

Title	Planning Applications
To:	Planning Control Committee
On:	18 September 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:** Radcliffe - East **App No.** 55174
- Location:** Land adjacent to Bealeys Weir, along River Irwell, Bury
Proposal: Infilling Bealeys Goit with surplus excavated material and new bunds; reinstatement of footpath and landscaping (Retrospective)
Recommendation: Approve with Conditions **Site Visit:** N
-
- 02 Area Board-Ward:** Bury West - Elton **App No.** 55175
- Location:** The Rowans, 120 Tottington Road, Bury, BL8 1LR
Proposal: Erection of two dwellings
Recommendation: Approve with Conditions **Site Visit:** N
-
- 03 Area Board-Ward:** North Manor **App No.** 55370
- Location:** 511 Holcombe Road, Greenmount, Bury, BL8 4EL
Proposal: 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
Recommendation: Approve with Conditions **Site Visit:** N
-
- 04 Area Board-Ward:** Radcliffe - West **App No.** 55374
- Location:** Former Red Bank Health Centre, Unsworth Street, Radcliffe, Manchester, M26 3GH
Proposal: Demolition of existing health centre and erection of 11 two storey residential houses.
Recommendation: Approve with Conditions **Site Visit:** N
-
- 05 Area Board-Ward:** Whitefield + Unsworth - Unsworth **App No.** 55383
- Location:** Land bounded by Heathfield Road/Ripon Avenue/Malton Avenue/Abingdon Close, Whitefield, Manchester, M45 8PJ
Proposal: Demolition of existing garages and erection of 5 no. dwellings with amendments to vehicular access
Recommendation: Approve with Conditions **Site Visit:** N
-
- 06 Area Board-Ward:** Whitefield + Unsworth - Unsworth **App No.** 55384
- Location:** Land between 75 & 77 Heathfield Road, Whitefield, Manchester, M45 8PX
Proposal: Demolition of existing garages and erection of 4 no. dwellings with amendments to vehicular access
Recommendation: Approve with Conditions **Site Visit:** N

07	Area Board-Ward: North Manor	App No. 55393
	Location: Land At Rear Of 41 Mount Pleasant, Nangreaves, Bury, BL9 6SR	
	Proposal: Erection of timber garage (Resubmission of 54344).	
	Recommendation: Approve with Conditions	Site Visit: N
08	Area Board-Ward: Ramsbottom + Tottington - Tottington	App No. 55417
	Location: 2 Chapel Street, Tottington, Bury, BL8 4AL	
	Proposal: Change of use from bookmakers (Class A2) to tattooist (Sui Generis) (retrospective)	
	Recommendation: Approve with Conditions	Site Visit: N
09	Area Board-Ward: Whitefield + Unsworth - Pilkington Park	App No. 55431
	Location: 256-258 Bury New Road, Whitefield, Manchester, M45 8QN	
	Proposal: 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.	
	Recommendation: Approve with Conditions	Site Visit: N
10	Area Board-Ward: Radcliffe - East	App No. 55452
	Location: 26 Great Hall Close, Radcliffe, Manchester, M26 4DA	
	Proposal: Retrospective application for change of use from C3 (dwelling house) to mixed use D1(child minding) and C3 (dwelling house).	
	Recommendation: Approve with Conditions	Site Visit: N
11	Area Board-Ward: Bury West - Church	App No. 55501
	Location: Elton Square House, Bolton Road, Bury, BL8 2NL	
	Proposal: Demolition of existing building and erection of 9 no. dwellings	
	Recommendation: Approve with Conditions	Site Visit: N

Ward: Radcliffe - East

Item 01

Applicant: Resolution Hydro

Location: Land adjacent to Bealeys Weir, along River Irwell, Bury

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

Application Ref: 55174/Full

Target Date: 18/07/2012

Recommendation: Approve with Conditions

Description

The application relates to land on the south bank of the River Irwell to the west of Warth Bridge/Bury Road. To the north of the River is Warth Industrial estate whilst the the south of the site is Hutchinsons Goit and unused land characterised by rough grassland that runs into Irwell Bank Graden Centre. The weir itself is of stone construction approximately 38m wide and 16m long and is situated about 70m from the bridge.

The proposal, which is retrospective, involves infilling Bealey's Goit immediately to the west of the road bridge over the River Irwell and regrading land and creating shallow bunds on the south side of the river bank in the same area.

A previous application for the installation of a hydrodynamic screw and control building to generate electricity, adjacent to the weir, was approved under delegated powers on 19/08/2010 under application reference 52774. During the installation of the screw, the applicant carried out the earthworks without planning permission albeit in consultation with the Environment Agency. The applicant states that this work was done in order to increase site stability and reduce flood risk.

Relevant Planning History

52774 - Micro Hydro generation facility with screw turbine and associated infrastructure - Approved 19/08/10

Publicity

Site notice and press advert posted and the following addresses were notified by letter dated 24/05/2012. Nos.37-47(odd) and 46-54(even) Central Avenue, 219 - 229 (odd) Radcliffe Road, 8 Warth Fold Road, 513 Bury New Road, Newbank Garden Centre and Irwell Bank Farm on Bury Road, 11, 13 and 15 South Terrace and businesses on Warth Park Industrial Estate.

Three representations have been received from 40 Warth Fold Road, 15 South Terrace, The Green Party and one from an anonymous complainant. Concerns are summarised:

- Bealeys Goit should not have been infilled and wildlife has suffered as a result.
- Hutchinsons Goit has been illegally drained and this has affected the SBI around Swan Lodge.
- Damage has been done to the riverbank and trees have been uprooted.
- This old structure along the Irwell which is part of Bury's industrial heritage has suffered extensive and unnecessary damage though the earthwork undertaken by the contractor and should be restored to its original state.
- In keeping with the Councils Wildlife Corridor conservation policy, the proposal should facilitate a return of the wildlife in and around the goit once restored to its original state.
- The development is too close to 15 South Terrace.

The objectors have been notified of the Planning Control Committee.

Consultations

Environmental Agency - No objection.

Public Rights of Way - No objection.

Environmental Health - No objection.

Ecology - No objection subject to conditions relating to the landscaping and management of the site.

Drainage - No objection.

