 1,400 sq m. To the north and east the land drops steeply into a valley which borders Rochdale MBC. To the south there is woodland, with open fields and grazing land to the west up to the boundary with the grounds of Fairfield Hospital. Houses on Summit Close are significantly elevated on banking above the site with their rear boundaries comprising of a part stone retaining wall, tree and shrub planting and part wooden fencing. The boundary treatment is not within the ownership of the applicant.

The land is designated within the Green Belt and part of the site falls within a River Valley.

The application is retrospective and seeks consent for the excavation of a pond for drainage purposes and the creation of a paddock in conjunction with the existing stables. The pond is located in the western field, behind the houses on Summit Close but at a much lower level and 5m from their boundary line. The pond is 54m long and 9m at the widest point and 2m deep.

The paddock is 400m² in area which is located to the north of the site adjacent to the stables and enclosed by a 1.4m high timber post and rail fence. The surfacing will be grass seeded.

Background to the application - Prior to the applicant purchasing the land, the top soil had been stripped from the grazing land, and given the lack of soil and drainage, the condition of the field had deteriorated to a point whereby ground water from the higher land to the north had created bogs and marsh areas thereby rendering the field unsafe and unusable for grazing purposes. The applicant has sought to solve the problem by digging out an existing pond to collect the water and laying a drain to the edge of the wood for it to drain away. The excavated material has been transferred to create the level paddock area adjacent to the stables.

Relevant Planning History

36396 - New Stable Block - Approved 5/7/2000.

Publicity

Twenty letters sent to properties on 11/5/2012 at Nos 1,3,5 Riders Gate; 1-17 (odds) and 2-10 (evens) Summit Close; 7,9,11 Smethurst Hall Road.

One letter of objection received from No 6 Summit Close:

- Believe there is no intention to drain the pond;
- Field drains would have solved the problem instead of an excavated 45m x150m trench 3ft deep;
- Believe a hosepipe has been used to fill the pond and there have been fishermen sat on

the banking with rods;

- Plans show proposal to plant willow trees along the stretch of the banking and this area is not on the applicant's land and permission has not been sought from the land owner.

Further letter received from No 6 Summit Close following revised site layout:

- Why should a pond that size be needed to "drain the field" when a couple of field drains would have cured the so called water problem;
- No objection to the landscaping of the field but have a sense that a fish farm will appear as soon as permission is granted.

The objector has been informed of the Planning Control Committee meeting.

Consultations

Drainage Section - No objection.

Environmental Health Contaminated Land - No comments to make.

Environmental Health Pollution Control - No comments received to date.

Unitary Development Plan and Policies

OL1	Green Belt
OL5/2	Development in River Valleys
EN6/4	Wildlife Links and Corridors
EN7/4	Groundwater Protection
OL4/7	Development Involving Horses
SPD10	Planning for Equestrian Development
OL1/5	Mineral Extraction and Other Dev in the Green Belt
NPPF	National Planning Policy Framework
EN6/2	Sites of Nature Conservation Interest LNR's
EN7	Pollution Control
EN1/2	Townscape and Built Design

Issues and Analysis

Policies - National Planning Policy Framework - The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics are their openness and their permanence.

Unitary Development Plan Policy OL4/7 - Development Involving Horses - The keeping of horses for recreational purposes or as part of commercially based equestrian activities is considered acceptable where there would not be an adverse effect on the appearance of rural areas. High standards of design, construction and maintenance will be expected as part of any development proposals.

UDP Policy OL1/5 - Mineral Extraction and Other Development in the Green Belt - Other development will be considered inappropriate unless it maintains the openness and does not conflict with the purposes of including land in the Green Belt.

UDP Policy OL5/2 - Development in River Valleys - The policy intends to protect all the open land in the river valleys regardless of its physical condition, by directing inappropriate development away from valleys and by only permitting development which would not be damaging to them. This will prevent further urban encroachment although it will not guarantee that open land will be properly used or managed.

Supplementary Planning Document 10 - Planning for Equestrian Development - Consideration should be given to the siting, size and relationship of proposals to existing stables, as well as type and colour of fencing and surfacing materials.

UDP Policy EN7 - Pollution Control and EN7/4 - Groundwater Protection seeks to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution in conformity with current legislation and standards.

Paddock - The paddock is positioned close to the northern boundary adjacent to the stables. The land is significantly higher than that to the north and east, with open views across to a valley, woodland and open countryside. It is contained within the site and not visible from public view. The finished surface would be grass seeded. The paddock is enclosed by a 1.4m high timber post fence which is often found in rural areas and is not a significant structure. Given its size and position it is considered not to have an adverse impact on the Green Belt or River Valley and complies with OL4/7 - Development Involving Horses, OL5/2 - Development in River Valleys and SPD 10 - Planning for Equestrian Development.

Pond - The pond has been dug out in the top part of the field to the west of the applicant's property and other buildings. There are no structures involved and the development is considered to appear as a natural feature, which would not be uncommon within a rural countryside setting and as such has no adverse impact on the openness of the Green Belt or River Valley.

The proposals are therefore considered to be acceptable in principle and comply with UDP Policies OL1/5, OL5/2 and SPD 10.

Residential amenity - The paddock is well contained within the site and would not be visible from any nearby residential properties. It is used in association with the existing stables and would not result in any intensified use of these facilities.

Whilst the pond would be visible from some of the houses on Summit Close, these properties are in an elevated position and well screened by existing trees and shrubs with their long range views out over the open countryside to the south. There are no proposals for additional boundary treatment. Given the position of the pond in relation to these properties, it is considered there is no harm to the amenity of these properties.

As such, the proposals are considered to comply with UDP Policies OL4/7, OL5/1 and EN1/2.

Drainage - The excavation of the pond has been sought to resolve a long term drainage problem and allow the land to be brought back into use as a grazing area for the horses. The properties to the rear on Summit Close are significantly higher than the field and are not affected by any part of the drainage system. The drainage engineer has raised no objection to the proposal and as such it is considered to be acceptable and comply with UDP Policies EN7 and EN7/4.

Response to objectors - There are no proposals for additional tree planting along the boundary and there would be no encroachment onto any land other than that of the applicant.

A fish farm would require a separate change of use application.

The issues relating to drainage 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 reason(s) for granting permissions can be summarised as follows;-

The proposed development does not harm the openness of the Green Belt or River Valley and is not detrimental to the character of the surrounding area. It does not affect the amenities of nearby residents nor impact on any environmental issues.

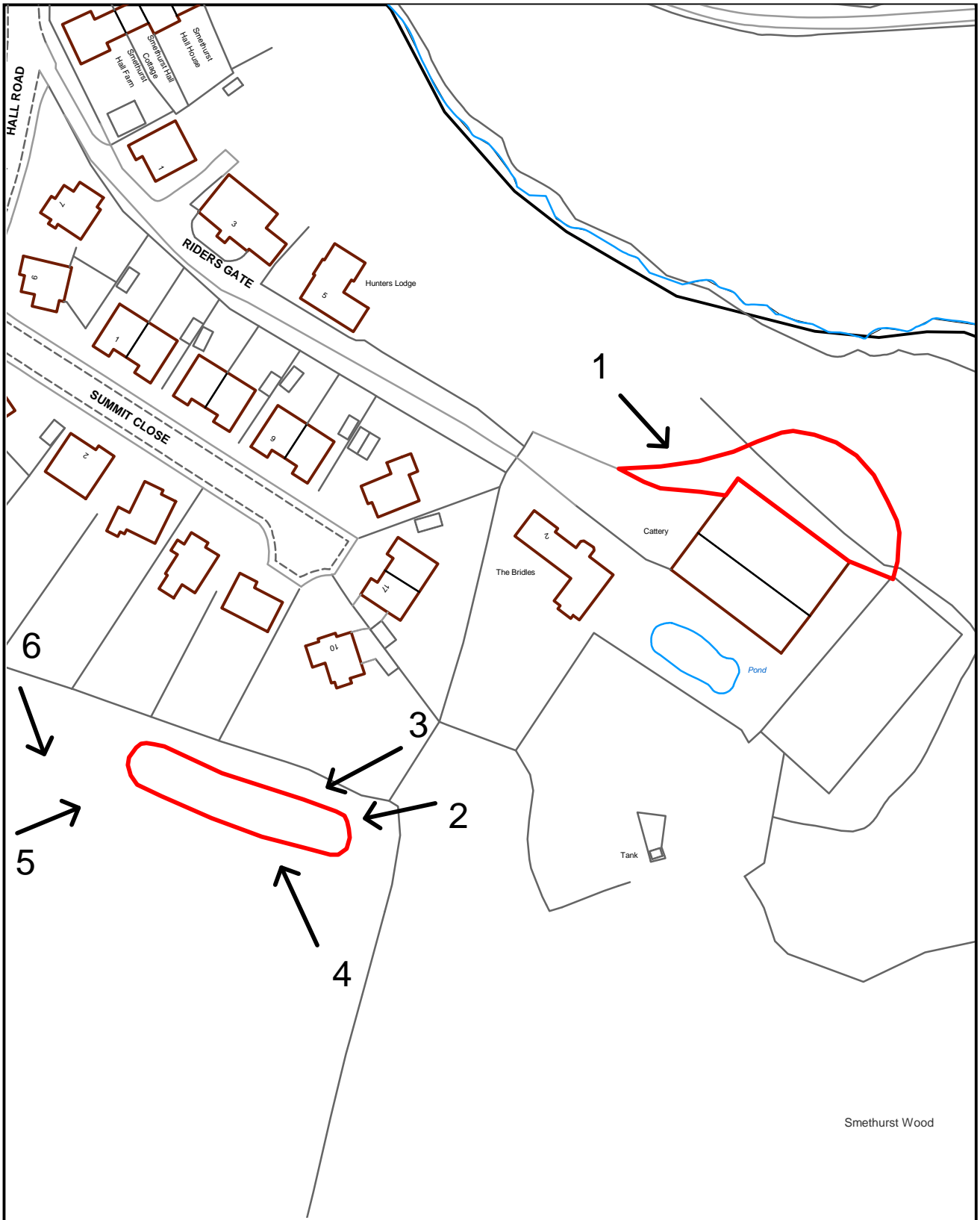
There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings - 1A Site plan; 2 Layout and sections; 3A Pond layout plan; 4 Sections 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.

