

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

PLANNING CONTROL COMMITTEE

18 September 2012

SUPPLEMENTARY INFORMATION

Item:01 Land adjacent to Bealeys Weir, along River Irwell, Bury Application No. 55174

Infilling Bealeys Goit with surplus excavated material and new bunds; reinstatement of footpath and landscaping (Retrospective)

Additional Comment

Applicant's response to objections are summarised;

Bealey's Goit was not a 'wetland wildlife haven' but little more than a litter filled grassy indentation that was completely dry for the vast majority of the year.

The areas around the inlet and along the riverbank were composed almost entirely of invasive giant Hogweed and Himalayan Balsam. The site is now virtually free of all these invasive species and there is an ongoing programme of continued removal for the next few years.

The only practical siting for the substation serving the hydro-generator was its position on the line of Bealey's Goit, requiring the area to be infilled and this was not objected to by the Environment Agency.

Hutchinson's Goit has been improved as a habitat and comprises a larger area of open water.

**Item:02 The Rowans, 120 Tottington Road, Bury, BL8 1LR Application No. 55175
Erection of two dwellings**

Nothing further to report.

Item:03 511 Holcombe Road, Greenmount, Bury, BL8 4EL Application No. 55370
Reserved Matters for access, appearance, landscaping, layout and scale following Outline planning permission 53484 for demolition of existing garage and erection of new dwelling; Erection of detached two storey garage

It has not been possible to provide an arboricultural survey in time and as such, the application is deferred to the October Planning Control Committee to allow the report to be analysed and appropriate notification of the neighbouring properties to be carried out.

Item:04 Former Red Bank Health Centre, Unsworth Street, Radcliffe, Manchester, M26 3GH Application No. 55374

Demolition of existing health centre and erection of 11 two storey residential houses.

Consultations

Traffic Officer - No objections, subject to the inclusion of conditions relating to remedial works, turning facilities, visibility splays, refuse collection and car parking

Drainage Section - No objections, subject to the inclusion of a condition relating to foul and surface water drainage.

Access Officer - There is the potential for lifetime homes.

Amend Recommendation to: Minded to Approve, subject to the signing and completion of the Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1.

Conditions

Therefore, conditions 9 - 15 should be added in relation to drainage, remedial works, turning facilities, visibility splays, refuse collection, car parking and lifetime homes.

9. No development shall commence unless or until full details of foul and surface water drainage, including an assessment of potential SUDS schemes, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be available for use prior to occupation of the dwellings hereby approved.

Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

10. The development hereby approved shall not be first occupied unless and until the redundant access onto Unsworth Street has been reinstated to adjacent footway levels, the new access has been formed and all associated footway remedial works on Unsworth Street and Marsden Walk indicated on approved plan reference 1832/SL01 Revision A have been implemented.

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

11. The visibility splays indicated on approved plan reference 1832/SL01 Revision A shall be implemented and be available for use before the new access is brought into use or development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

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

12. The turning facilities indicated on approved plan reference 1832/SL01 Revision A shall be provided before the development is brought into use or first occupied and shall subsequently be maintained free of obstruction at all times.

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

13. The car parking indicated on approved plan reference 1832/SL01 Revision A shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11.

14. The dedicated hardstanding area adjacent to the adopted highway to be used for refuse collection indicated on approved plan reference 1832/SL01 Revision A shall be surfaced and made available for use prior to the dwellings hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-highway facilities for the placement of bins on refuse collection day, in the interests of pedestrian safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

15. Prior to the commencement of the development hereby approved, a scheme to indicate how provision for lifetime homes shall be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out incorporating the measures in accordance with the approved scheme and be available for use prior to occupation of the dwellings hereby approved.

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.

Item:05 Land bounded by Heathfield Road/Ripon Avenue/Malton Avenue/Abingdon Close, Whitefield, Manchester, M45 8PJ Application No. 55383

Demolition of existing garages and erection of 5 no. dwellings with amendments to vehicular access

Consultations

Designforsecurity Team - The revised footpath route is a better solution than the original route, however, the preferred option would still be for it to be removed from the scheme if possible. If the footpath is to remain, it is advised the front garden of Plot 1 should be enclosed so it cannot be used as a shortcut which could impact on the amenity of residents. In addition, the rear garden boundary that abuts this footpath should be 2100mm high.