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/11	Public Utility Infrastructure
EN5/1	New Development and Flood Risk
EN4/1	Renewable Energy
EN6/4	Wildlife Links and Corridors
HT6/1	Pedestrian and Cyclist Movement
OL5/2	Development in River Valleys
OL5/3	Riverside and Canalside Development in Urban Areas
EN6/3	Features of Ecological Value
RT3/4	Recreational Routes
HT6/1	Pedestrian and Cyclist Movement
EN8/2	Woodland and Tree Planting
EN1/3	Landscaping Provision
NPPF	National Planning Policy Framework

Issues and Analysis

Use - The works are part of the wider scheme to build a new hydro generator to provide renewable electricity and improve flood defence measures along the riverbank. The scheme for the electricity generator, using an Archimedes screw turbine, was approved in August 2010. Given the government support of such innovative schemes and their benefits in relation to renewable energy generation, the principle of the scheme was considered acceptable.

This application covers an extended site, reflecting additional works that have taken place.

Visual Amenity - The works are considered appropriate for the area and the visual amenity will improve as the grass and wildflower seeding and the planting of trees takes effect. In addition the impact of the earthworks is likely to be significantly reduced over time as the riverbank reverts back to a more natural form. In this respect the proposal complies with UDP Policies EN1/1 Visual Amenity, EN1/2 Townscape and Built Design and OL5/2 Development in River Valleys

Residential Amenity - As the nearest residential property is on Bury Road about 150m to the east, there is no serious impact on residential amenity. In this regard the proposal complies with EN1/11 - Public Utility Infrastructure.

Ecology - The site lies within the River Irwell Wildlife Corridor and River Valley. There has been some loss of wildlife habitat along Bealeys Goit, in particular a seasonal pond located at its eastern end, just west of the bridge. The pond was of local importance and therefore protected under Policy EN6/3 Features of Ecological Value. As pond restoration on site is not feasible owing to the nature of the site, the most obvious mitigation measure would be to enhance Hutchinson's Goit. Although the applicant has no control over Hutchinson's Goit as it is outside the site, he has dredged a section of the previously clogged channel adjacent to the site and created an open water habitat which is welcomed. In addition, the applicant has carried out tree and wildflower planting along the river as well as clearing much of the invasive balsam, hogweed and knotweed in the immediate area.

Given the planting proposals and the ongoing management of the more invasive species, it is considered that the earthworks along a small section of the riverbank which have been carried out in consultation with the Environment Agency under their regulations, is acceptable.

The applicant has already carried out extensive clearance of invasive knotweed, balsam and hogweed which is to his credit. However, this is a problem that needs long term action and as such it would also be appropriate to attach a condition relating to the continued management along this part of the riverbank.

Drainage - The sluice gate from the River Irwell into Bealey's Goit has been closed for a number of years and the channel blocked up. As such it is not considered that there are any serious drainage issues arising from the infilling works and this has been confirmed by our drainage engineer.

Hutchinson's Goit, on the adjacent land is also closed off at the sluice gate but does take some water through to Swan lodge and beyond although the earthworks should not affect the flow along this channel. The shallow overflow trench that has been formed from Hutchinson's Goit to the river, in consultation with the Environment Agency, will only come into play when water level is extremely high and there is a danger of flooding.

Concern that water levels have dropped along Hutchinson's Goit, which was having an effect on Swan Lodge, may have been in part due to a temporary overflow drain linking Hutchinsons Goit to the river and material deposited by recent flooding in the goit as it goes under the road bridge. At a site meeting between the applicant, Local Planning Authority and the Environment Agency, it was resolved that the overflow drain would be capped by the applicant to assist in the reinstatement of water level in the goit. It was also confirmed that the recent flood material be cleared from under the culvert below the bridge. From a recent site inspection, it appears that these measures, together with the dredging of the goit to create an area of open water by the applicant, have improved water flow.

Traffic - There are no implications with regard to traffic or highway safety and in this respect the proposal complies with UDP Policy EN1/11 Public Utility Infrastructure.

Public Footpath - The public footpath that runs along the riverbank has been reinstated, improved and made more accessible. It would be appropriate to attach a planning condition requiring this footpath to be maintained to a suitable standard. In terms of public access the proposal is acceptable and complies with UDP Policy HT6/1 Pedestrian and Cyclist Movement and to avoid its enclosure.

Objections - The concerns with regard to the ecological impact of the proposed infilling of Bealeys Goit and other earthworks have been addressed above. With regard to industrial heritage, the evidence of the past use of the land has been retained where possible and this includes the original stone built sluice bridge and ironworks sited to the west of the turbine.

The proposal is considered to be acceptable and complies with UDP policies listed.

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 earthworks in association with the hydro-electric generating project and replanting scheme are considered appropriate to the riverside location and would not have a seriously detrimental impact on visual amenity or ecology of the area. The public footpath has been maintained and landscaping proposal are acceptable. 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 dwg-tjba-kay-irwellradcliffe-hydro-