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



PLANNING APPLICATION LOCATION PLAN

APP. NO 55109

**ADDRESS: 2 Riders Gate
Bury**

E D S

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1:1250

55109

Photo 1



Photo 2



Photo 3



Photo 4



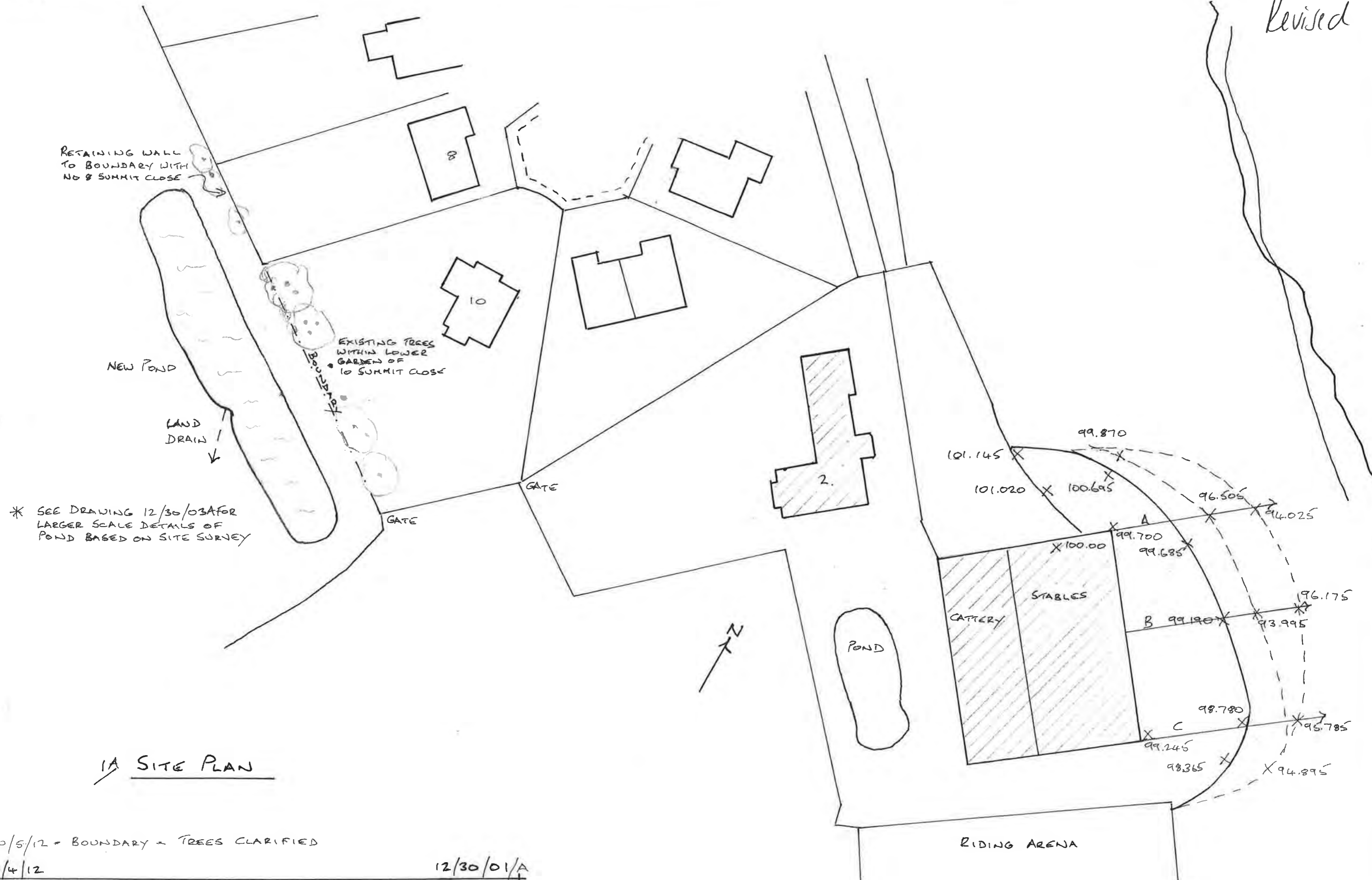
Photo 5



Photo 6



Revised



* SEE DRAWING 12/30/03A FOR LARGER SCALE DETAILS OF POND BASED ON SITE SURVEY

1A SITE PLAN

30/5/12 = BOUNDARY + TREES CLARIFIED

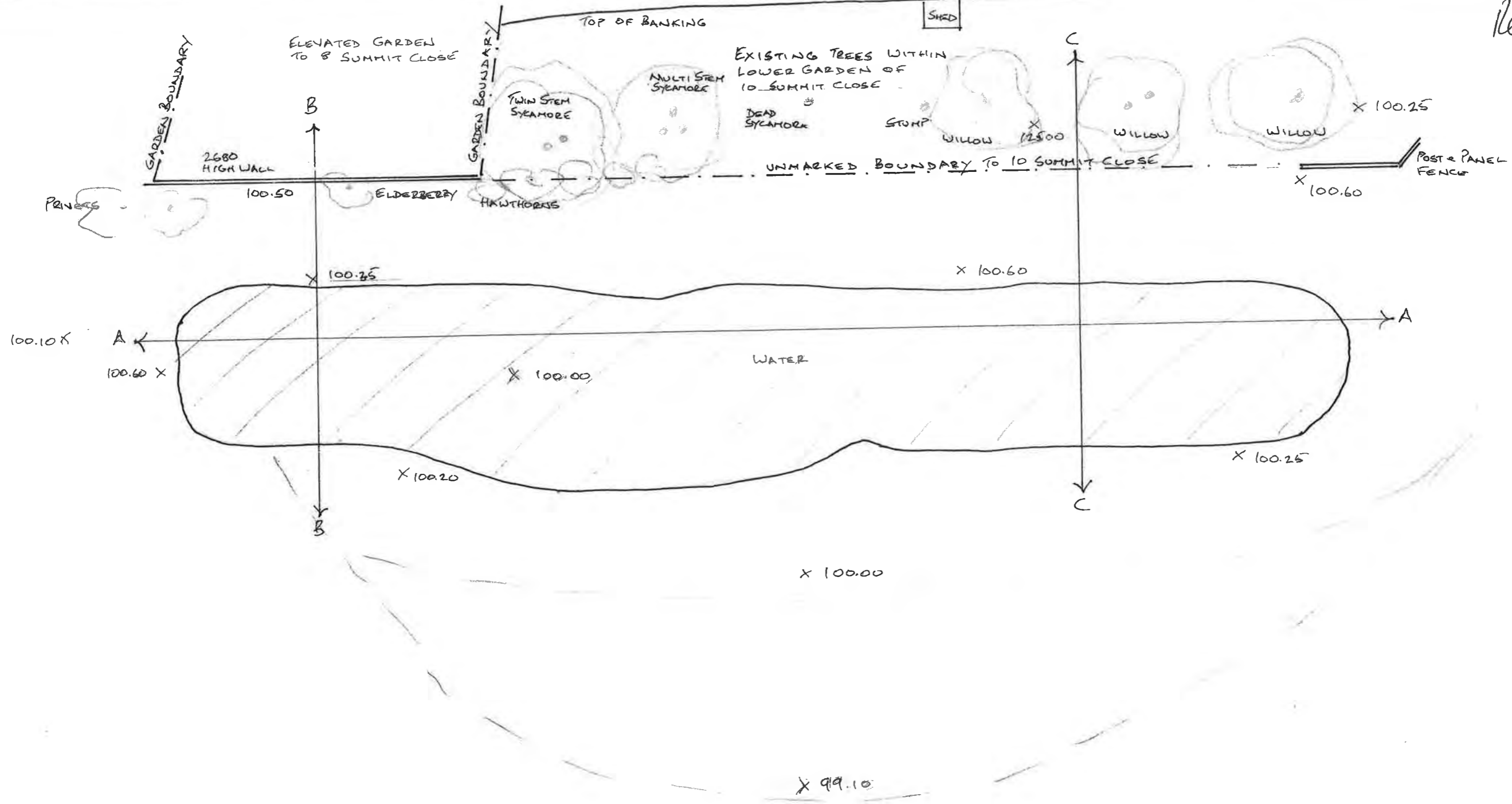
18/4/12

12/30/01/A

HORSE PADDOCK & POND (RETROSPECTIVE)
LAND AT 2 RIDERS GATE, BURY BL9 7RD

SCALE 1:500 @ A3

Revised



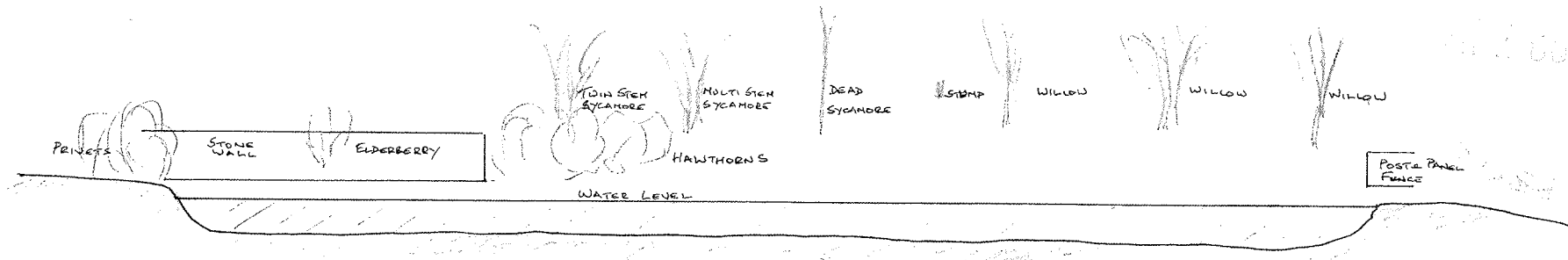
3A POND LAYOUT PLAN

30/5/12 - BOUNDARY & TREES CLARIFIED
4/5/12

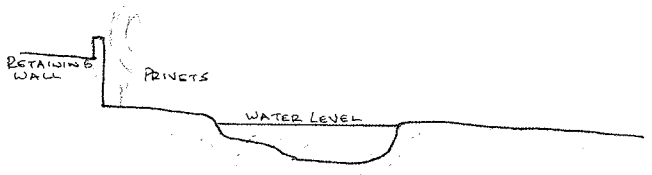
12/30/03/A

RETENTION OF POND
LAND AT 2 RIDERS GATE, BURY BL9 7RD

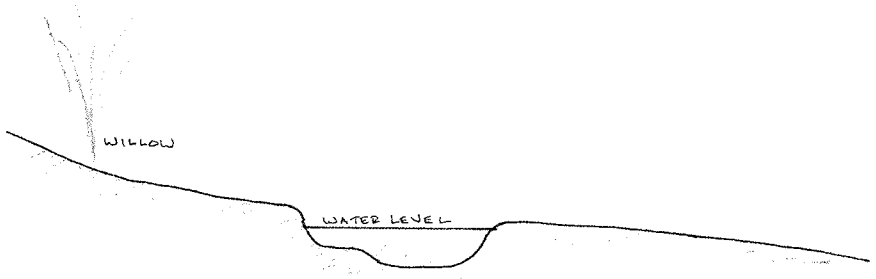
SCALE 1:200 @ A3



SECTION (A-A)



SECTION (B-B)



SECTION (C-C)

4 SECTIONS

4/5/12 12/30/04

RETENTION OF POND
LAND AT 2 RIDERS GATE, BURY BLA TRD

SCALE 1:200 Q A3

Ward: Bury East - Redvales

Item 10

Applicant: Bury Sports Club

Location: Bury Sports Club, Radcliffe Road, Bury, BL9 9JX

Proposal: Construction of new cricket pavilion, covered practice nets and equipment store

Application Ref: 55137/Full

Target Date: 27/06/2012

Recommendation: Approve with Conditions

Description

Bury Sports Club is accessed from Radcliffe Road, close to its junction with Manchester Road and covers approximately 5ha of recreation space, with a sports pavilion, clubhouse and squash courts. The location of the proposed new clubhouse and practice cricket nets is in the north east corner of the site, to the north of the existing buildings. The site comprises rough grass and hardcore to the front with self seeded trees and rough scrub up the existing embankment towards Waterloo Court. There are currently two steel storage containers on the land. There are houses fronting Arden Close to the north and houses on Waterloo Court at the top of the embankment to the east.

The design and access statement states that the existing pavilion is currently used as a changing facility for the rugby, hockey and cricket teams and also by other groups such as a chess club. As such the facilities are in high demand. The existing clubhouse and bar are also hired out for functions to raise funds for the club.

It is proposed to site the new pavilion, which would be used solely by the cricket teams, close to the boundary with 19 Arden Close. It would angled to face south-west, towards the centre of the cricket pitch itself. The building would be rectangular and have a footprint L22.3m x D7.6m x H4.58. In design terms it would have a simple mono-pitched roof sloping down from front to back. It would have a glazed frontage with brick walls to the side and rear. There would be a timber veranda to the front. Internally the building would accommodate two changing rooms, a small kitchen, store room and score box, toilet facilities and club room for refreshments.

The proposed practice nets and equipment store would be located between the new pavilion and the existing building housing the squash courts. The aluminium frame for the three nets would measure L22.2m x D12.9m and have a height of 4.58m, in line with the roof of the pavilion.

The brick built equipment store would be L12.5m x W4.4m x H3m and would fit between the cricket nets and the existing squash building.

The existing two steel containers next to the squash courts, used as tractor and equipment stores would be removed. The existing but now defunct cricket nets, situated on the southern boundary, close to the entrance to the ground, would also be removed.

Relevant Planning History

54581 - Installation of roof mounted PV solar panels - Approved 12/12/201

Publicity

The following neighbours were notified by letter dated 09/05/2012. Nos.2, 4 and 6 Waterloo Court, 5, 7, 9, 15, 17 and 19 Arden Close.

One letter of objection from 19 Arden Close whose concerns are summarised.

- Lack of site security raises concerns about youths congregating and causing a nuisance and damage.
- The clubhouse and planting would increase risk of anti-social behaviour and act as a cover for criminal behaviour.
- Hope that the clubhouse would not be given a late licence as the other clubhouse has.
- Boundary planting would obstruct light into property.
- Need assurance the practice nets would not be floodlit or used late into evening.

Whilst not objecting, the occupier of 4 Waterloo Court asks that the roof be coloured to blend in with the surrounding grass and trees.

Those who have made representations have been notified of the Planning Control Committee meeting.

Consultations

Environmental Health - No objection.

designforsecurity - No objection.

Baddac Access - Need clarification on ramp details.

Unitary Development Plan and Policies

RT1/1 Protection of Recreation Provision in the Urban Area

EN1/2 Townscape and Built Design

EN1/5 Crime Prevention

EN8 Woodland and Trees

CF1 Proposals for New and Improved Community Facilities

CF1/1 Location of New Community Facilities

RT1/2 Improvement of Recreation Facilities

EN1/3 Landscaping Provision

Issues and Analysis

Use - The use of the land to site the proposed cricket pavilion, practice nets and equipment store would be acceptable in principle as the facilities are related to community recreational use and there is no loss of usable recreational land. In this regard the proposal complies with UDP policy CF1 Proposals for New and Improved Community Facilities and RT1/1 Protection of Recreation Provision in the Urban Area.

Visual amenity - The new cricket pavilion, practice nets and store would be modest in size and well designed and with the proposed landscape works, would not appear incongruous within the established sports ground. The proposed hedge planting along the boundary with Nos.17 and 19 Arden Close would help mitigate the impact of the pavilion from these properties. Whilst, an area of self-seeded shrubs and smaller trees in the far corner, behind the proposed new pavilion would be cleared, the large more mature sycamore at the foot of the embankment would be retained.

The rather unsightly steel containers and the bund of mixed hardcore/soil would be removed and levelled to make way for the cricket nets.

The proposal is considered acceptable in terms of visual amenity and complies with UDP Policy EN1/2 Townscape and Built Design and CF1/1 Location of New Community Facilities.

Residential amenity - Given that the pavilion is single storey with the roof sloping down on the side closest to the neighbours on Arden Close, the impact of the building in terms of its massing and overshadowing would not be so serious as to warrant refusal. The impact is further mitigated by the proposed boundary hedge within the site and the existing large tree and bushes in the garden of No19.

Given the position of the new building and practice nets at the foot of the embankment that slopes down from properties on Waterloo Court, there would be little impact on the amenity

of the residents of these houses as they are at a significantly higher level.

It is unlikely that there would be any serious increase in noise and disturbance to residents from the pavilion given there are no openings on the side and rear elevations facing the neighbours and that the building would only be used by the cricket team without a drinks licence.

There is unlikely to be any serious disturbance from activity from the practice bays given their position between the new pavilion and the existing squash building with the embankment and trees on the east side. It is also noted that the practice bays have no artificial lighting and further to this, a condition would be attached to any approval to ensure no lighting is introduced without a further planning application. And of course the length of the cricket season is also a limiting factor.

Traffic - The new facility should not generate any significant additional traffic to the sports grounds as they would be serving sports activities that would be going on within the ground anyway. There is parking provision within the site of approximately 50 spaces and this is considered sufficient for the activities taking place at the ground.

Objections - The applicant held an open day and invited those residents who were notified as part of the planning application.

The concern of the resident at No.4 Waterloo Court with regard to the finish to the roof was discussed at the open day and has been addressed in a revised plan which now indicates to the roof in a grey/green colour to blend in more with the surroundings.

Given that the pavilion would only be used by the cricket team and not for general social functions, it is unlikely that there would any additional anti-social behaviour caused.

The issue regarding criminal behaviour of people accessing the site illegally is an ongoing matter that the club is trying to address.

It is not the intention to have a drinking licence for the pavilion.

The native boundary hedging, the details of which would be subject to an appropriate landscaping condition, would be of a species that would not be so high as to overshadow the properties adjacent to the boundary.

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 new cricket pavilion, store and practice nets would improve facilities at the sports club without serious impact on visual or residential amenity. The proposal is acceptable and complies with UDP policies listed. 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 BSC-00, 01, 02 and 03A 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.

3. Details of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

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. There shall be no external lighting of the proposed cricket practice bays.

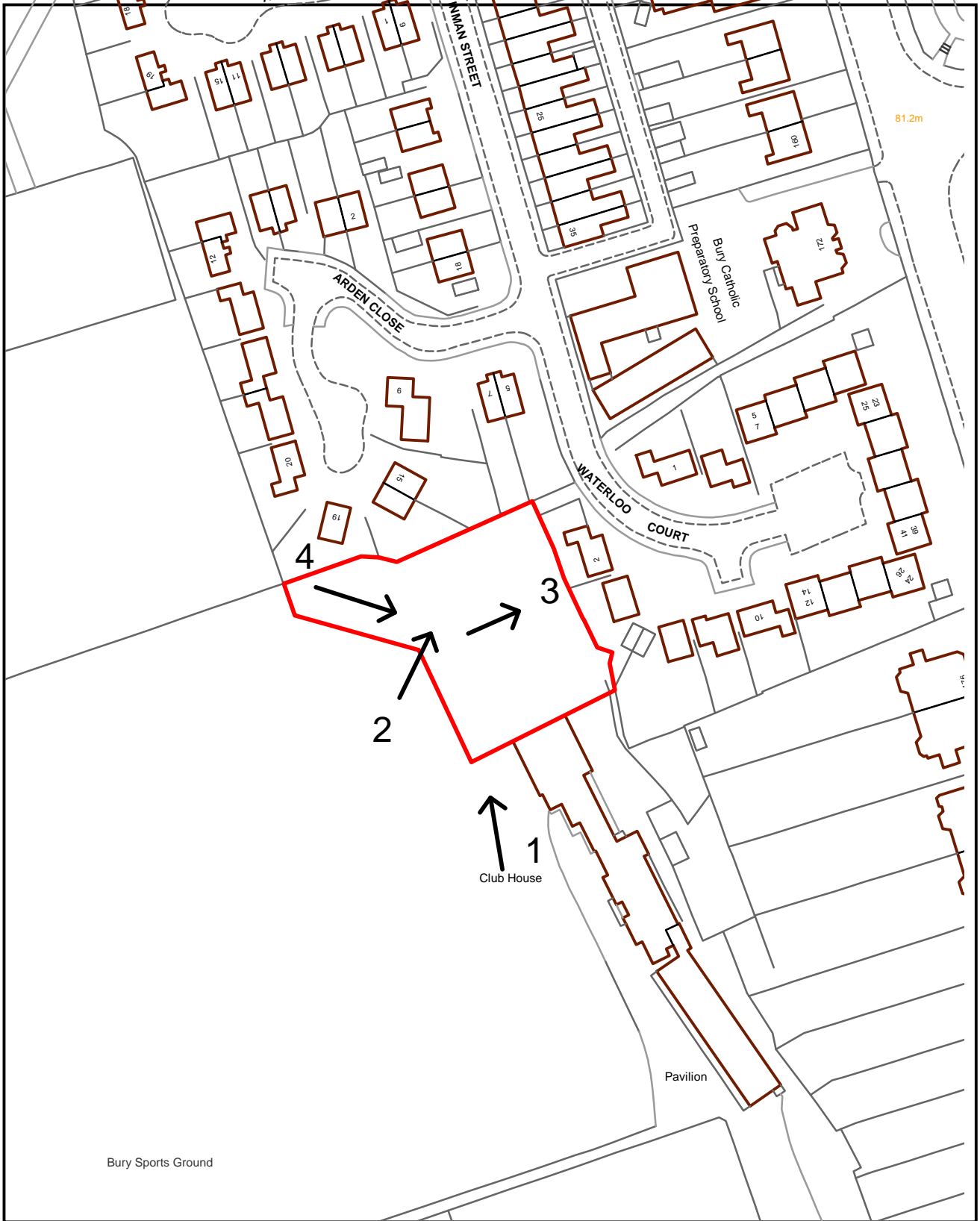
Reason. To protect the residential amenity of nearby residents pursuant to Policy CF1/1 Location of New Community Facilities.

5. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the pavilion is first used; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or 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 EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55137

**ADDRESS: Bury Sports Club
Radcliffe Road, Bury**



Planning, Environmental and Regulatory Services 1:1250

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55137

Photo 1



Photo 2



Photo 3



Photo 4



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Bury Sports Club
Radcliffe Road
Bury BL9 9JX
Section Scale 1:100 @ A1
Site plan scale 1:250 @ A1
March 2012

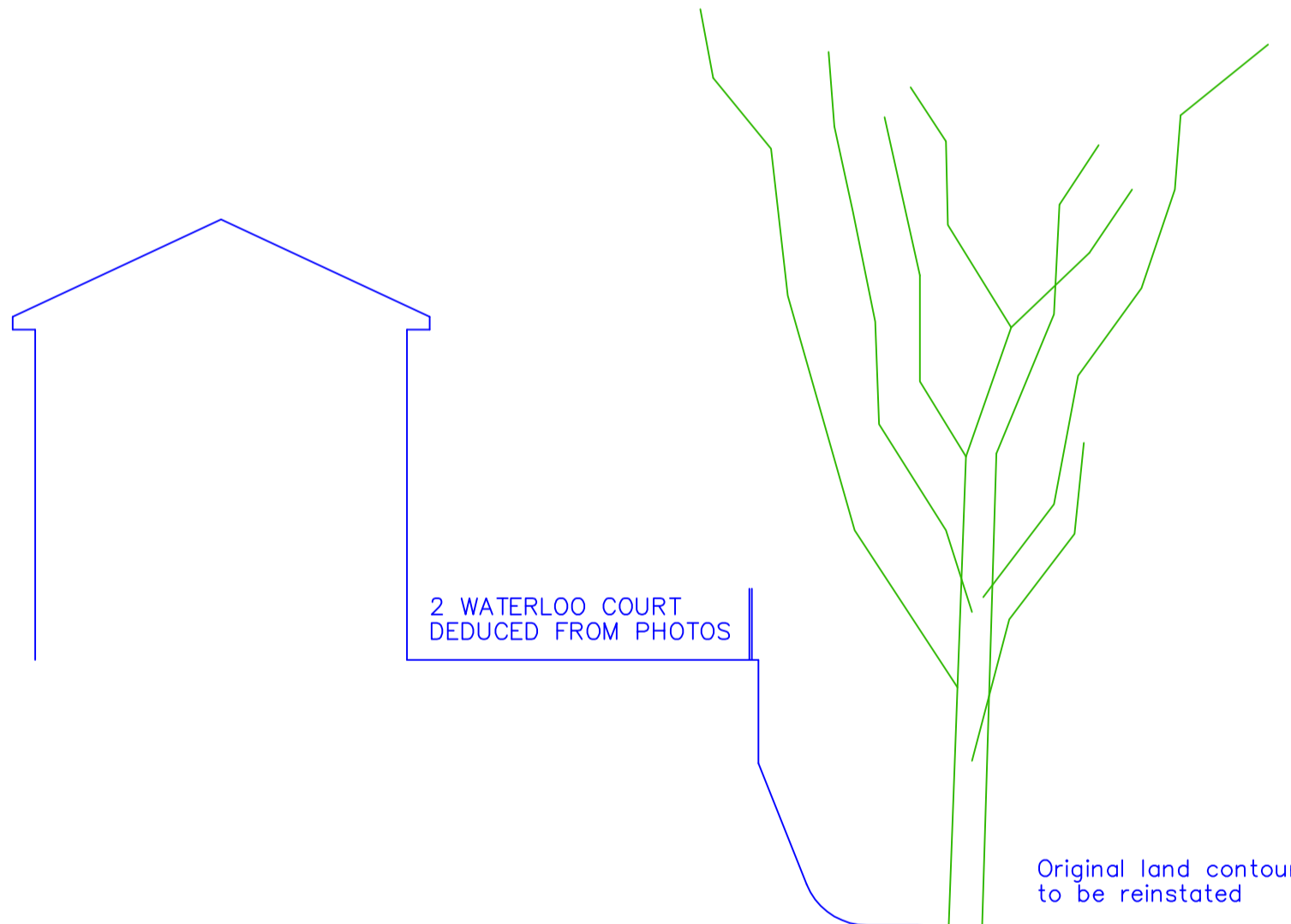
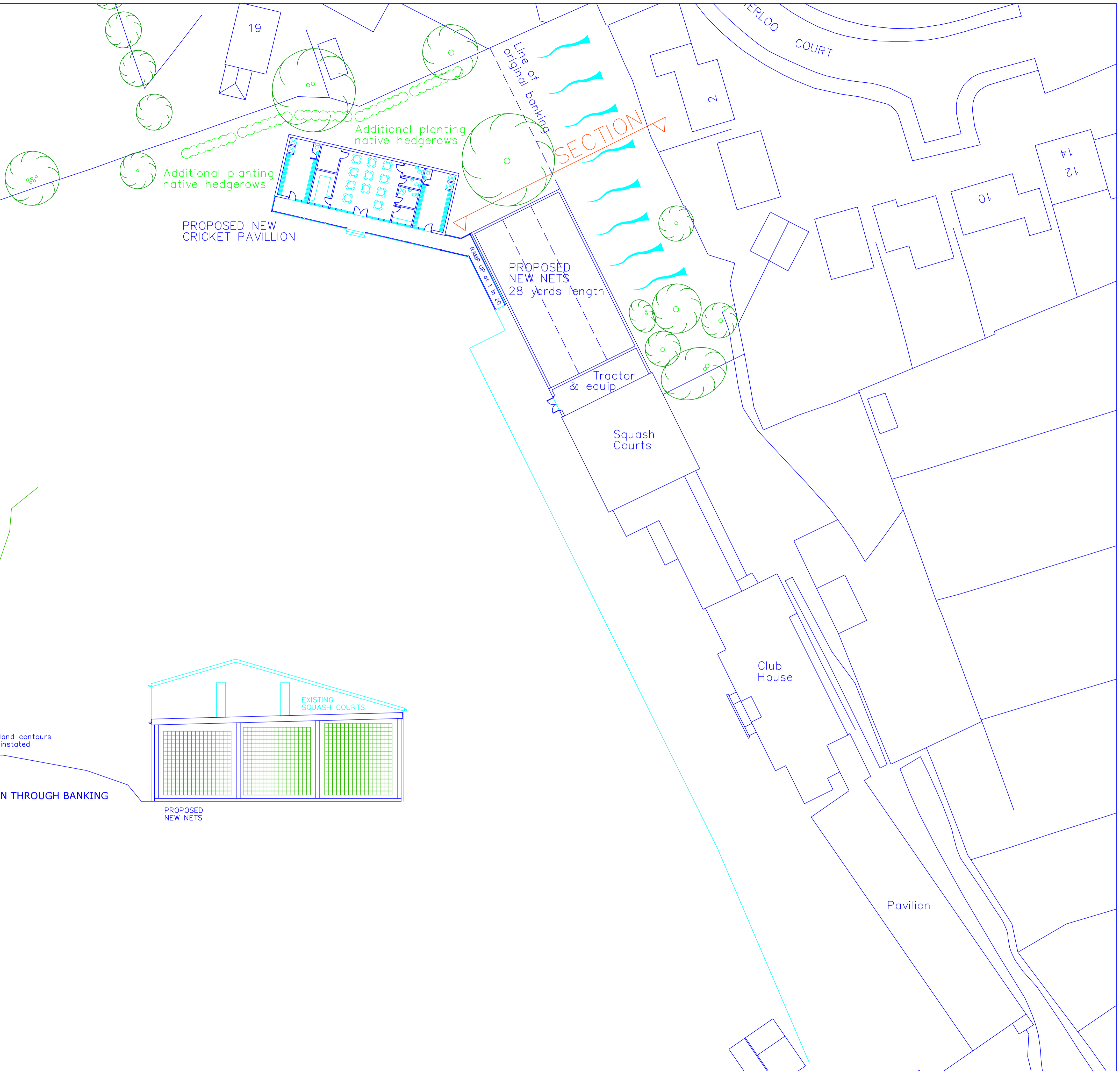
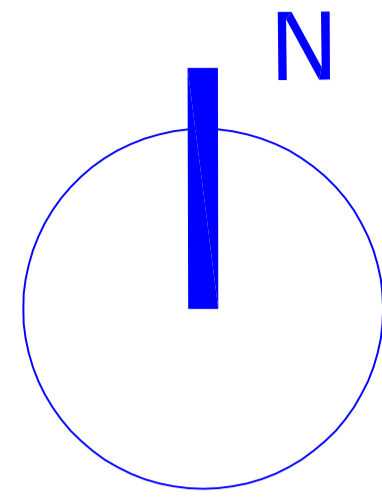
BSC-02A Proposed Cricket Pavillion and Nets

PPY design Ltd

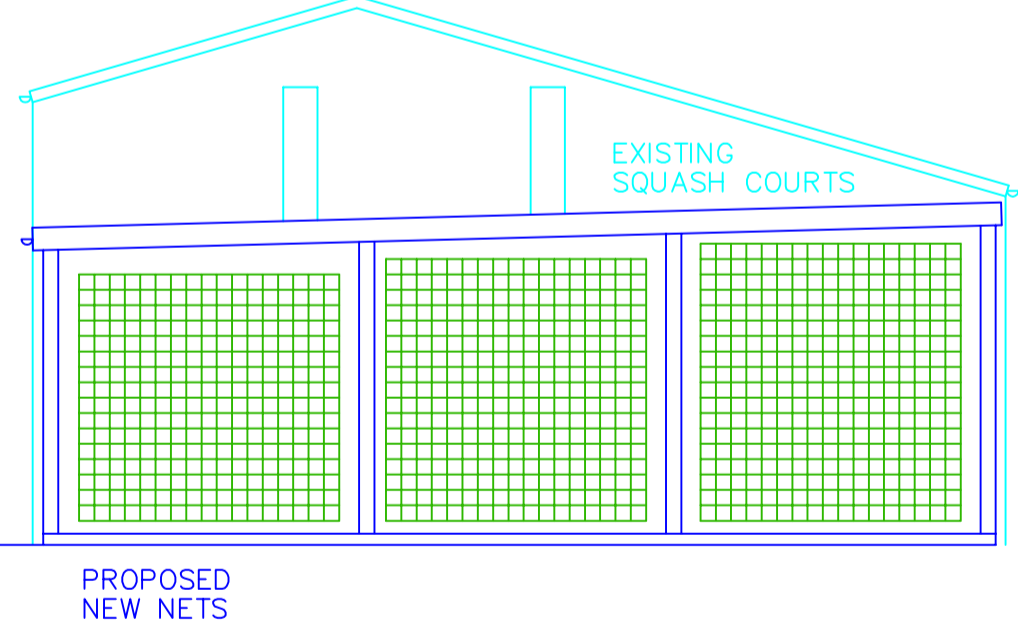
2 Helmshore Road, Holcombe Village
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BArch (hons) DipArch RIBA
gary@ppy-design.co.uk www.ppy-design.co.uk
tel/ fax 01706 822731 mobile 07712 669482

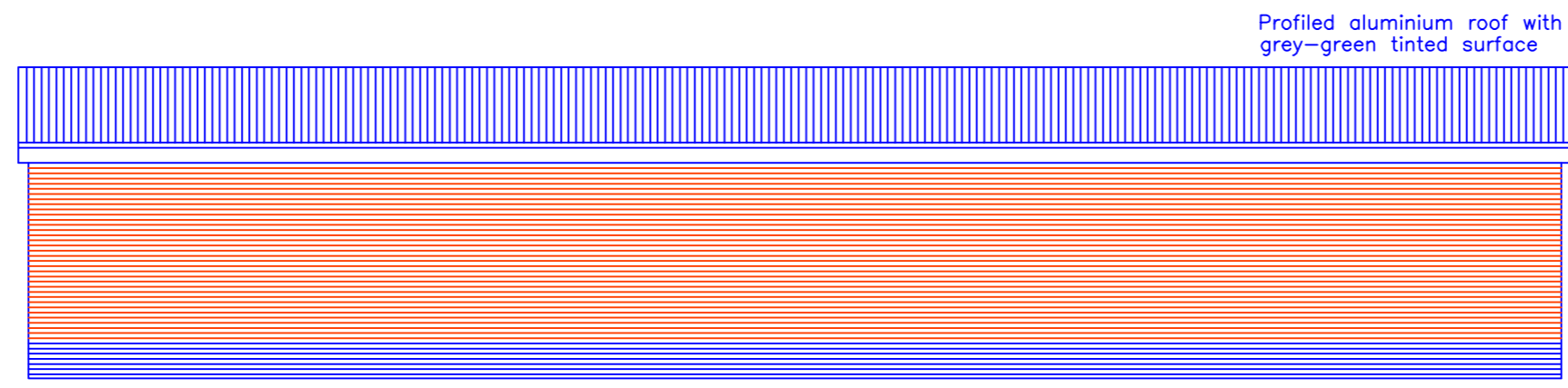
A Additional planting to be native hedgerows
Detail added to ramp 30.05.2012