As such, a condition, No 14 has been added to this effect to read:

Notwithstanding the boundary treatment detailed on Proposed hard landscape plan P3282-005 Rev C, the boundary treatment to the rear of the dwellings hereby approved shall be 2100mm high. Details of boundary treatment to the front of plot 1 shall be submitted to and approved by the Local Planning Authority. The approved details only shall be implemented prior to the first occupation of the dwelling hereby approved.

Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policy EN1/5 - Crime Prevention.

The scheme is also required to achieve Securebydesign accreditation.

**Item:06 Land between 75 & 77 Heathfield Road, Whitefield, Manchester, M45 8PX
Application No. 55384**

Demolition of existing garages and erection of 4 no. dwellings with amendments to vehicular access

Publicity -

One letter received from St Bernadettes RC Primary School with the following comments:

- Serious concerns about the impact the houses will have on the already very difficult traffic situation around the school, adding more dwellings will only add to the existing congestion and the safety of the children coming to and leaving the school.
- Consideration should be given during both the building programme and use afterwards, and provisions put in place to ensure children's safety is made a priority;
- Should the building programme go ahead, deliveries made to the site do not take place between 8.30am-9.10am and 3.10pm-3.45pm when traffic is its heaviest around the school;
- Also to note is the development which has been approved at the school to carry out a single storey classroom extension which will be carried out from October 2012 to February 2012, which will increase the numbers of vehicles to the school.

The proposed development would create a total of 6 parking spaces for the new dwellings, which would be significantly less than traffic which could be associated with the existing garage colony.

Health and safety provisions would be the responsibility of the developer and covered by separate legislation.

It would not be reasonable or practical to include a condition which would restrict the timings of deliveries to the site.

That the development may be carried out at the same time as the extension to the school is not a material planning consideration and cannot be controlled by condition.

**Item:07 Land At Rear Of 41 Mount Pleasant, Nangreaves, Bury, BL9 6SR
Application No. 55393**

Erection of timber garage (Resubmission of 54344).

Amend Conditions

2. This decision relates to the drawings as stamped as received on 10 July 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.

3. The garage hereby approved shall be used for the domestic purposes only and shall not be used in part or whole for any commercial or business use.

Reason - In the interests of residential amenity having regard to Policy H2/3 – Extensions and Alterations of the Bury Unitary Development Plan.

Item:08 2 Chapel Street, Tottington, Bury, BL8 4AL Application No. 55417
Change of use from bookmakers at ground floor (Class A2) to tattooist (Sui Generis) at ground floor (retrospective)

Amend Description

Change of use from bookmakers at ground floor (Class A2) to tattooist (Sui Generis) at ground floor (retrospective)

Item:09 256-258 Bury New Road, Whitefield, Manchester, M45 8QN Application No. 55431

Change of use of first floor from non-residential education centre (Class D1) to wine bar (Class A4) and B1 Offices; Alterations to front elevation.

Publicity -

Letter received by the applicant in response to the objections raised and also to apologise for not being able to attend the Committee meeting due to a previously made arrangements:

- The residents have stated the customers use their gardens as a short cut, although there is no route through and would not be possible. There is also another business and access road between their addresses and the premises;
- Regarding litter, the White Room does not offer take away food. There are a number of take away establishments and off licenses along Bury New Road and hence the litter and bottles which are discarded;
- The White Room has a standard management procedure to clean the outside area every day;
- In terms of parking, there is an agreement with the new manager of the adjacent business (tanning shop) to allow the car park to be used by all customers day and evening. There is also access to the Nat West bank parking area at evenings and weekends, as well as utilising the nearby supermarket. Customers also tend to use public transport or taxis.
- Involved within the Whitefield Business Group with the objective to improve Whitefield and putting the area on the map as a place to visit.

Amend condition 4 to read:

4. Where the first floor is in use, the first floor windows at first floor level shall remain closed.

Reason - In order to reduce the outbreak of noise from the premises to protect the amenities of nearby occupiers pursuant to Bury Unitary Development Plan Policy EN7/2 - Noise Pollution.

Item:10 26 Great Hall Close, Radcliffe, Manchester, M26 4DA Application No.

55452

Retrospective application for change of use from C3 (dwelling house) to mixed use D1(child minding) and C3 (dwelling house).

Amend conditions:

1. This decision relates to drawings stamped as received on 23 July 2012 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

2. The use hereby permitted shall be carried on only by Mrs Donna Richardson and shall be for a limited period, being the period of 3 years from the date of this decision, or the period during which the premises are occupied by Mrs Donna Richardson, whichever is the shorter unless a valid application is received by the Local Planning Authority for its retention.