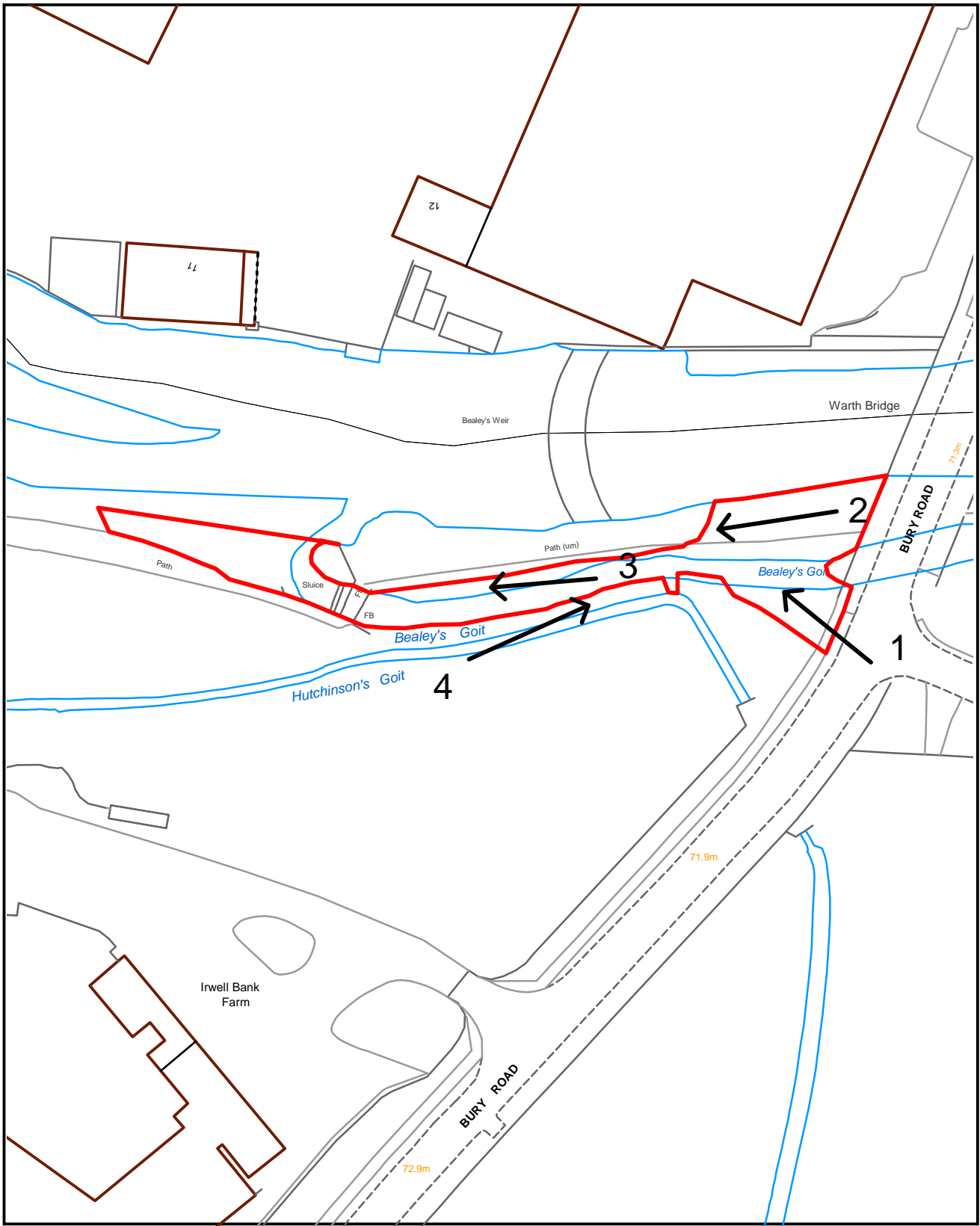
020310 rev4 and the development shall not be carried out except in accordance with the drawings hereby approved.

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. Notwithstanding the proposed landscaping scheme, a planting plan including the full details of all trees to be planted and grass/wildflower seed mixes shall be submitted to, and approved in writing by the Local Planning Authority within one month of the date of this decision. The approved plan shall be implemented to the written satisfaction of the Local Planning Authority not later than 6 months from the date of this decision. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/3 - Landscaping Provision and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
3. The public footpath that has been reinstated as part of the works and is shown on the approved plan, shall be maintained in a condition suitable for pedestrian use during the life of the operation of the hydromatic screw adjacent.
Reason. In the interests of public amenity pursuant to UDP Policy HT6/1 Pedestrian and Cyclist Movement and RT3/4 Recreational Routes.
4. Within one month of the date of this decision, a five year management plan for the control of knotweed, balsam, and hogweed shall be submitted to, and approved in writing by, the Local Planning Authority. The approved management plan shall be implemented in full to the satisfaction of the Local Planning Authority.
Reason. To protect the existing planting along the riverbank pursuant to UDP Policy EN10/2 Riverside and Canalside Improvement in Urban Areas.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55174