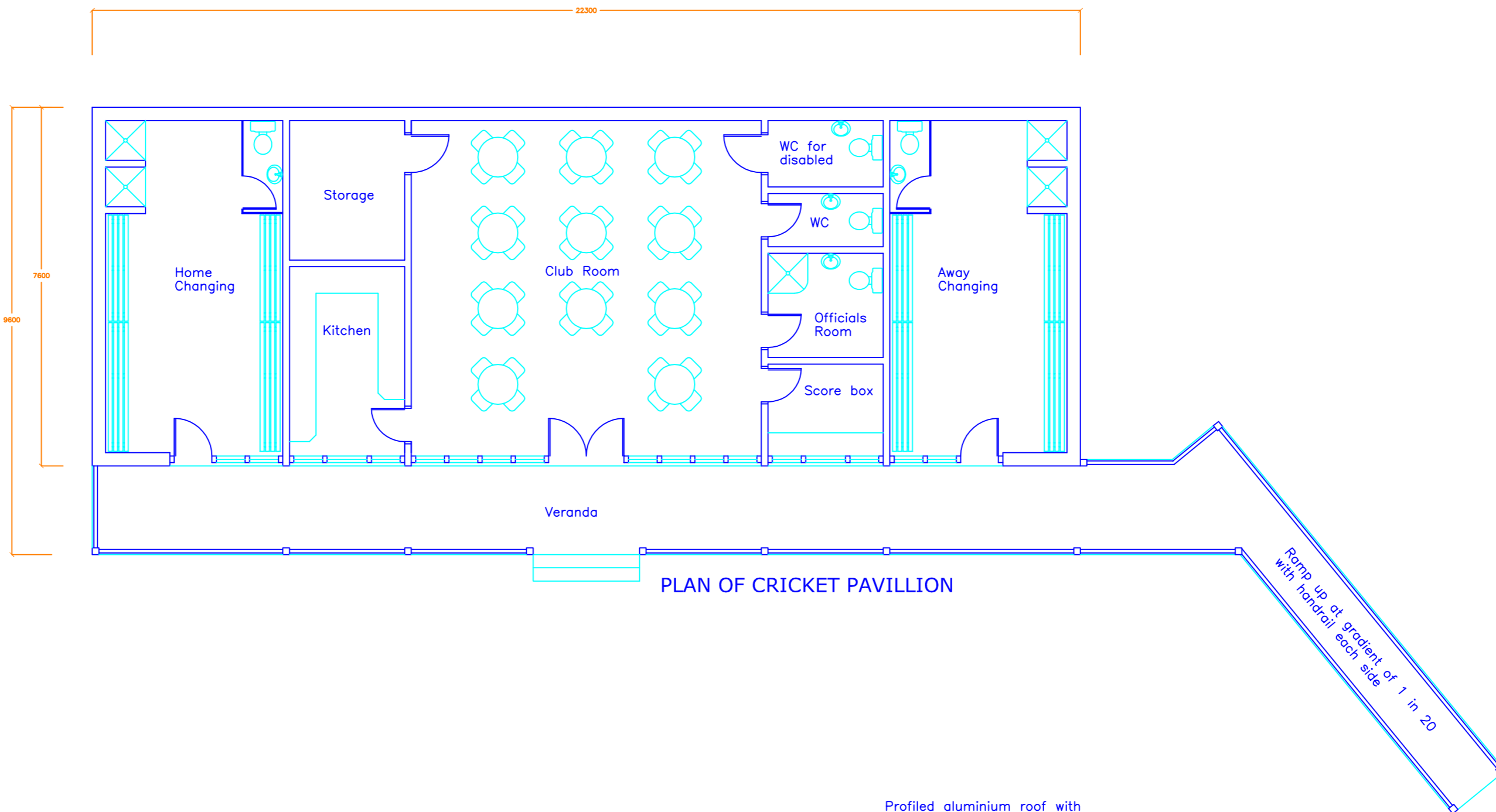
PROPOSED SECTION THROUGH BANKING



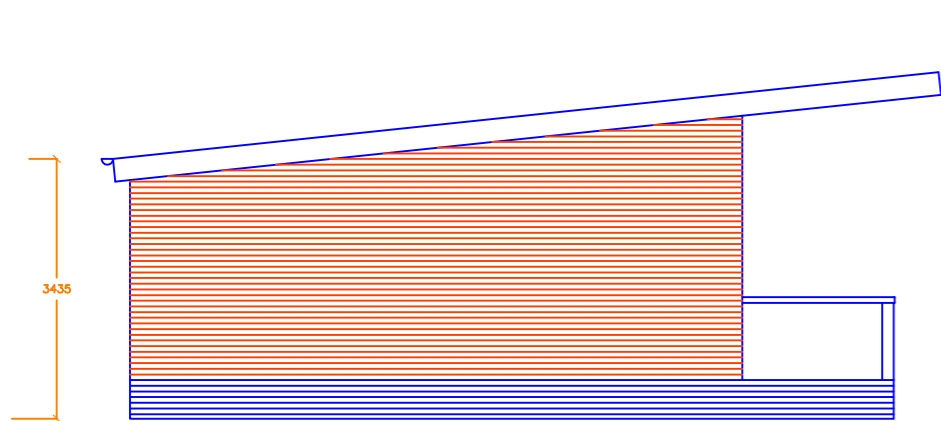
PROPOSED NEW NETS



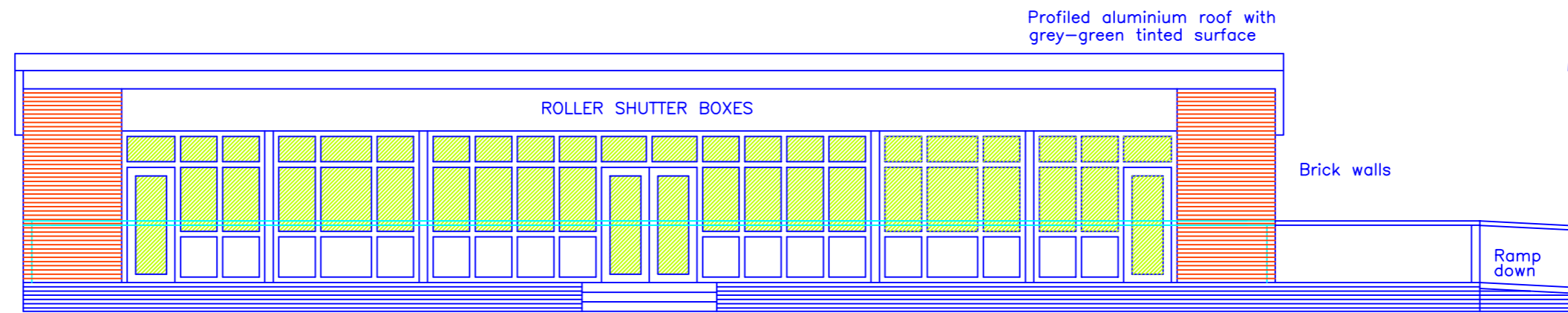
PROPOSED REAR ELEVATION



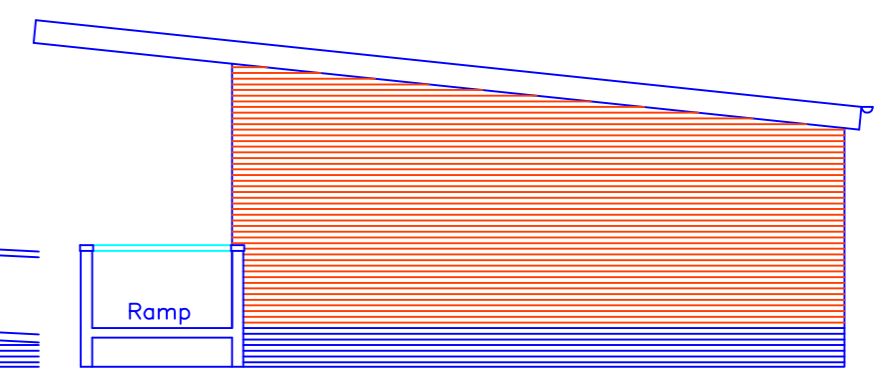
PLAN OF CRICKET PAVILLION



PROPOSED SIDE ELEVATION

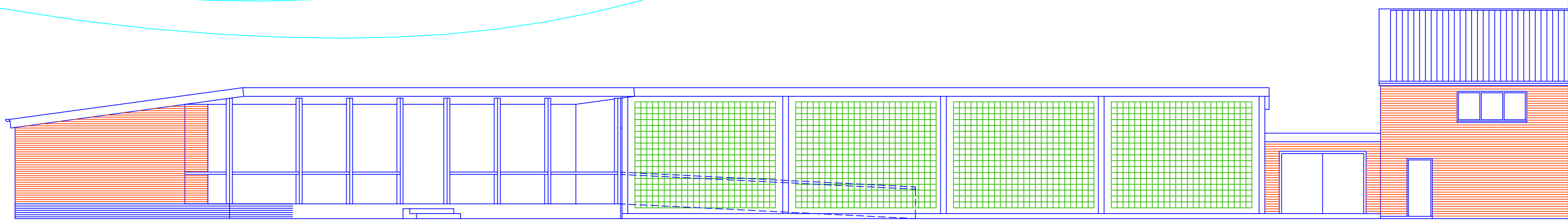


PROPOSED FRONT ELEVATION CRICKET PAVILLION



PROPOSED SIDE ELEVATION

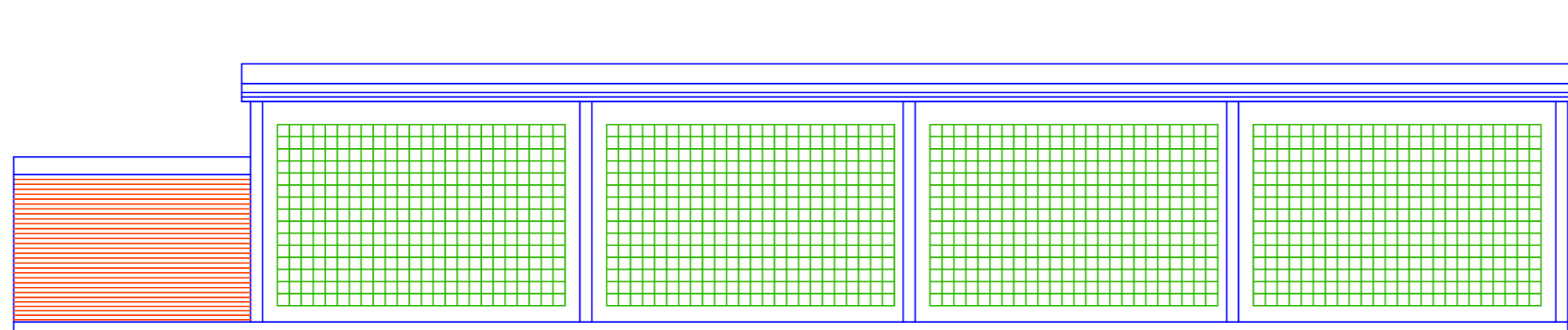
- Glazing hatched
- Infill panels
- Netting



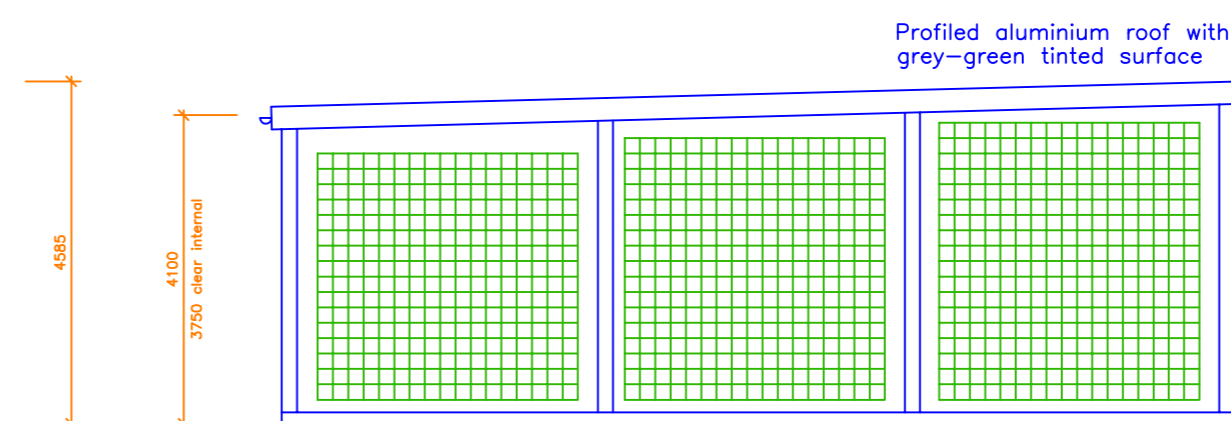
PROPOSED FRONT ELEVATION OF NETS

PROPOSED EQUIP STORE

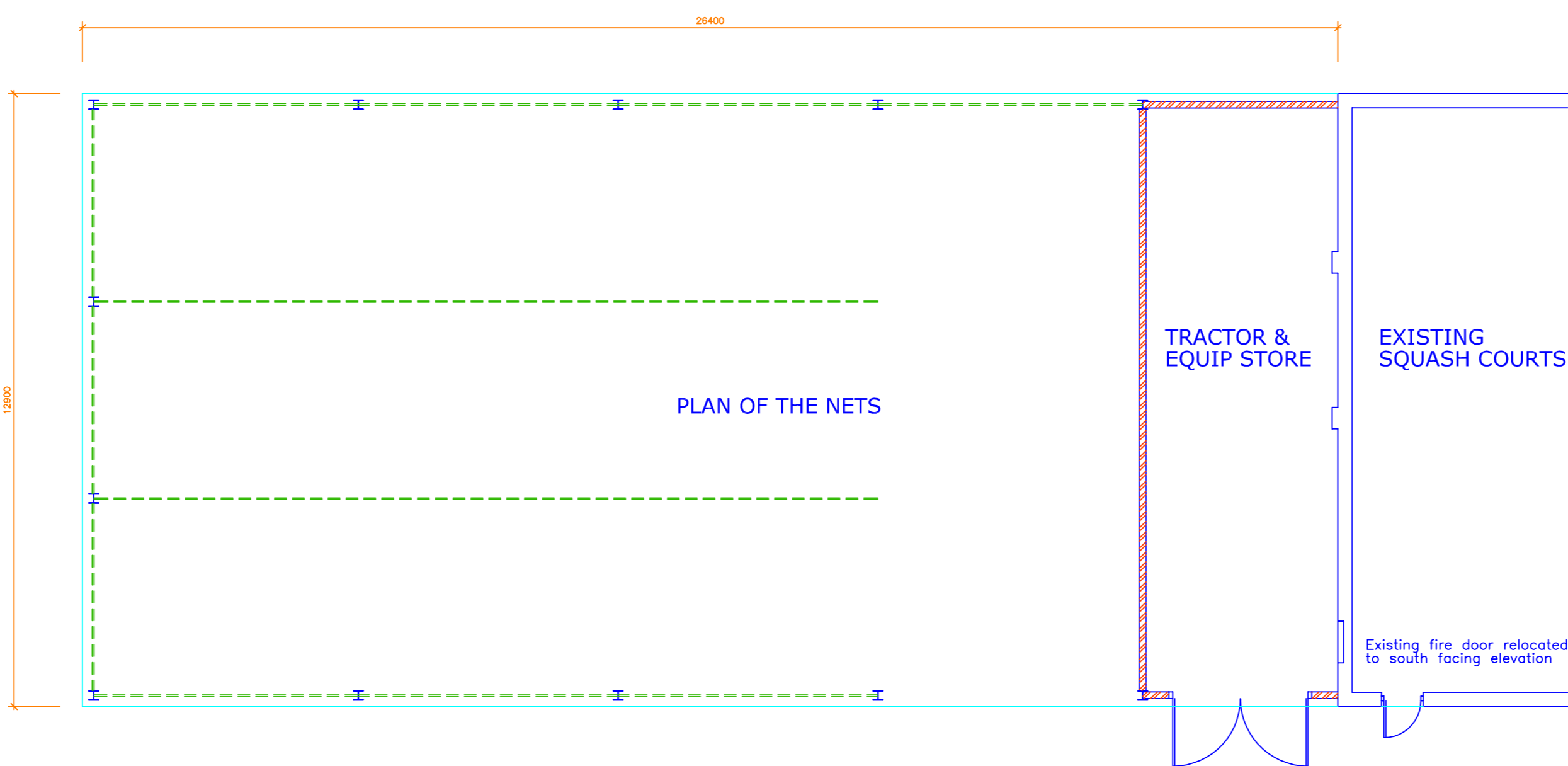
Relocated Fire Door



PROPOSED REAR ELEVATION OF NETS



PROPOSED SIDE ELEVATION OF NETS



PLAN OF THE NETS

TRACTOR & EQUIP STORE

EXISTING SQUASH COURTS

Existing fire door relocated to south facing elevation

A Roof to be grey-green tinted
Detail added to ramp for disabled 30.05.2012

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0 1 2 3 4 5 6 7 M

Bury Sports Club scale 1:100@A1
Raddiffe Road March 2012
Bury BL9 9JX

Proposed Cricket Pavillion and Nets
Plans and Elevations
BSC-03A

PPY design Ltd

2 Helmshore Road, Helmcombe Village
Ramsbottom, Lancashire BL8 4PA

Gary Dearden (BA) (hons) DipArch RIBA
gary@ppy-design.co.uk www.ppy-design.co.uk
T. 01706 822731 M. 07712 669482

Ward: Prestwich - Holyrood

Item 11

Applicant: Vodafone Ltd

Location: Prestwich Heys F C, Sandgate Road, Whitefield, Manchester, M25 5WG

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

Application Ref: 55178/Telecom Determination **Target Date:** 06/07/2012
(56 Days)

Recommendation: Prior Approval Required and Granted

Description

The site is located within the western boundary of the football club on a piece of land located between the football car park and Sandgate Road. The surrounding area forms part of an existing recreational area which is used for a variety of activities. At the north eastern corner of the playing fields, there is an electricity pylon, which has telecommunications equipment on it. There are residential properties to the south on St Joseph's Avenue and to the east on Sandgate Road and Warwick Avenue. The site itself is bounded by a concrete post and panel fence along Sandgate Road and there are mature trees and planting along this boundary.

The proposal involves the installation of a 15m high monopole with 6 no. antennae and equipment cabinets. The equipment would be sited within the football club grounds, 2.8m from the boundary fence line and hedgerow and 55m from the entrance gate to the car park. It would be enclosed by a black palisade fence. The proposed structure would incorporate a security light, positioned at 5m above ground level, facing the car park of the club. The proposed mast would be shared by two operators.

The operators previously obtained planning permission for an identical 15m high shared mast close to this site (ref 53607). However, there is a need to resite the equipment onto a section of vacant land so as not to interfere with the operation of the football club's pitch.

Relevant Planning History

47511 - Retention of changing rooms, store, clubhouse and fencing and installation of six floodlighting units - Refused 31/05/2007

48290 - Retention of changing rooms, store, toilets, clubhouse and fencing; installation of six floodlighting units including resurfacing and landscaping of car park - Approve with Conditions 21/11/2007

53607 - Prior notification for 15m high monopole including 6 no. antennae and equipment cabinets to facilitate site sharing - Approved 17/3/2011.

55197 - Variation of Condition 6 on planning permission 48290 to allow the retention of changing rooms, store, toilets and clubhouse until 31st December 2015 - Pending.

Publicity

309 letters sent on 15/5/2012 to properties located on Tamworth Avenue, St Joseph's Avenue, Sandgate Road, Warwick Avenue, Thatch Leach Lane, Derwent Close, Hastings Close, Oak Bank Close, Duddon Close, Hastings Avenue, Conisborough Place, Carlisle Close, Arundel Avenue, Raglan Avenue, Peveril Close, Oak Lane.
Site notice posted 18/5/2012.