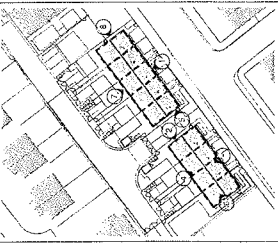
Reason. The proposed use is not in accord with the character of the area and permission has only been granted given the particular circumstances of the applicant pursuant to policies of the Unitary Development Plan EC4/1 - Small Businesses and H3/1 – Assessing Non-Conforming Uses.

Item:11 Elton Square House, Bolton Road, Bury, BL8 2NL Application No. 55501

Demolition of existing building and erection of 9 no. dwellings

Elevational plan re-produced at an improved quality to that previously included in the original agenda (plan ref P3218-004 Rev A)

NOTES:
 The contractor is to check all dimensions and conditions on site
 and to report any discrepancies to the architect immediately.
 The contractor is to provide a copy of the drawings to the
 relevant authorities for their approval.



- Materials Key**
1. Facing Brickwork - Red multi.
 2. Windows - Secured by double glazed UPVC. White frame and glazing to BS EN 12600 Rating.
 3. Windows - Secured by double glazed UPVC. White frame and glazing to BS EN 12600 Rating.
 4. Doors - Secured by double glazed UPVC composite door and glazing with integral fire light colour to be confirmed.
 5. Binwaste chutes - UPVC black.
 6. Facade - To be agreed.
 7. Roof like - To be agreed.
 8. Floor deck with, made up of concrete and reinforced with mesh and topped with 100mm concrete to be confirmed.
 9. Built up cast concrete with projecting and piling to confirm details to be confirmed.
 10. Doors & windows to be secured by design to be confirmed.
 11. External light to be provided to meet needs.

Rev	Description	By	Date
A	Issued for construction	EMC	16/11/11
B	Revised	EMC	
C	Revised	EMC	
D	Revised	EMC	
E	Revised	EMC	
F	Revised	EMC	
G	Revised	EMC	
H	Revised	EMC	
I	Revised	EMC	
J	Revised	EMC	
K	Revised	EMC	
L	Revised	EMC	
M	Revised	EMC	
N	Revised	EMC	
O	Revised	EMC	
P	Revised	EMC	
Q	Revised	EMC	
R	Revised	EMC	
S	Revised	EMC	
T	Revised	EMC	
U	Revised	EMC	
V	Revised	EMC	
W	Revised	EMC	
X	Revised	EMC	
Y	Revised	EMC	
Z	Revised	EMC	

St. Vincent's Housing Association
 Elton Square, Bolton Road,
 Bury

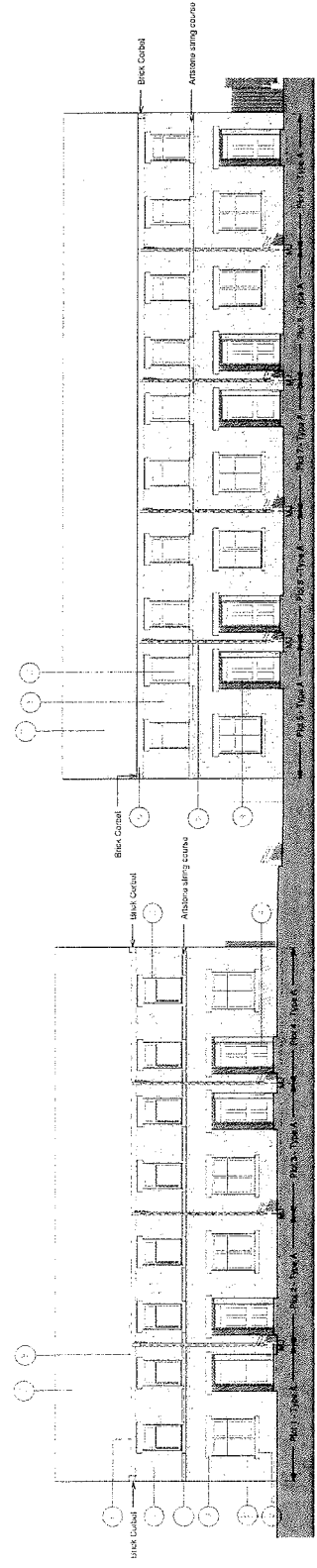
Evaluations

Category	Scale	AS Indicator	CP PI
Design	EMC	EMC	
Technical	EMC	EMC	
Contract	EMC	EMC	
Construction	EMC	EMC	
As Built	EMC	EMC	