**ADDRESS: Land adjacent to Bealeys Weir
along River Irwell
Bury**

E D S



Bury
COUNCIL

1:1250

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55174

Photo 1



Photo 2



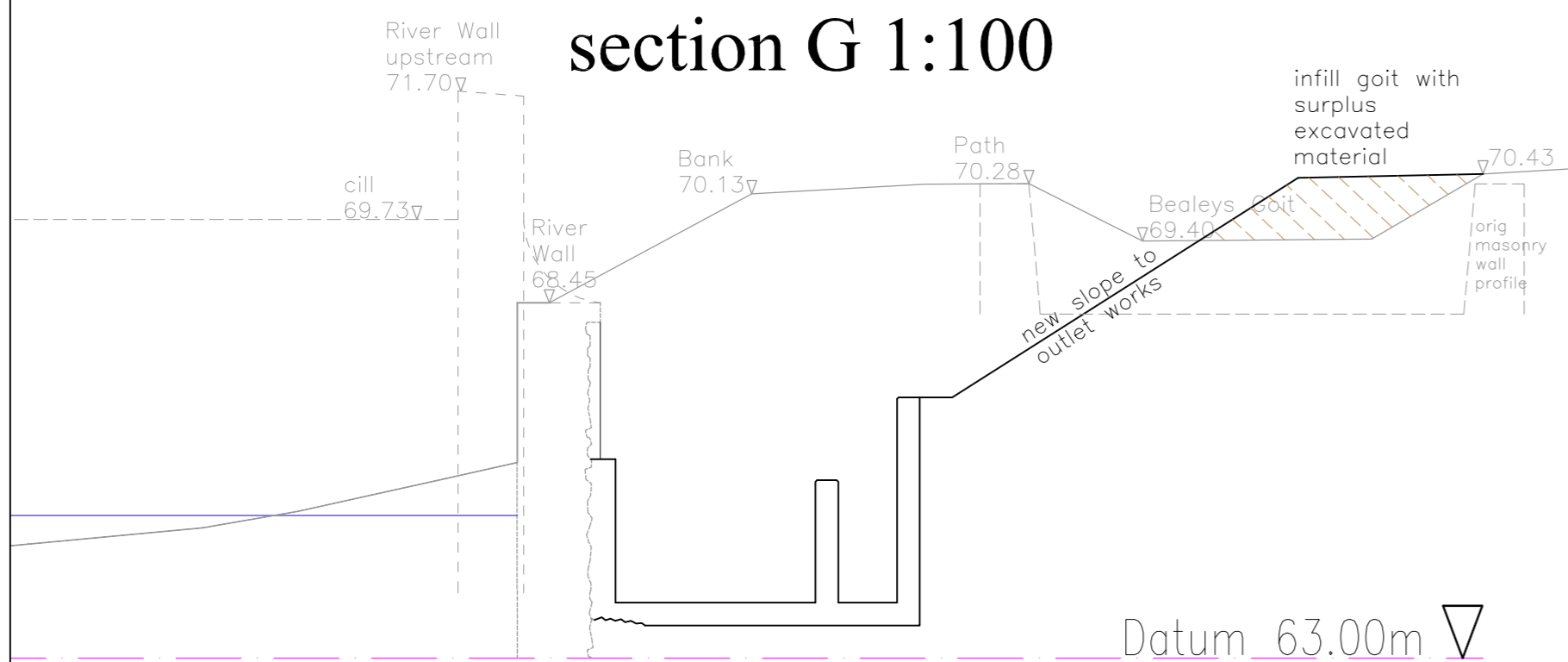
Photo 3



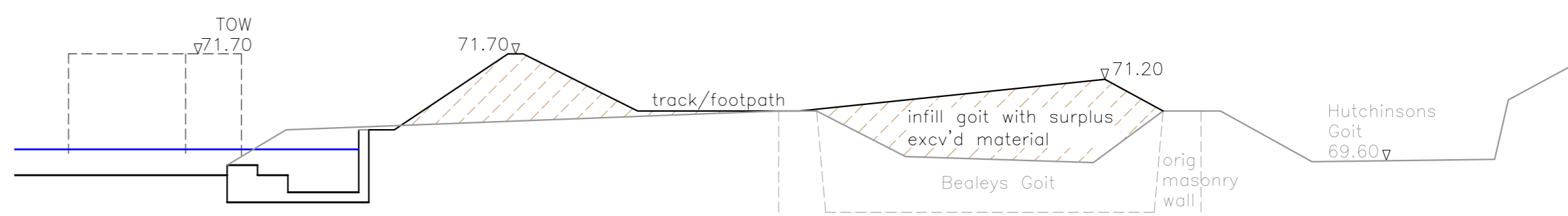
Photo 4



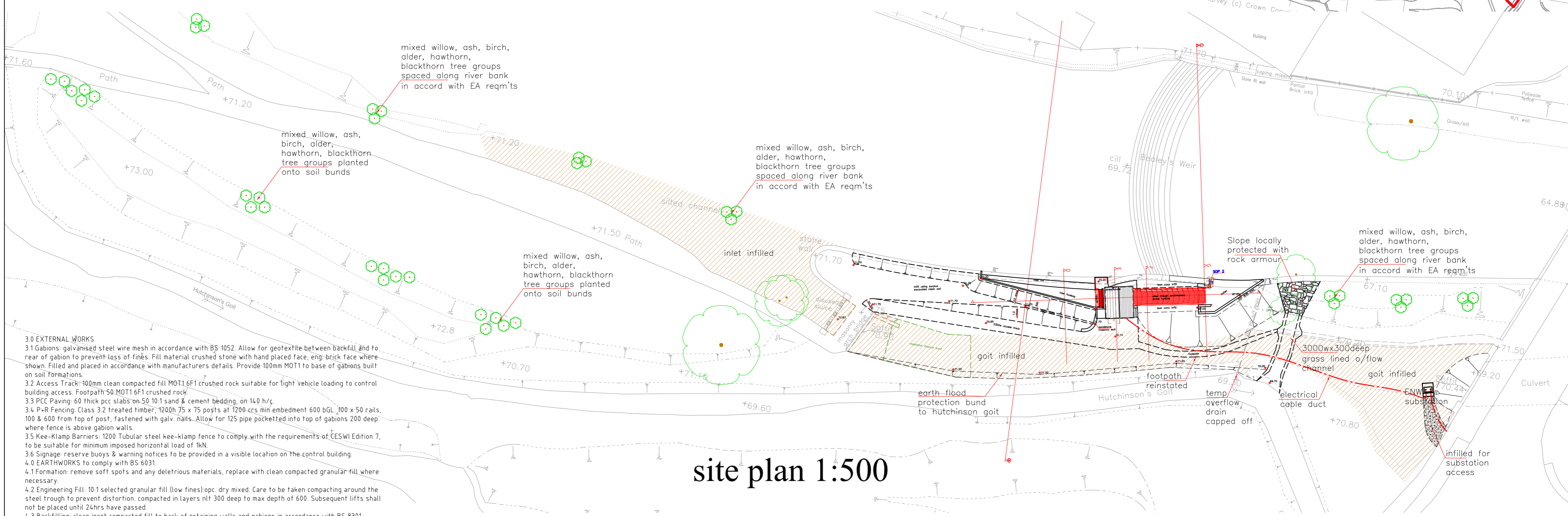
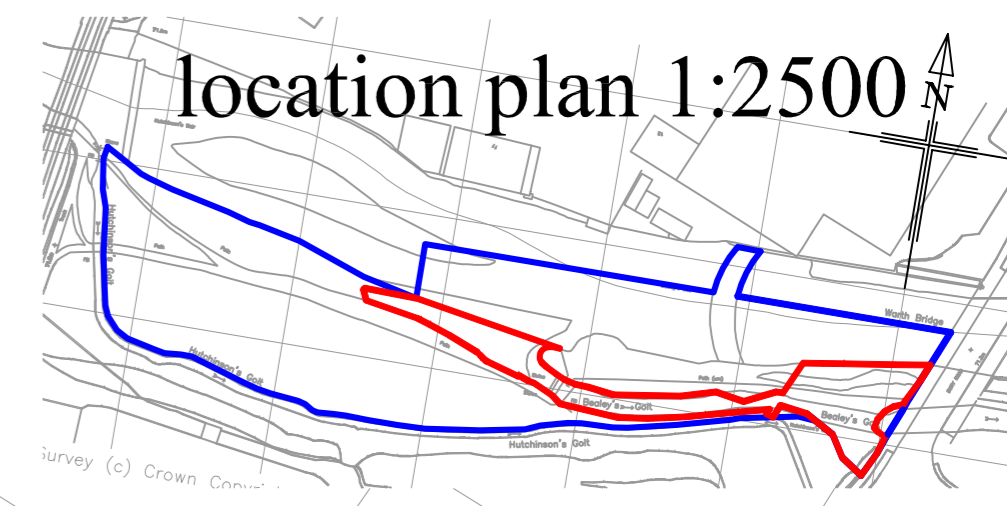
section G 1:100