Four letters of objection received from Nos 19, 29 Peveril Close, 20, 34 Raglan Avenue with the following issues:

- The Heys FC site is already an unattractive development with an untidy cinder car park,

shanty town style temporary buildings and a concrete perimeter wall of Eastern European styling;

- An ugly telecommunications 15m pole with associated equipment is a further unwelcome development of what was once a well kept and tidy amenity;
- Additional possible health risks;
- Another eyesore mast;
- Cannot believe there is another proposal for an antenna in this area and particularly as there is already one sited at the Frigate Pub;
- There is no trouble with reception in the area and it is a question of financial reasons;
- A potential danger for children and will add to the air pollution due to the motorway. The area has been reported as one of the worst for asthma.

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

Consultations

Traffic Section - No objection.

Environmental Health Contaminated Land - No comments to make.

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
RT1/1	Protection of Recreation Provision in the Urban Area
NPPF	National Planning Policy Framework

Issues and Analysis

Health issue - Government guidance in the form of the National Planning Policy Framework, states that an application should be supported by "a statement that self certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines" In this case, the applicant has indicated that the proposal would meet the ICNIRP guidelines through the submission of a certificate.

Supporting Information - 8 alternative sites were put forward by the agent and include the existing Orange mast at Oak Lane, existing pylon adjacent to Prestwich Heys, The Frigate Public House, Thatch Leach Lane, pavement at Sandgate Road, junction of Sandgate Road and Mount Road, pavement of Heywood Road and Mount Road, Heywood Park reservoir and pavement at Heywood Road and St Margaret's Road.

These sites were discounted for the following reasons:

- The site was not capable of accommodating additional apparatus;
- The site was not suitable to maintain an operational radio base station due to vandalism and theft;
- The buildings were technically unsuitable to house an installation;
- The locations were considered more visually prominent within the street scene;
- Interference between existing sites and the rest of the network;
- The site would not provide the required level of coverage.

The proposed development is required in this location in order to provide improved 3G coverage and capacity and to maintain existing 2G and 3G coverage. The NPPF encourages and supports operators to site share. 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. Sufficient information has been provided to justify the need of the proposed development in terms of improved coverage for the site. Therefore the proposed development is considered to be in accordance with UDP Policy EN1/10 - Telecommunications and the NPPF.

Impact on the surrounding area - The proposed development would be located within the boundary of the football club, 2.8m behind the existing concrete fencing which runs along the back edge of the footpath on Sandgate Road. There is a hedgerow and tree planting along the ground's western boundary and it is well screened from the public highway. The closest residential properties to the monopole would be 30m to the west on Warwick Avenue. The rear gardens of these houses back onto Sandgate Road and boundary treatment consists of foliage and trees. As such, it is considered that the separation distance together with the extent of screening between the sites would not have a detrimental impact on the visual amenity of these properties or the surrounding area.

An unimplemented planning permission has been granted for 6, 15m high floodlighting columns around the football pitch and as such the addition of a 15m high monopole would not look out of place within the locality. In addition, the principle of a monopole was considered acceptable in this locality by a consent granted (reference 53607) for a 15m high monopole adjacent to the football pitch.

The proposal includes equipment cabinets alongside the column set within a fenced compound. The cabinets would have a similar appearance to the existing electrical service boxes which are sited on pavements and footpaths in the vicinity. Given the siting of the cabinets within a fence compound, it is considered there would not be an adverse impact on the visual amenity of the area.

The monopole would be painted grey, the cabinets green and the fence black which are considered to be suitable colours for this type of equipment within this location.

As such, the proposal is considered to be acceptable and would comply with UDP Policy EN1/10 - Telecommunications, EN1/2 - Townscape and Built Design and the NPPF.

Response to objectors - The issues of visual amenity, the need for the proposed development and health issues have been covered 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;-

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

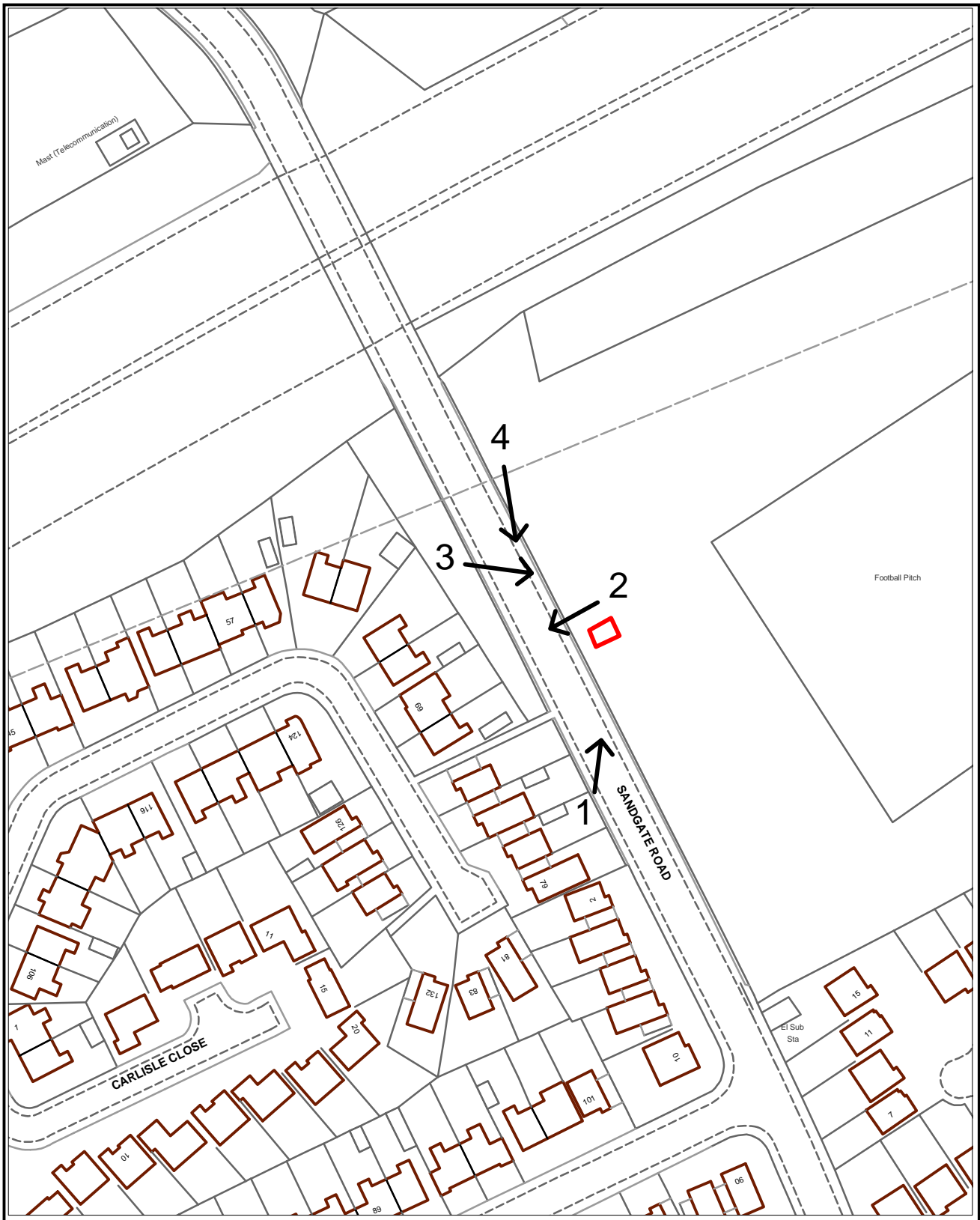
Conditions/ Reasons

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 numbered 100 A; 200 A; 300 A and Site Specific Supplementary Information, 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.
3. The colour of the mast shall be grey (RAL 7035) and the colour of the equipment cabinets shall be green (RAL 6009) as stated in the Site Specific Supplementary

Information).

Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policy EN1/2 - Townscape and Built Design and EN1/10 - Telecommunications of the Bury Unitary Development Plan.

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



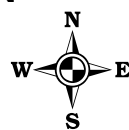
PLANNING APPLICATION LOCATION PLAN

APP. NO 55178

**ADDRESS: Prestwich Heys FC
Sandgate Road
Whitefield**

Planning, Environmental and Regulatory Services 1:1250

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



55178

Photo 1



Photo 2



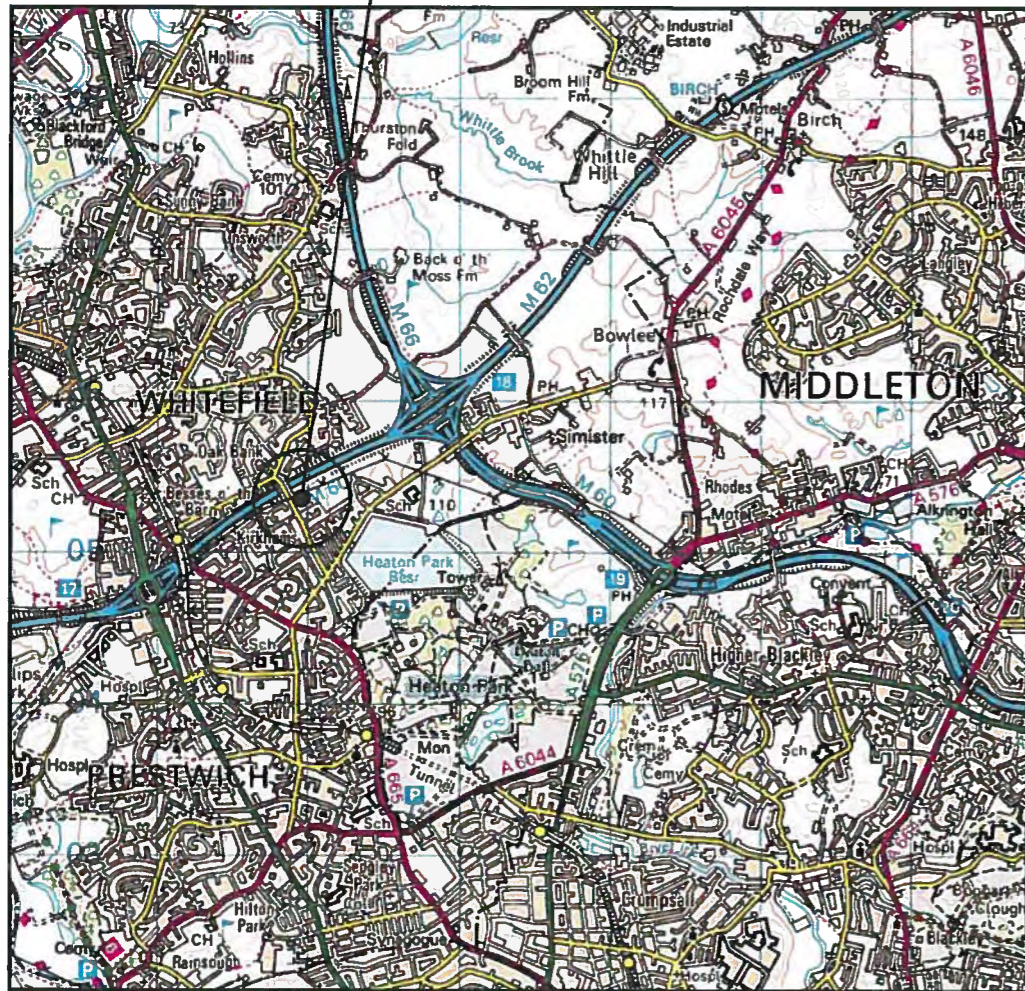
Photo 3



Photo 4



SITE LOCATION

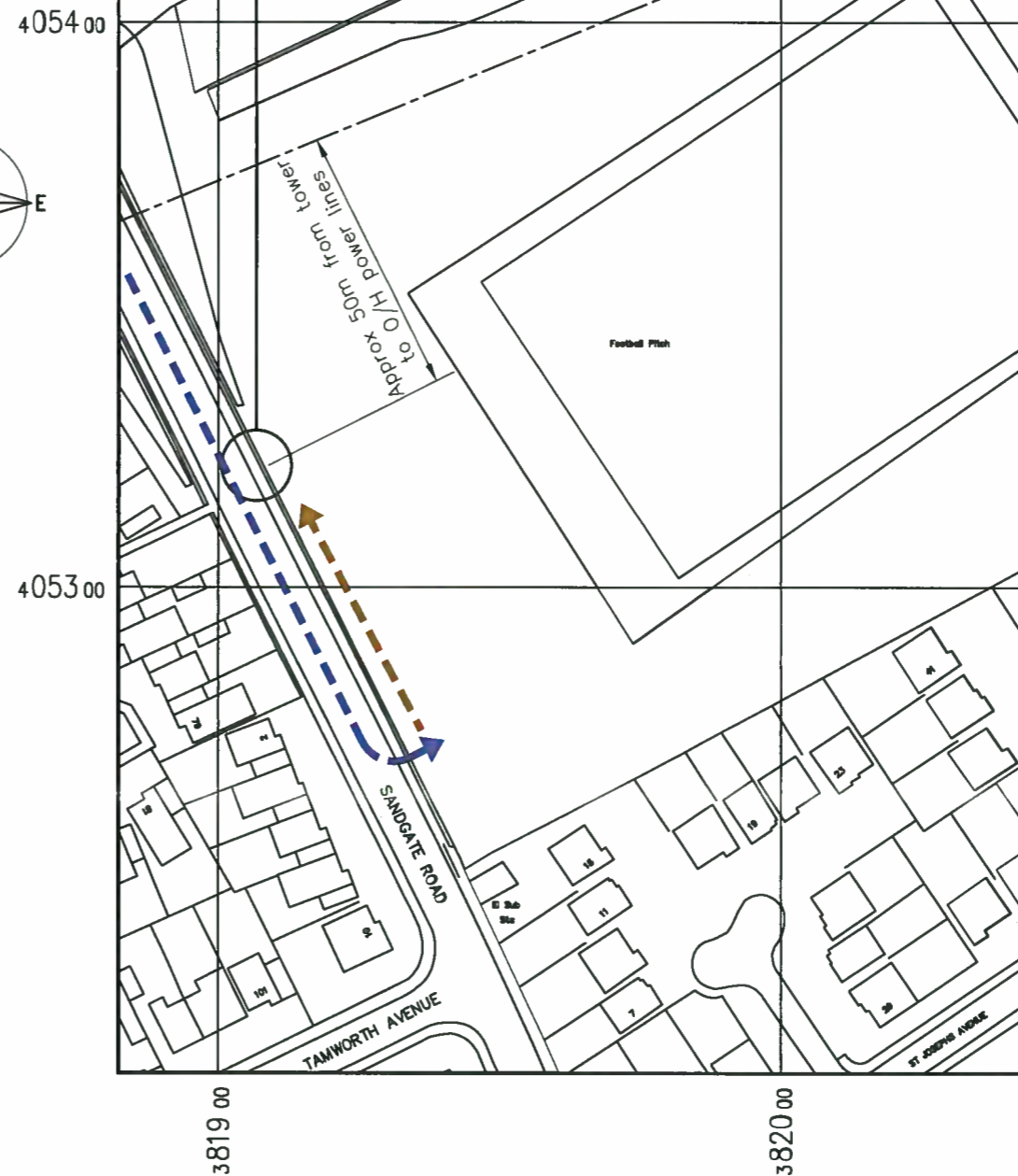
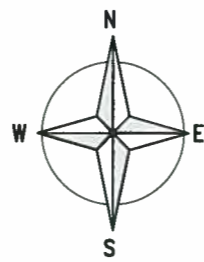


SITE LOCATION
 (Scale 1:50000)
 Ordnance Survey map extract
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SITE PHOTOGRAPH

SITE LOCATION



DETAILED SITE LOCATION

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= Access Route

= Directions to Site

Notes:
 1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 381907 N: 405324

Directions
 From the M60 at Junction 17 take the A56
 exit to Whitefield/Prestwich. At the
 roundabout take the 1st exit onto Bury New
 Road/A56 and then take the 1st right onto
 Clyde Avenue. Turn left at Hardmans Road
 which becomes Thatch Leach Lane. Continue
 for approx 0.5 miles and turn right onto
 Sandgate Road. The entrance to Prestwich
 Heys AFC is located on the left hand side.