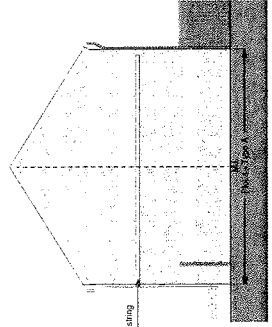
Project No. P4218 - 004
 Date 16/11/11

POZZONI

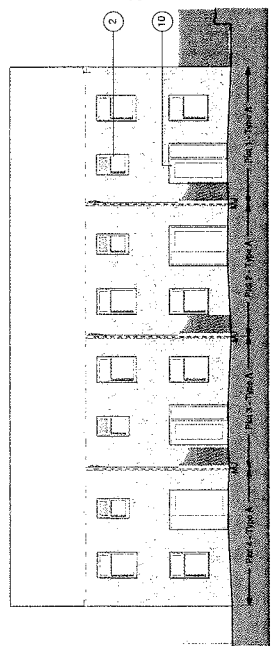
2, WILSON ROAD, BOLTON, LANCASHIRE, ENGLAND
 T: 0161 258 8200
 F: 0161 258 8201
 E: info@pozzoni.co.uk
 WWW.POZZONI.CO.UK



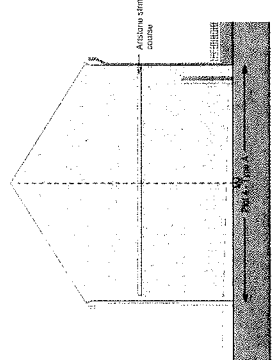
3 Front Elevation plots 5 to 9
 1:100



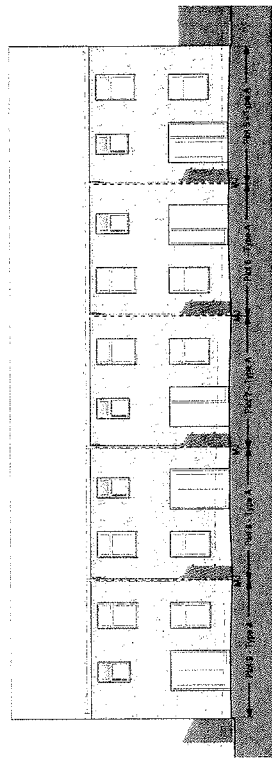
2 Side Elevation Plot 4
 1:100



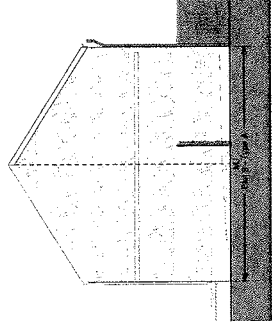
4 Rear Elevation Plots 1 to 4
 1:100



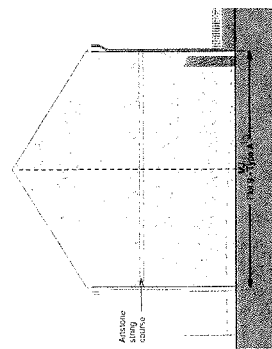
6 Side Elevation Plot 1
 1:100



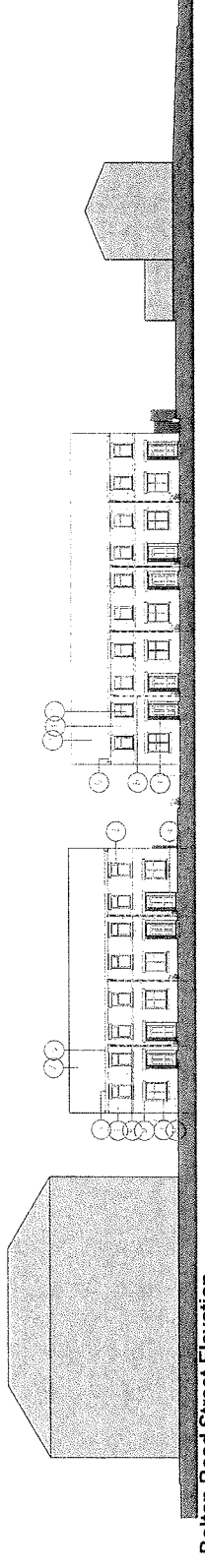
7 Rear Elevation Plots 5 to 9
 1:100



8 Side Elevation Plot 9
 1:100



5 Side Elevation Plot 5
 1:100



1 Bolton Road Street Elevation
 1:200