section B 1:100



location plan 1:2500



site plan 1:500

- 3.0 EXTERNAL WORKS
- 3.1 Gabions: galvanised steel wire mesh in accordance with BS 1052. Allow for geotextile between backfill and to rear of gabion to prevent loss of fines. Fill material crushed stone with hand placed face, eng brick face where shown. Filled and placed in accordance with manufacturer's details. Provide 100mm MOT1 to base of gabions built on soil formations.
 - 3.2 Access Track: 100mm clean compacted fill MOT1 6F1 crushed rock suitable for light vehicle loading to control building access. Footpath 50 MOT1 6F1 crushed rock.
 - 3.3 PCC Paving: 60 thick pcc slabs on 50 10:1 sand & cement bedding, on 140 h/c.
 - 3.4 P-R Fencing: Class 3.2 treated timber, 1200h 75 x 75 posts at 1200 crs min embedment 600 bGL. 100 x 50 rails, 100 & 600 from top of post, fastened with galv. nails. Allow for 125 pipe pocketed into top of gabions 200 deep where fence is above gabion walls.
 - 3.5 Kee-Klamp Barriers: 1200 Tubular steel kee-klamp fence to comply with the requirements of CESWI Edition 7, to be suitable for minimum imposed horizontal load of 1kN.
 - 3.6 Signage: reserve buoys & warning notices to be provided in a visible location on the control building.

- 4.0 EARTHWORKS to comply with BS 6031.
- 4.1 Formation: remove soft spots and any deleterious materials, replace with clean compacted granular fill where necessary.
 - 4.2 Engineering Fill: 10:1 selected granular fill (low fines)opc dry mixed. Care to be taken compacting around the steel trough to prevent distortion. compacted in layers nt 300 deep to max depth of 600. Subsequent lifts shall not be placed until 24hrs have passed.
 - 4.3 Backfilling: clean inert compacted fill to back of retaining walls and gabions in accordance with BS 8301.
 - 4.4 General Filling: clean surplus excavated material used. Form invasive vegetation disposal bund lined with suitable flexible non-porous root barrier membrane by Wreford or others with minimal seams, no deeper than 1m bGL and not less than 0.5m deep. Clean soil material over bund and area to remain undisturbed for 18 months.
 - 4.5 Finishes: Cotswold's wildflower mix with 'damp meadow mix' where appropriate. Amenity grass mix in areas subject to erosion. Willow, alder, birch & ash splings used in tree planting areas with bird cherry, hawthorn & blackthorn intermixed. Spring bulbs (daffs/snowdrops) to new slope. Seeding broad cast in accordance with BS 4428:1989. 100 top soil to landscaped areas.
- 5.0 MECHANICAL & ELECTRICAL
- 5.1 Trenches: provide min 450 cover cable ducts.
 - 5.2 Ducts: 150Ø red cable duct with "Danger Electric Cable" embossed in black to outer walls. 100Ø telecom duct. Provide draw rope in each. sand backfill to trench around ducts. Marker tape bearing the legend "Caution Electric Cable Below" provided above.

- ECOLOGICAL
- 0.1 Treatment of Japanese knotweed to be carried out in accordance with CL-AIRE guidance bulletin GB 2 (June 2008).
 - 0.2 Form vegetation disposal bund lined with suitable root barrier membrane with minimal seams, no deeper than 1m below GL and not less than 0.5m deep. Clean soil over bund and area to remain undisturbed for a minimum of 18 months.
 - 0.3 The location of the bund will be monitored annually for a duration of 3 years and any re-emergence of knotweed will be treated with herbicide in accordance with the CL-AIRE guidance bulletin.

T J BOOTH ASSOCIATES 20A Eastgate Street
 Rochdale
 Lancashire
 OL16 1DH
 Tel:01706 868288
 CONSULTING CIVIL & GEOTECHNICAL ENGINEERS

AMENDMENTS/ ISSUES

ISSUE	REASON/ CHANGE	DATE	BY
4	area edged red amended	sept 12	fjb
3	temp drain added	aug 12	fjb
2	revised as per planning meeting, finishes & earthwks updated	jul 12	fjb
1	sections, finishes, ecology added	May 12	kk
0	original	mar 12	fjb

RESOLUTION HYDRO/ Irwell Hydro, Radcliffe

External & Site Plan
Regulatory Submission

FILE NAME: dwg-tjba-kay-irwell radcliffe-hydro-020310

planning regulation SCALE: 1 : 1250/ 1:500 @ A2

Ward: Bury West - Elton

Item 02

Applicant: Ms Kelly Hall

Location: The Rowans, 120 Tottington Road, Bury, BL8 1LR

Proposal: Erection of two dwellings

Application Ref: 55175/Full

Target Date: 09/08/2012

Recommendation: Approve with Conditions

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 comprises the rear garden of 120 Tottington Road, a large red brick semi-detached Victorian property on the corner of Tottington Road and Rowans Street. It is currently a children's home. The mature garden site measures 0.20ha in area and has a number of mature trees of which 12No. are subject to Tree Preservation Orders, granted in June 1996.

To the west, across Rowans Street, which is a cul-de-sac, is a row of two storey terraced houses. To the east are garages and to the north is well treed land forming part of the River Valley and Wildlife Corridor. There are two existing access points from Rowans Street into the existing property. The drive to the front of the house accommodates two cars and the access through the brick boundary wall at the rear leads to the rear yard area and outbuildings immediately behind the children's home.

It is proposed to demolish the existing brick outbuildings to the rear of the property and construct a pair of 2-bed semi-detached two storey houses to the rear of the home. The ground floor footprint would measure 11m by 8.5m and in design terms it would have a traditional appearance with a pitched slate roof, with a ridge height of 8.5m. The main elevations would be red brick with a central soldier course and 'sash and case' style windows with stone sills. The main front and rear aspects would face north-east and south-west over the new front and rear gardens. The two ground and first floor windows on the gable ends would be small secondary obscure glazed lounge and bedroom windows.

The existing access at the rear would be closed up using reclaimed brick and two new gated vehicular access points would be opened up through the boundary wall from Rowans Street to serve the new houses and the existing property. There would be a turning area and parking for a total of four cars on the north-east/front side of the new houses and a separate parking and turning area immediately behind the existing home.

There would be two areas of private amenity space, the larger area to the front of the new houses, accommodating the access and parking and all of the retained trees. The smaller rear garden areas on the south west side would be separated from the existing home by a 1.8m timber boundary fence.

The tree survey, submitted with the application, indicates that all the larger protected trees within the garden area would be retained with four trees of lesser value being removed, together with a small group of Leylandii trees on the east and north boundaries.