B	NGR: revised	PM	NJD	31.01.12
A	Issued for Approval	PM	NJD	06.12.11
REV	MODIFICATION	BY	CH	DATE

mono #
 MONO CONSULTANTS LIMITED
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 Guild Street
 Stratford-upon-Avon
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Cell Name	Opt
PRESTWICH HEYS AFC	B

Cell ID No		
Cornerstone	Host	Sharer
(CS) 13324	(VF) 74892	(O2) 045603

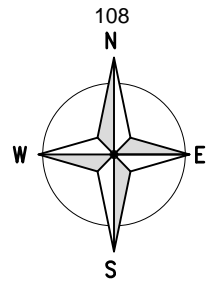
Site Address / Contact Details
 PRESTWICH HEYS AFC
 SANDGATE ROAD
 WHITEFIELD
 MANCHESTER
 M45 6NT

Drawing Title: SITE LOCATION MAPS

Purpose of issue: PLANNING

Drawing Number: 100

Scale:	As Shown	Drawn:	PM	Date:	06.12.11	Issue:	B
Checked:	NJD	Date:	06.12.11	Approved:	SRR	Date:	06.12.11



Notes:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 381907 N: 405324

DESIGN NOTE:
UNDERGROETH BUSHES IN VACINITY OF SITE TO BE CLEARED.
GROUND TO BE TREATED WITH A CORNERSTONE APPROVED HERBRIGDE

REV	MODIFICATION	BY	CH	DATE
B	NGR: revised	PM	NJD	31.01.12
A	Issued for Approval	PM	NJD	06.12.11

mono #

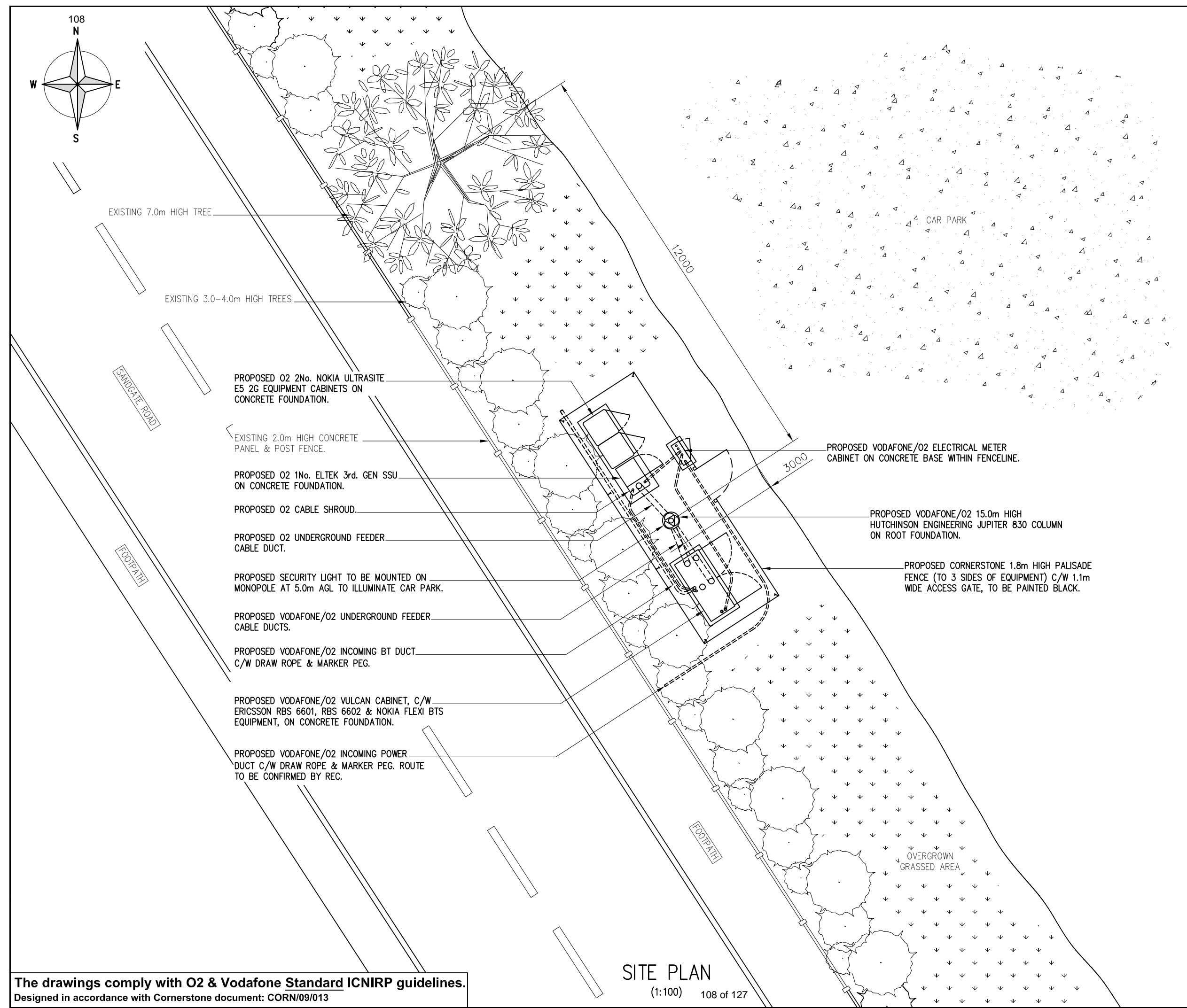
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Cornerstone Project

Cell Name		Opt
PRESTWICH HEYS AFC		B
Cell ID No		
Cornerstone	Host	Sharer
(CS) 13324	(VF) 74892	(02) 045603
Site Address / Contact Details		

PRESTWICH HEYS AFC
SANDGATE ROAD
WHITEFIELD
MANCHESTER
M45 6NT

Drawing Title: PROPOSED SITE PLAN			
Purpose of issue: PLANNING			
Drawing Number: 200			
Scale:	Drawn:	Date:	Issue:
As Shown	PM	06.12.11	
Checked:	Date:	Approved:	Date:
NJD	06.12.11	SRR	06.12.11
			B



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

SITE PLAN
(1:100) 108 of 127

Notes:
1 ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 381907 N: 405324

TOP OF VODAFONE/O2 STRUCTURE
+15.00m AGL

TOP OF VODAFONE/O2 ANTENNAS
+14.90m AGL

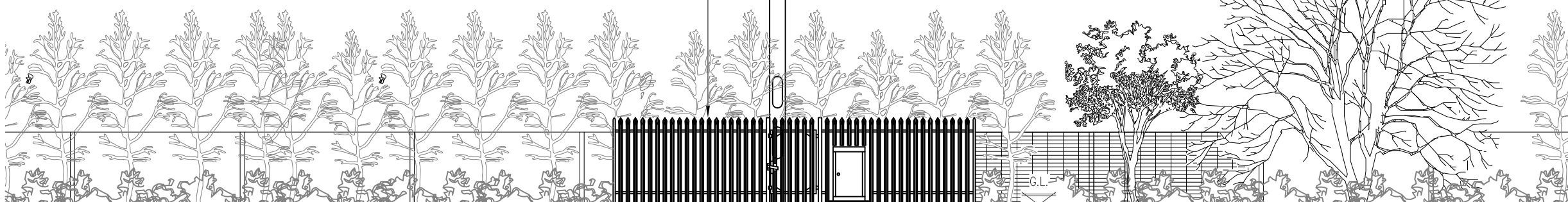
PROPOSED 3No. VODAFONE/O2 ANTENNAS
WITHIN SHROUD.

U/S OF VODAFONE/O2 ANTENNAS
+12.90m AGL

PROPOSED VODAFONE/O2 15.0m HIGH HUTCHINSON
ENGINEERING JUPITER 830 COLUMN ON ROOT
FOUNDATION.

PROPOSED CORNERSTONE 1.8m HIGH PALISADE
FENCE C/W 1.1m WIDE ACCESS GATE, TO BE
PAINTED BLACK.

SECURITY LIGHT +5.00m AGL




PROPOSED NORTH EAST ELEVATION
(1:100)

B	NGR: revised	PM	NJD	31.01.12
A	Issued for Approval	PM	NJD	06.12.11
REV	MODIFICATION	BY	CH	DATE

mono #

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O₂ 

Cornerstone Project

Cell Name	Opt
PRESTWICH HEYS AFC	B

Cell ID No		
Cornerstone	Host	Sharer
(CS) 13324	(VF) 74892	(O2) 045603

Site Address / Contact Details

PRESTWICH HEYS AFC
SANDGATE ROAD
WHITEFIELD
MANCHESTER
M45 6NT

Drawing Title: PROPOSED SITE ELEVATION

Purpose of issue: PLANNING

Drawing Number: 300

Scale:	As Shown	Drawn:	PM	Date:	06.12.11	Issue:	
Checked:	NJD	Date:	06.12.11	Approved:	SRR	Date:	06.12.11
							B

Ward: Bury East - Redvales

Item 12

Applicant:

Location: Land adjacent to 1 Ribchester Drive, Bury, BL9 9JT

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

Application Ref: 55198/Full

Target Date: 10/07/2012

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

Description

The application site is a vacant piece of land and is located at the junction of Ribchester Drive and Radcliffe Road. The site is a greenfield site and there are trees planted along the northwestern boundary of the site.

The site is located within a wholly residential area and is bounded by residential properties to the north, south and west. There is a neighbourhood shopping centre located to the southwest and Derby High School is located some 180 metres to the east.

The applicant seeks permission for the erection of 5 dwellings in a terrace. The proposed dwellings would be three storeys in height and would be constructed in brick and render. A driveway accessed from Ribchester Drive would be provided to each dwelling.

Relevant Planning History

22426 - Residential development on land off Ribchester Drive, Bury. Approved - 22 June 1989.

54668 - Residential development of 5 no. 3-storey townhouses on land adjacent to 1 Ribchester Drive, Bury. Refused - 2 February 2012.

The application was refused as there were issues relating to residential amenity, insufficient information relating to flood risk and Japanese Knotweed and highways issues.

Publicity

31 neighbouring properties (1 - 4, 6 - 16 (evens) Ribchester Drive, 100 - 114 (evens), 149 - 167 (odds) Radcliffe Road, 47, 47 Padiham Close) were notified by means of a letter on 18 May and site notices were posted on 21 May 2012.

3 letters have been received from the occupier of 1, 4, 8 Ribchester Drive, which have raised the following issues:

- The Japanese Knotweed is located on land immediately adjacent to 1 Ribchester Drive and is beginning to spread to the dwellings at the rear.
- The proposal is not in keeping with the type of housing in the surrounding area.
- Provision has been made for 3 refuse bins, when all houses have 4.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections in principle. Further comments to be reported in the Supplementary Report.

Drainage Section - Comments awaited.

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

Waste Management - No objections.

Wildlife Officer - No objections, subject to the inclusion of a condition protecting nesting birds.

Environment Agency - Comments awaited.

Designforsecurity - Comments awaited.

United Utilities - Comments awaited.

Baddac - The internal layout of the dwellings show great potential for lifetime homes. Seek clarification of the gradients to the entrances and how level thresholds would be achieved.

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
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN7	Pollution Control
EN9	Landscape
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

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.

The site is currently vacant and is located at the junction of Radcliffe Road and Ribchester Drive. The site is located within the urban area and given its position to amenities and facilities, is in a sustainable location. Whilst it is a previously undeveloped site, the applicant has argued that it is an overgrown site and its redevelopment would help to regenerate the local area. The site is in a prominent location and it is accepted that the proposals would provide some local regeneration benefits. Historically, the site has been earmarked for housing in the urban potential study and has previously benefited from planning permission. More recently, the site has been identified in the SHLAA (HL/2249/00) as having 'unconstrained potential' for residential use. Given the likely local regeneration benefits and the planning history of this site, the proposed development would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy H1/2 of the adopted Unitary Development Plan.

Impact upon surrounding area - The neighbouring residents have raised concerns that Japanese Knotweed is present on the site. The applicant has confirmed that Japanese Knotweed is present on the piece of land between the application site and No. 1 Ribchester

Drive and not on the application site. Therefore, the proposed development would be in accordance with Policy EN9 of the Unitary Development Plan.

Design/layout - The layout of the openings within the proposed dwellings is uniform and plot 1 would have an active frontage to both Ribchester Drive and Radcliffe Road, which is welcomed.

Size/massing - The proposed dwellings would be three storeys and would be of a height of 8 metres, which has been reduced by 1 metre compared to the previous application. The surrounding buildings in the locality are all two storeys in height with the adjacent dwellings on Ribchester Drive being 7.3 metres in height. There is a gap of 7.5 metres between No. 1 Ribchester Drive and the application site. Given that the proposed dwellings are only 0.7 metres higher and the distance between the existing and proposed dwellings, it is considered that the proposed development would not be unduly prominent within the streetscene nor appear incongruous.

Design/elevations - The proposed dwellings would be constructed in brick on the ground and first floors, render on the second floor and a tiled roof. The use of a mixture of materials would help to break up the elevations, thereby limiting the three storey appearance in a street of two storey dwellings.

Therefore, the proposed dwellings would not be an unduly prominent feature within the streetscene and would not be detrimental to the visual amenity of the surrounding area. The proposal would not conflict with Policies EN1/2 and H2/1 of the adopted Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect distances between residential properties and is relevant in this case. SPD6 states that there should be 23 metres between directly facing habitable room windows and 16 metres between habitable room windows and a three storey blank wall.

There would be habitable room windows on the ground floor of the proposed dwellings and the plans indicate that a 2 metre high timber fence would be erected on the boundary with the flats to the rear (Nos 102 - 114 Radcliffe Road). The proposed fencing would ensure that there was no loss of privacy for the occupiers of both the existing and proposed dwellings.

The openings within the first and second floors relate to either a bathroom or a landing and as such, the aspect standard would be 16 metres. There would be between 17 and 19 metres between the existing and proposed dwellings, which would comply with the aspect standards.

There would be 22.9 metres between the proposed dwelling (plot 1) and No. 2 Ribchester Drive. The room on the second floor would be a bedroom and the principle window would be located on the gable elevation with a secondary window facing No. 2 Ribchester Drive. As such, the proposed development would not have an adverse impact upon the amenity of the occupiers of No. 2 Ribchester Drive. There would be 32 metres between plot 1 and Nos 159 and 161 Radcliffe Road and 23 metres between the proposed dwellings and Nos 4 - 10 Ribchester Drive, which would comply with the aspect standards.

Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Flood risk - A flood risk assessment (FRA) was submitted with the application as the site is located within flood zone 2. The Environment Agency have some concerns in relation to flood risk and the agent is working to resolve these. The outcome will be reported in the supplementary report.

Highways issues - The red edge has been amended following the previous application and

appropriately meets the adopted highway. A footpath would be provided for the pedestrians along the length of the application site, which is welcomed, thus connecting Radcliffe Road to Ribchester Drive.

Plot 1 has been relocated and would be 13.3 metres from the junction of Ribchester Drive and Radcliffe Road. As such, a driver turning into Ribchester Drive from Radcliffe Road would have time to react to a vehicle reversing out of the driveway for plot 1. The Traffic Section has no objections in principle to the proposal and further comments will be reported in the Supplementary Report. Therefore, the proposed development would not be detrimental to highway or pedestrian safety and would be in accordance with Policy H2/2 of the Bury Unitary Development Plan.

Parking issues - SPD11 states that there should be a maximum of 2 spaces for a 3 bedroom dwelling, which equates to a total of 10 spaces. The proposed development would provide 5 parking spaces. The site is located on a main bus route into Bury and there are 2 shopping centres within walking distance of the site. Therefore, the level of parking provision would be acceptable and would comply with Policy HT5/1 of the adopted Unitary Development Plan and SPD11.

Access issues - The proposed dwellings would have level access. Baddac considers that the proposed dwellings would comply with lifetime homes standard and the provision of lifetime homes would be secured by a condition if consent is granted. Therefore, the proposed dwellings would be accessible and would comply with Policy HT5/1 of the adopted Unitary Development Plan.

Planning Obligations - A contribution of £14,431.44 is sought for recreation provision in accordance with Policy RT2/2 of the Unitary Development Plan and SPD1. This will be secured through a Section 106 agreement.

Response to objectors

The Japanese knotweed is located on land, which is outside of the application site and out of the applicant's ownership.

The issue of design has been addressed in the report above.

A condition would be added to any grant of planning consent requiring a bin store of a size to accommodate 4 bins to be provided.