A Contaminated Land Desk Top study has been submitted with the application and the applicant has agreed to the required S106 planning agreement regarding a financial contribution for off-site recreational provision.

Relevant Planning History

35343 - Outline Residential development - Approved 07/07/99

32145 - Outline Residential development - Approved 21/06/96

17608 - 608 Change of Use from Dwelling to Elderly Residential Home - Approved 14/11/85

00943/E - Residential development - Enquiry completed 30/09/2011

Publicity

The following neighbours were notified by letters dated 19/06/12 and 28/08/12 (revised). Nos.157-171(odd) and 114 - 118(evs) Tottington Road, Nos.1 - 19(odd) Rowans Street.

Two representations from the occupiers of Nos.7 and 9 Rowan Street. The resident at No.7 states he has no objection in principle but requests that any planning approval includes a condition that requires the gable windows to be obscure glazed.

The resident at No.9 objects on the following grounds:

- A modern house would destroy the period character of Rowans Street.
- Loss of light and overshadowing of the houses along Rowans Street.
- Overlooking and loss of privacy.
- The access arrangements would reduce parking and lead to increased congestion along Rowans Street.
- Loss of trees and resultant reduction in wildlife.

The residents that have made representations have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objection.

Drainage Section - No comment.

Environmental Health - No objection subject to contaminated land conditions.

United Utilities - No objection.

Unitary Development Plan and Policies

EN1/2 Townscape and Built Design

EN1/5 Crime Prevention

EN1/11 Public Utility Infrastructure

EN7 Pollution Control

EN8 Woodland and Trees

EN8/1 Tree Preservation Orders

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

SPD16 Design and Layout of New Development in Bury

SPD11 Parking Standards in Bury

NPPF National Planning Policy Framework

EN6/3 Features of Ecological Value

Issues and Analysis

Principle - Bury's statutory housing targets are set out in the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum between 2003 and 2021. In addition to this annual target, housing delivery in the Borough also needs to take account of the shortfall in completions in the past six years, which has only averaged around 280 per annum, mainly as a result of the prevailing housing market conditions.

Whilst the Government has indicated that it is seeking to remove RSS and its housing targets, they have not indicated when this will be done and, therefore, the RSS target remains the statutory housing target until such time as RSS is removed or it is replaced by a new target in Bury's emerging Local Plan. It is currently proposed that the new housing target in the Local Plan should be set at 400 dwellings per annum, which is currently timetabled to be adopted in 2014.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land (4.7 years with a 5% buffer applied in accordance with the NPPF) and this needs to be treated as a material factor when determining applications for residential developments.

As such the proposal is in general accordance with national and regional planning policy and will help to contribute to meeting local housing targets.

Although the outline planning permission was granted on part of the site in 1996 and renewed in 1999, these applications have lapsed and any proposal should be assessed on its own merits.

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 Bury 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 and H2/2 relate to the form and layout of residential development. Although 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.

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,

H2/6 Garden and Backland Development states that proposals should have regard to

- the concentration of such development in the surrounding area,
- the relative density of the proposal to the surrounding area,
- the impact on neighbours and the local environment and
- access arrangements.

UDP 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.

Existing Children's Home - There are no immediate plans for the existing children's home which is run by the Together Trust, an established children and young person's charity. The proposal represents an attempt to maximise the development potential of the site.

Visual Amenity - The site, with a variety of mature trees and red brick wall forming the boundary along Rowans Street, is a significant feature within the immediate locality. As such any new houses would have to be located within the site without appearing overdominant, incongruous or having a seriously adverse impact on trees.

The proposed houses are designed to mirror the Victorian style of the main property fronting Tottington Road with reclaimed red brick walls, soldier course and 'sash and case' style windows with stone sills and a slate roof and would not appear out of keeping with the site and surroundings. In terms of visual amenity the new dwelling would not have a seriously detrimental impact on the character of the locality. However, to ensure any future development on the site is appropriate, it is considered appropriate to remove permitted development rights by condition. The development would comply with UDP policies H2/1, H2/2, H2/6 and general design policy EN1/2.

Residential Amenity - All proposed habitable room windows in the new houses would face north-east, across the front drive and south-west, across the rear garden and as such there is no significant overlooking issues. The two small windows on the gable ends would be obscure glazed.

Given the position of the proposed house in relation to the occupiers of residential properties on Rowans Street, it is not considered that there would be any residential amenity issues arising and as such the proposal complies with UDP H2/1, H2/3 and H2/6.

Trees - There are some smaller trees of limited amenity value that are to be removed but this will not have a serious impact on the overall character of the site. Given the position of the houses in relation to the remaining trees within the site, and the findings of the tree appraisal together with recommended tree protection conditions, it is considered that the new development would not have a seriously detrimental impact on the protected trees, all of which are to be retained. As such the proposal does not conflict with UDP housing policies H2/2, H2/6 or specific woodland and tree policies EN8 and EN8/1.

Parking and Access - The proposal includes parking and turning for two cars per dwelling and this is considered to be sufficient and complies with the Council's parking standards set out in Supplementary Guidance Note 11 - Parking Standards in Bury.

The Traffic Section does not have any objections to the changes to the access points from Rowans Street subject to adequate visibility splays. Traffic generation will increase as a result of the two new houses however this would not be such an increase to warrant refusing the application. The impact of the additional vehicles is also mitigated by the turning areas within the site to allow vehicles to enter and exit in forward gear. With regard to traffic issues, the proposal is therefore acceptable and complies with UDP Policies relating to traffic and residential development H2/2 and H2/6.

Bats - The bat survey submitted with the application, indicates that the potential for the outbuildings to be used by bats is low.

Contaminated Land - Desk Study and Preliminary Risk Assessment Report was submitted with the application and it is considered that in principle, residential development on the site is acceptable subject to appropriate contaminated land conditions attached to any decision notice.

Objections - The objections raised by neighbours have been addressed within the report.

Off site recreational provision - There is a requirement for the applicant to enter into a S106 agreement for the payment of a sum for the provision of off-site recreational facilities (£6,420.55).

For the reasons stated above the proposal is considered to be acceptable and complies the UDP policies and guidance listed.

Summary of reasons for Recommendation

Permission should be granted having regard to the policies and proposals listed and the reasons for granting permissions can be summarised as follows;- The proposed dwellinghouses are considered to be appropriate within the site and surroundings, would not have a detrimental affect on visual or residential amenity, protected trees and there are no highway safety concerns. The proposal 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 537/01A, 10C, 11B, 12B, 13B and 14B 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/Samples of the (materials/bricks) to be used in the external elevations, boundary structures and hardsurfacing , 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. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. 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.

6. Following the provisions of Condition 5 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.

7. Following the provisions of Condition 5 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

8. The recommendations of the bat survey undertaken by The Tyrer Partnership, dated 26/03/12, shall be fully implemented in accordance with Section 8 of the report.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and PPS9 - Biodiversity and Geological Conservation.

9. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.

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.

10. No development shall commence unless and until full details of replacement parking and turning facilities shown indicatively on approved plan reference 537/10 Revision C have been submitted to and approved in writing with the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to the commencement

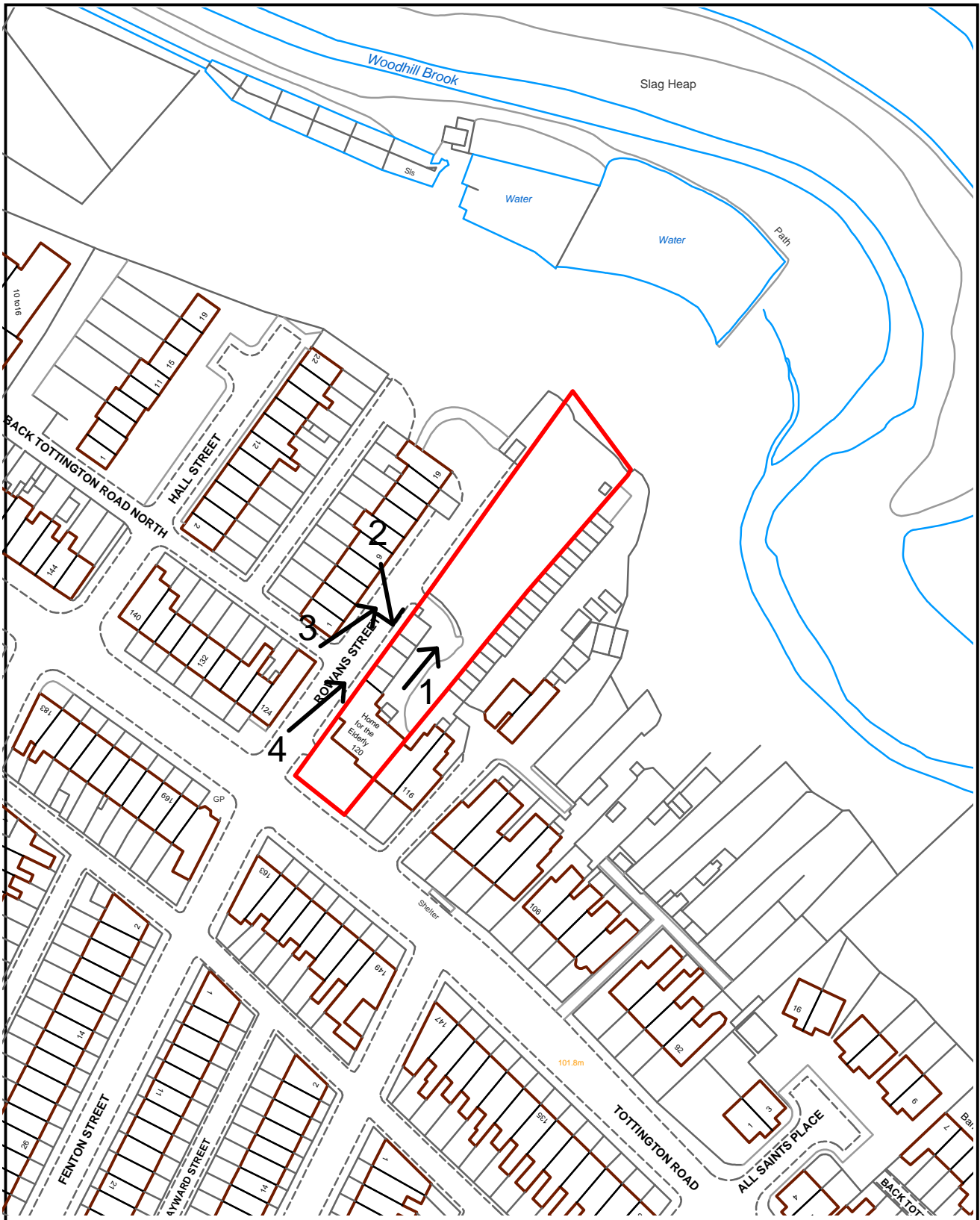
of the development and thereafter maintained at all times.

Reason: To minimise the standing and turning movements of vehicles on the adjacent highway and ensure adequate off street car parking provision in the interests of road safety pursuant to UDP Policy HT2/4 Car Parking and New Development.

11. The turning facilities for Plots 1 & 2 indicated on approved plan reference 537/10 Revision C shall be provided before the development is 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 adjacent highway in the interests of road safety.
12. The car parking for Plots 1 & 2 indicated on approved plan reference 537/10 Revision C shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority 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 UDP Policy HT2/4 Car Parking and New Development.
13. A minimum of 5 working days written notice shall be provided to the LPA of intended commencement of the development. The notification of commencement shall include a timetabled schedule of the intended tree protection measures and tree works.
Reason - To ensure that the development is carried out in accordance with the approved plans, to protect trees which are of amenity value on the site and pursuant to Policies EN8/1 – Tree Preservation Orders and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
14. The development hereby approved shall not commence unless and until a scheme of protection for all trees to be retained on site in accordance with BS 5837:2005 "Trees in Relation to Construction" has been submitted to and agreed in writing by the Local Planning Authority. The development shall not commence unless and until the measures required by that scheme have been implemented and all measures required by the scheme shall continue until the development has been completed.
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.
15. The development hereby approved shall not commence until a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved before the dwelling hereby approved is first occupied.
Reasons: To prevent pollution of the water environment pursuant to UDP Policy 7/3 Water Pollution.
16. The ground and first floor windows on the side elevations/gables 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 Policies H2/1 and H2/2 relating to New Residential Development.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55175