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 properties. The proposed development would not be a prominent feature in the streetscene nor would it be detrimental to flood risk or highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Minded to Approve

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 Rev B, 11/210.01B, 11/210.03 C, 11/210.04 B, 11/210.05 B, 11/210.06 C, 11/210.07 C 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.

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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Details/Samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

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.
6. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year 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 National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. Provision for lifetime homes shall be incorporated into the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the development hereby approved commencing. The development shall then be carried out incorporating the measures in accordance with the approved 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.
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.

9. Details of a bin store to accommodate 4 bins shall be submitted to and approved in writing by the LPA prior to any development commencing. The approved details shall be implemented in full prior to first occupation of the dwellings hereby approved.

Reason - In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to the following Unitary Development Plan Policies:

H2/1

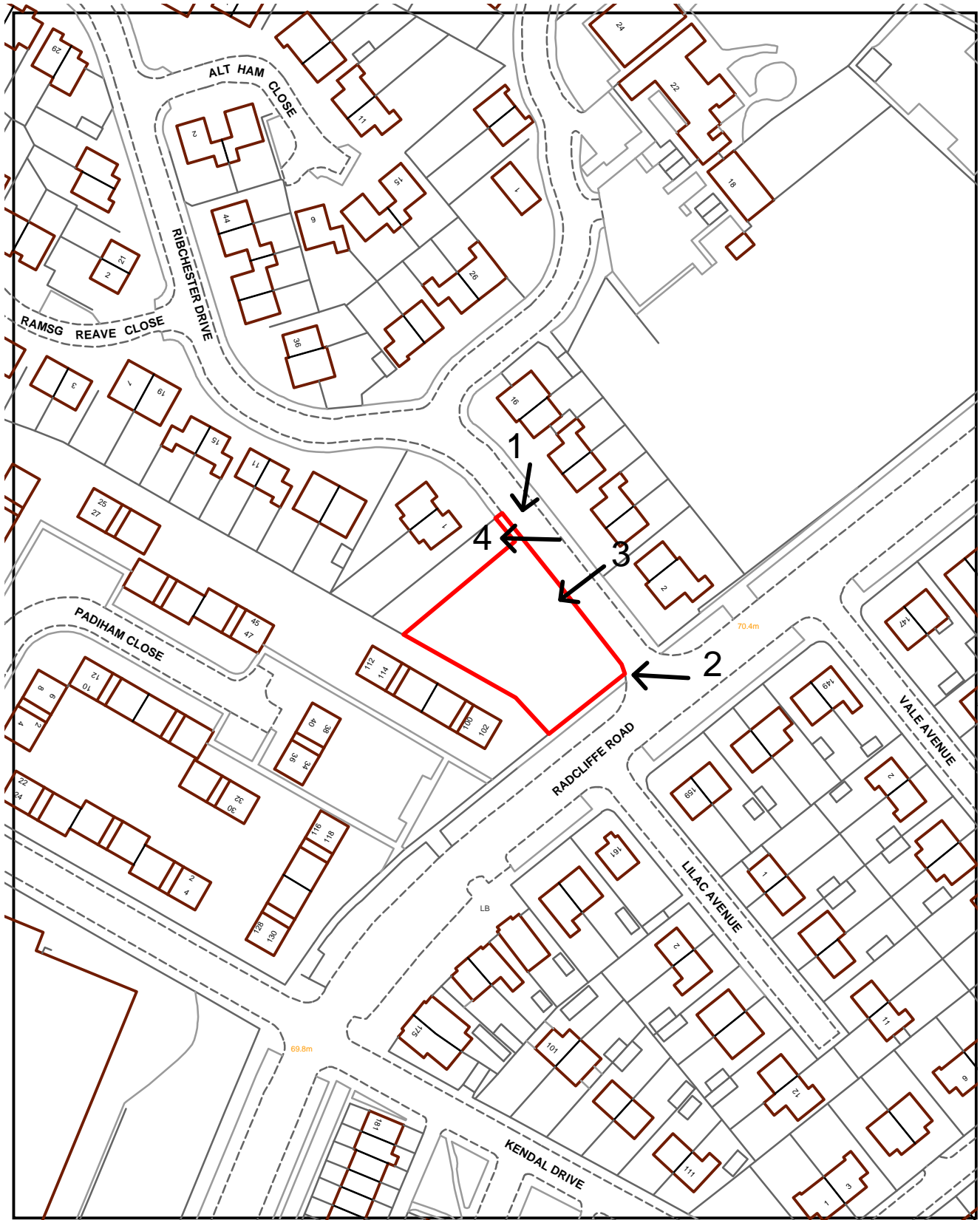
H2/2

10. A 2 metre high timber boarded fence shall be provided along the boundary between the application site and Nos 102 - 114 Radcliffe Road prior to first occupation of the dwellings hereby approved. The fence shall remain in place while the dwellings are in situ.

Reason - To secure the satisfactory development of the site and in the interests of the residential amenities of the neighbouring residents pursuant to Policy EN1/2 - Townscape and Built Design of 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 55198

**ADDRESS: Land Adjacent To 1 Ribchester Drive
Bury**



Planning, Environmental and Regulatory Services 1:1250

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55198

Photo 1



Photo 2

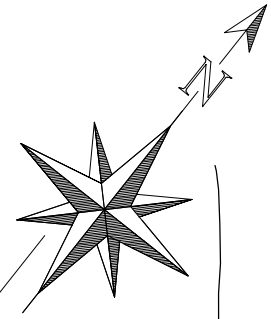


Photo 3



Photo 4





LEGEND

- A BLOCK PAVING TO DRIVEWAYS, PATHS & PATIOS (COLOUR: TBC)
- B GRASS LAWNS
- C CEDAR CLAD SCREENS AROUND BIN STORES
- D 1500mm HIGH CONCRETE POST & TIMBER PANEL BOUNDARY FENCING
- E 1800mm HIGH CONCRETE POST & TIMBER PANEL BOUNDARY FENCING
- F 900mm HIGH BRICKWORK WALL WITH 1500mm HIGH PIERS & TIMBER INFIL PANELS
- G 400mm HIGH TIMBER POST & KNEE RAIL
- H CONCRETE FLUSH KERB TO FRONT EDGE OF DRIVEWAYS
- J LOW-LEVEL PLANTING TO EDGE OF LAWNS
- K 2000mm HIGH REPLACEMENT TIMBER CLOSE-BOARDED FENCE PROVIDING SCREEN TO REAR PROPERTIES

NOTES

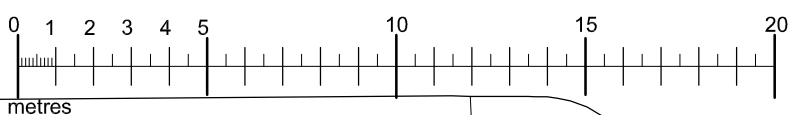
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- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is 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	Mirror revisions to plot boundaries	29.11.11
B	Fencing required along rear boundary. Gated access added to Rochdale road boundary	11.01.12
C	New lighting column indicated at L.A request. Existing lighting column & poles added.	10.05.12
D	Plot One fencing amended at L.A request. Bin stores amended	31.05.12



PROPOSED SITE LAYOUT

RADCLIFFE ROAD



Project	PROPOSED RESIDENTIAL DEVELOPMENT: LAND ADJACENT TO 1 RIBCHESTER DRIVE, BURY, PROPOSED SITE LAYOUT
Client	Ms. LAWSON
Drawn	CPS
Scale	1:100
Draw. No.	11210.03.D
Draw. Size	A1
Date	OCT 2011

JOHN HOLT ARCHITECTS LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR
 TELEPHONE 0161 764 8314 FACSIMILE 0161 764 6995
 E-MAIL: mail@johnholtarchitects.co.uk
 DO NOT SCALE DRAWING

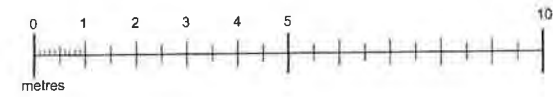


- 1. This drawing is a technical drawing. It is not intended to be used for construction purposes.
- 2. The client is responsible for ensuring that the building is constructed in accordance with the specifications set out in this drawing.
- 3. The client is responsible for ensuring that the building is constructed in accordance with the specifications set out in this drawing.
- 4. The client is responsible for ensuring that the building is constructed in accordance with the specifications set out in this drawing.
- 5. The client is responsible for ensuring that the building is constructed in accordance with the specifications set out in this drawing.

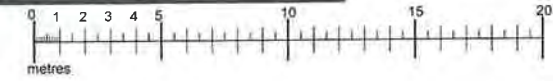
PROPOSED FRONT ELEVATION (facing RIBCHESTER DRIVE)

SCHEDULE OF MATERIALS

- A PLAIN CONCRETE ROOFING TILES (COLOUR: DARK GREY)
- B RED FACING BRICKWORK (TBC)
- C THROUGH-COLOURED RENDER (COLOUR: SILICON GREY)
- D HORIZONTAL CEDAR CLADDING
- E ZINC SHEETING TO FLAT ROOFS & FASCIAS
- F PAINTED TIMBER WINDOWS & DOORS (COLOUR: LIGHT GREY)
- G PAINTED TIMBER FASCIAS & SOFFITS (COLOUR: LIGHT GREY)
- H PVCU RAINWATER GUTTERS & DOWNPIPES (COLOUR: BLACK)



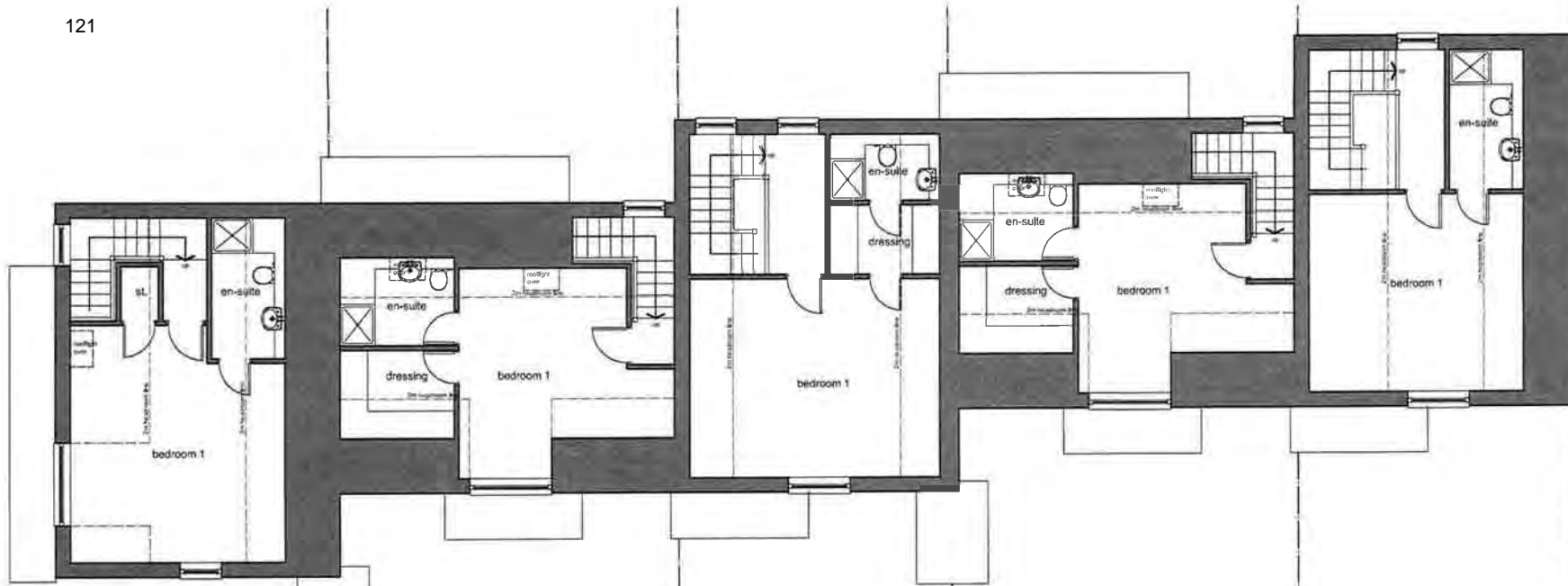
PROPOSED END ELEVATION (facing RADCLIFFE ROAD)



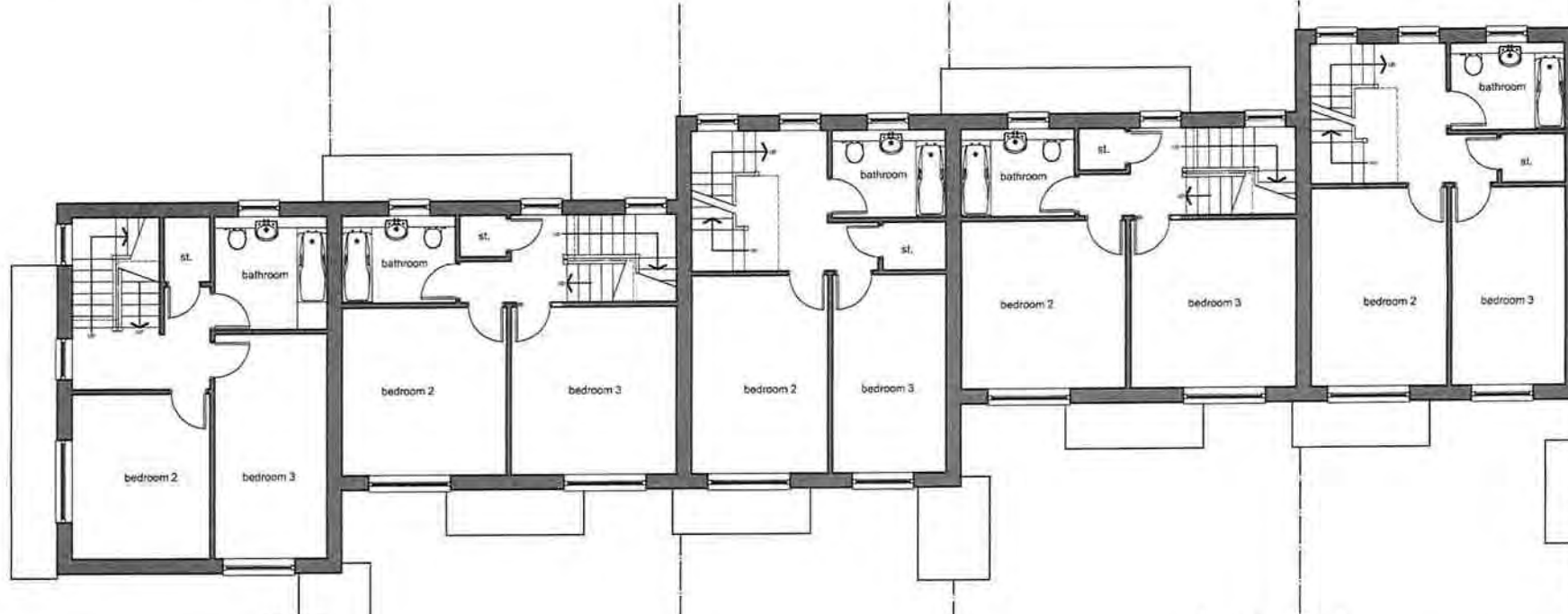
STREETSCAPE ELEVATION (along RIBCHESTER DRIVE) SCALE 1:100

LAND OUTSIDE CLIENT'S OWNERSHIP | 1 RIBCHESTER DRIVE | 3 RIBCHESTER DRIVE

Project	PROPOSED RESIDENTIAL DEVELOPMENT
Client	LANDSCAPE TO 1 RIBCHESTER DRIVE
Drawn	JOHN HOLT ARCHITECTS LTD
Scale	1:100
Date	15/08/2024
Site	1 RIBCHESTER DRIVE

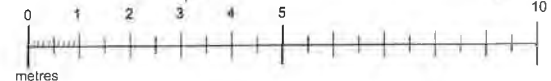


PROPOSED SECOND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT

- NOTES
- The building is proposed to be constructed in accordance with the current Building Regulations.
 - All work to be carried out in accordance with current building regulations and Building Regulations.
 - The building to be built in accordance with all relevant building regulations and to be built in accordance with the current building regulations.
- KEY
- | KEY | DESCRIPTION | DATE |
|-----|---|----------|
| A | Proposed first floor plan, after revision of all relevant details | 20/11/17 |



Ward: Radcliffe - East

Item 13

Applicant: Cocklestorm Fencing Company Ltd

Location: Cocklestorm Fencing, Bury Road, Radcliffe, Manchester, M26 2UT

Proposal: Erection of open storage building (retrospective)

Application Ref: 55204/Full

Target Date: 12/07/2012

Recommendation: Approve with Conditions

Description

The site comprises a piece of land located between an existing warehouse building in separate ownership (115 - 119 Bury Road) and 121 Bury Road, which is a dwelling. There is an existing vehicular access along the northern boundary of the site and is bounded by Withins Goit, which passes through the site from west to east.

There are residential properties to the north and east of the site. There are three commercial buildings located to the south and west of the site, with the Metrolink line beyond. The site is being used in conjunction with the applicant's existing business, which is located to the south of Withins Mill.

The application is retrospective for the erection of building to be used for storage purposes. The building is part clad to the sides and fully open to the rear (facing the yard) in blue cladding. The building is simple in appearance, has a monopitch roof and is 6.3 metres in height at the front, reducing to 4.8 metres.

Relevant Planning History

39833 - Outline - erection of two light industrial units at land at Bury Road, opposite Withins Lane, Radcliffe. Approved with conditions - 21 February 2003

45952 - Reserved matters application for erection of 2 light industrial units (Class B1) at land at Bury Road, opposite Withins Lane, Radcliffe. Approved with conditions - 18 April 2006

48549 - Two storey office block - three units (resubmission) at land at Bury Road, opposite Withins Lane, Radcliffe. Approved with conditions - 1 October 2007

49806 - Two storey office block - 2 units (revised scheme) at land at Bury Road, opposite Withins Lane, Radcliffe. Approved with conditions - 10 June 2008

52236 - Erection of 2.4 - 3 metre high fence and gates to enclose storage area; infilling of redundant water course at land at Bury Road, opposite Withins Lane, Bury. Refused - 4 June 2010

52845 - erection of 2.4 metre - 3 metre high fence and gates to enclose storage area; Landscaping and floodlighting to display area at front; Infilling of redundant watercourse (resubmission) at land at Bury Road, opposite Withins Lane, Radcliffe. Approved with conditions - 8 October 2010

Publicity

14 neighbouring properties (86 - 94 (evens), 102, 115 - 125 (odds) Bury Road; 32, 34 Withins Lane; Radcliffe Boys Club, Withins Avenue) were notified by means of a letter on 18 May 2012.

2 letters have been received from the occupiers of 92, 96 Bury Road, which have raised the following issues:

- Proposed building would restrict light to surrounding dwellings.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Drainage Section - Comments awaited.

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

Design for security - No objections.

Unitary Development Plan and Policies

EC2/2	Employment Land and Premises
EC4/1	Small Businesses
EC6/1	New Business, Industrial and Commercial
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN7	Pollution Control
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

Principle - Policy EC2/2 states that the Council will seek the retention of existing employment land except where it can be clearly demonstrated that an existing employment site is no longer suited in land use terms to continued employment use.

Policy EC6/1 states that all new business, industrial and commercial development will be expected to be of a high standard of design and appearance and will be assessed on the following factors:

- scale, size, density, layout, height and materials
- access and car parking provision
- landscaping and boundary treatment
- the effect on neighbouring properties

The development seeks to retain a building for storage of materials in association with the occupant's manufactured goods. As such, the land would be retained in employment use and would not impact upon the access arrangements. Therefore, the development would be acceptable in principle and would be in accordance with Policies EC2/2 and EC6/1 of the Bury Unitary Development Plan.

Design and layout - The building is located within the existing storage area and is open to the rear and part clad to the front and sides. The building is simple in appearance with a monopitch roof and is 6.3 metres in height at the front, reducing to 4.8 metres. The building is clad in blue and matches the adjacent building in terms of both materials and height. The site forms part of a larger commercial site, which is semi-industrial and as such, the building is not a prominent feature in the streetscene.

Impact upon surrounding area - There would be 39 metres between the building and the dwellings located opposite. As mentioned above, the building is set back behind the display area and the mature trees along Bury Road would further screen the building. Whilst the building would project past the rear elevation of No. 121 Bury Road, it would not result in a significant loss of light. Therefore, the development would not have an adverse impact upon the amenity of the neighbouring properties.

Highways issues - The building has been sited to ensure that it would not impact upon the

existing servicing and parking arrangements from Withins Lane.

Response to objectors

The issues raised have been addressed in the main report.

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 building is acceptable in principle and is not unduly prominent in the streetscene. The building does not have an adverse impact upon the amenity of the neighbouring properties. There are no other material considerations that outweigh this finding.

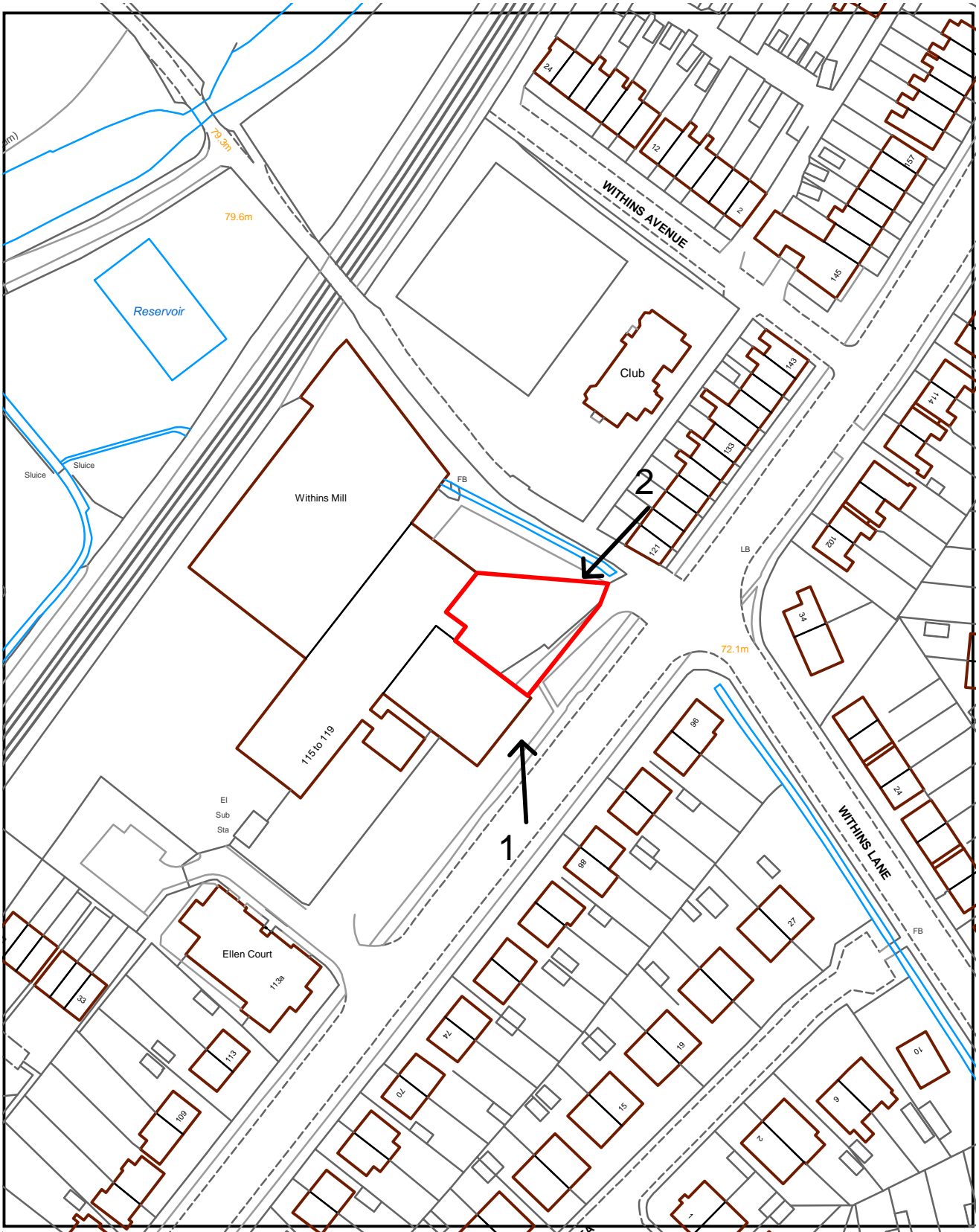
Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings numbered 11/229.01 and photographs received on 17 May 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 the policies of the Bury Unitary Development Plan listed.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55204

**ADDRESS: Cocklestorm Fencing
Bury Road, Radcliffe**

Planning, Environmental and Regulatory Services 1:1250

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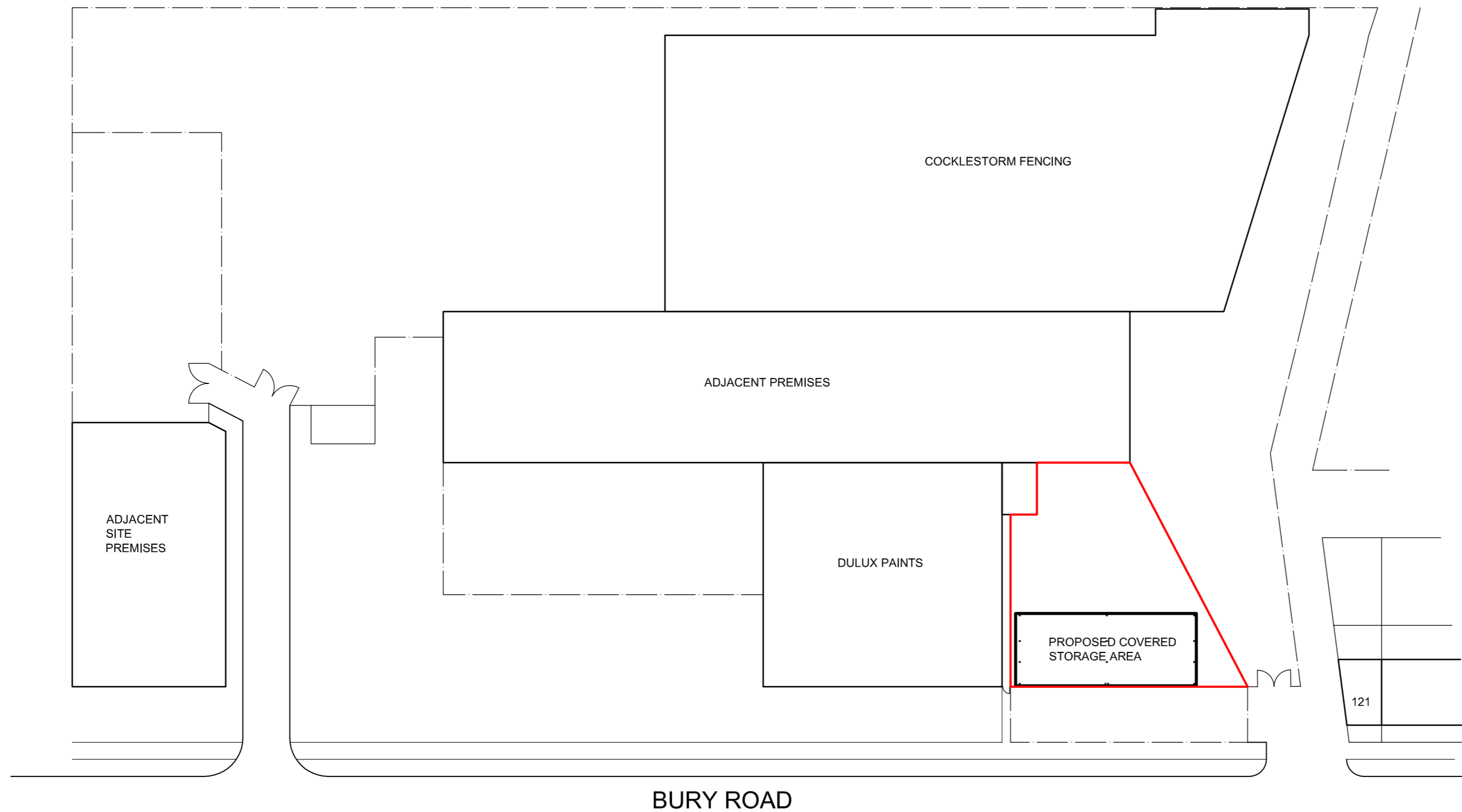
55204

Photo 1

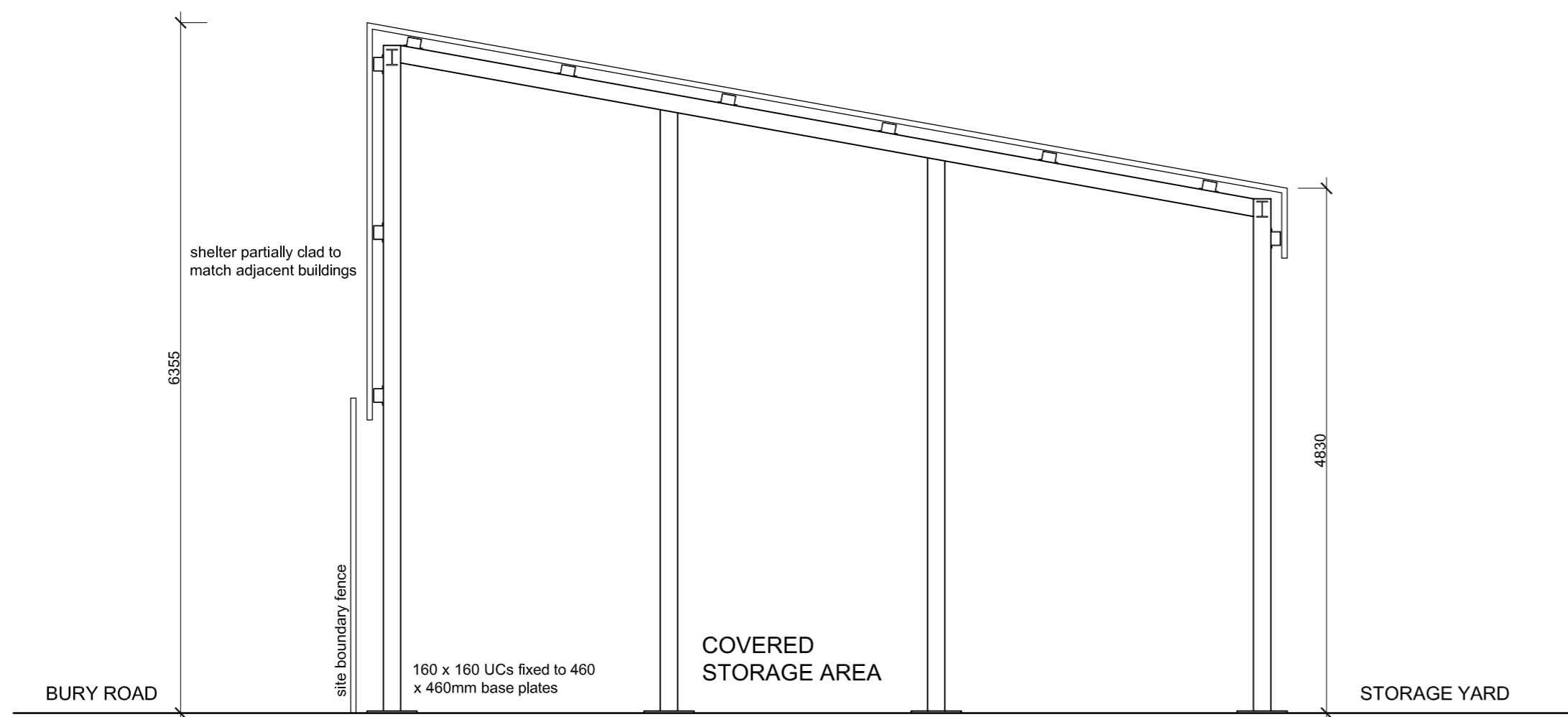


Photo 2





SITE LAYOUT
1:500



SECTION
1:50

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REV.	AMENDMENTS	DATE
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Project	PROPOSED COVERED STORAGE AREA: BURY ROAD, RADCLIFFE
Drawing	EXISTING SITE PLAN
Client	COCKLESTORM FENCING
Dwn. By	CMc
Scale	1:500
Drg. No.	11/229,01
Drg. Size	A2
Date	JANUARY 2012

JOHN HOLT ARCHITECTS LTD.

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