**ADDRESS: The Rowans
120 Tottington Road
Bury**

E D S



Bury
COUNCIL

1:1250

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55175

Photo 1



Photo 2

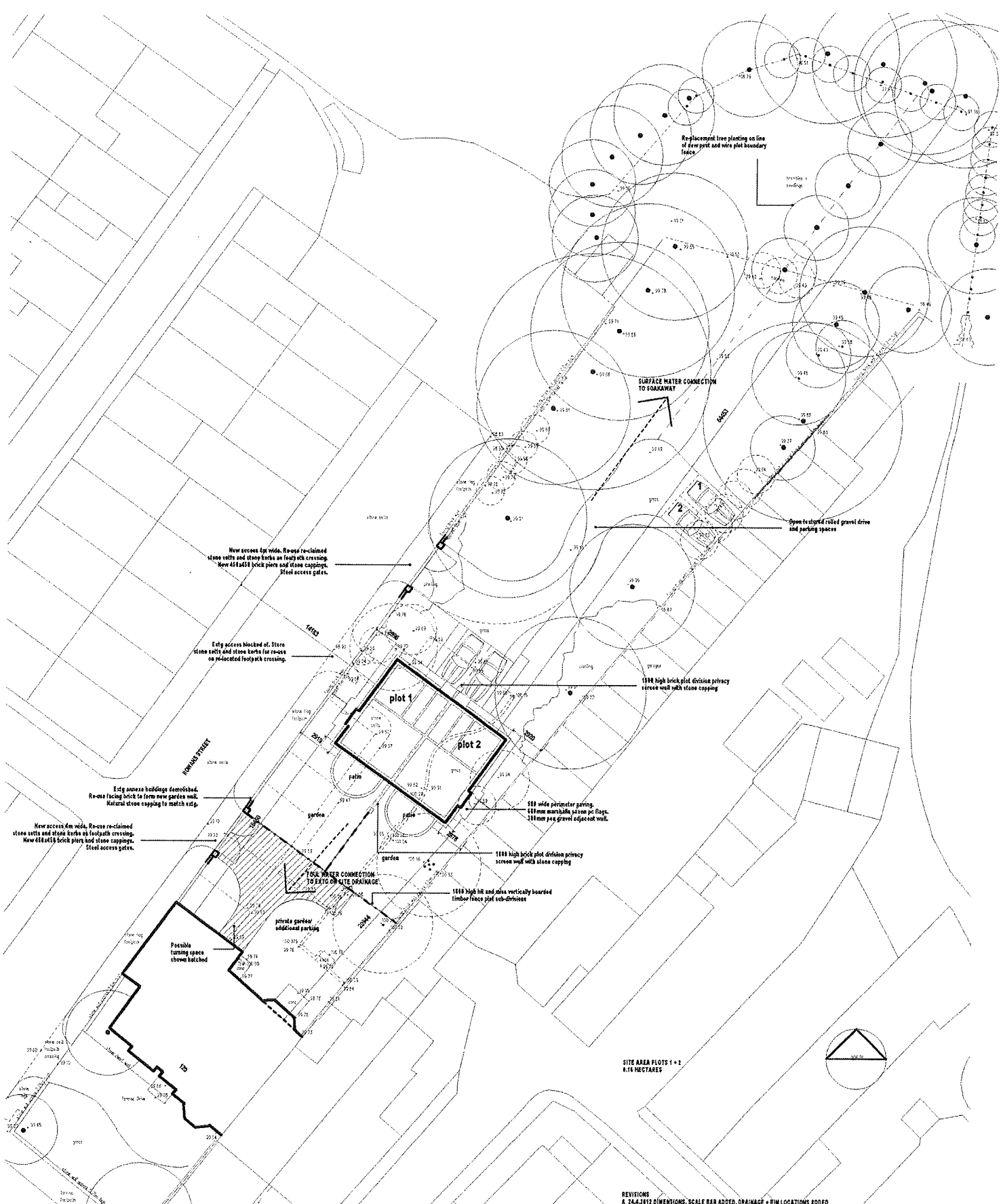


Photo 3



Photo 4





REVISIONS
 A 14.4.2012 DIMENSIONS, SCALE BAR ADDED, DRAINAGE + EIM LOCATIONS ADDED
 B 14.4.2012 ACCESS AND PARKING REVISED
 C 14.4.2012 TURNING SPACE TO 118 SHOWN

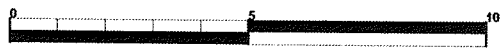
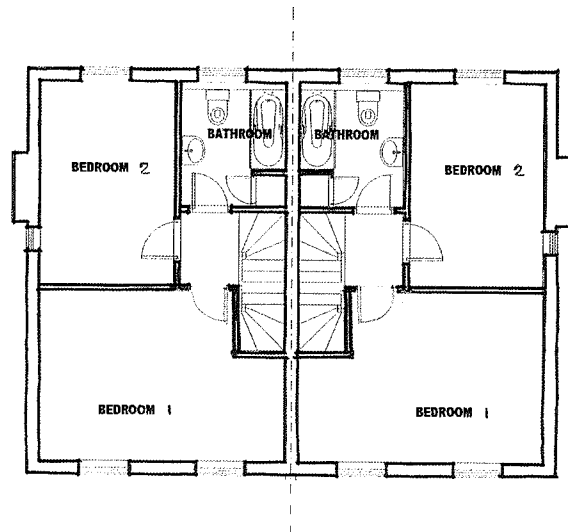
1:200 @ A2 PAPER SIZE

PROPOSALS

<p>Proj. Title PROPOSED SITE PLAN</p> <p>Job <i>Residential Development of 1/2 acre plot</i></p> <p>Client <i>Mrs. K. Hall</i></p> <p>Drawn By 537/100</p> <p>Scale 1:200</p> <p>Date Jan 2012</p>	<p>Tom Lockwood M.C.I.A.T. Architectural Technologist + Building Design Consultant</p> <p>Grange Cottage 24 George Lane Gosport Hants PO16 7JH Tel: 01729 601182</p>
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MATERIALS
ROOF - Interlocking dark grey slate and red angle ridge
DORMERS SIDE CHEEKS - Code 5 lead with welded joints
WALLS - Red multi re-claimed common brickwork
HEADS + SILLS - Soldier course arch heads and 150mm artstone sills
JOINERY - Treated sw fascias and barge boards painted black
 White pvcu windows
 Slate grey entrance doors white frames
 Slate grey french doors white frames
RAINWATER GOODS + WASTES - Black 100dia HR gutters + 68mm dia rwp's



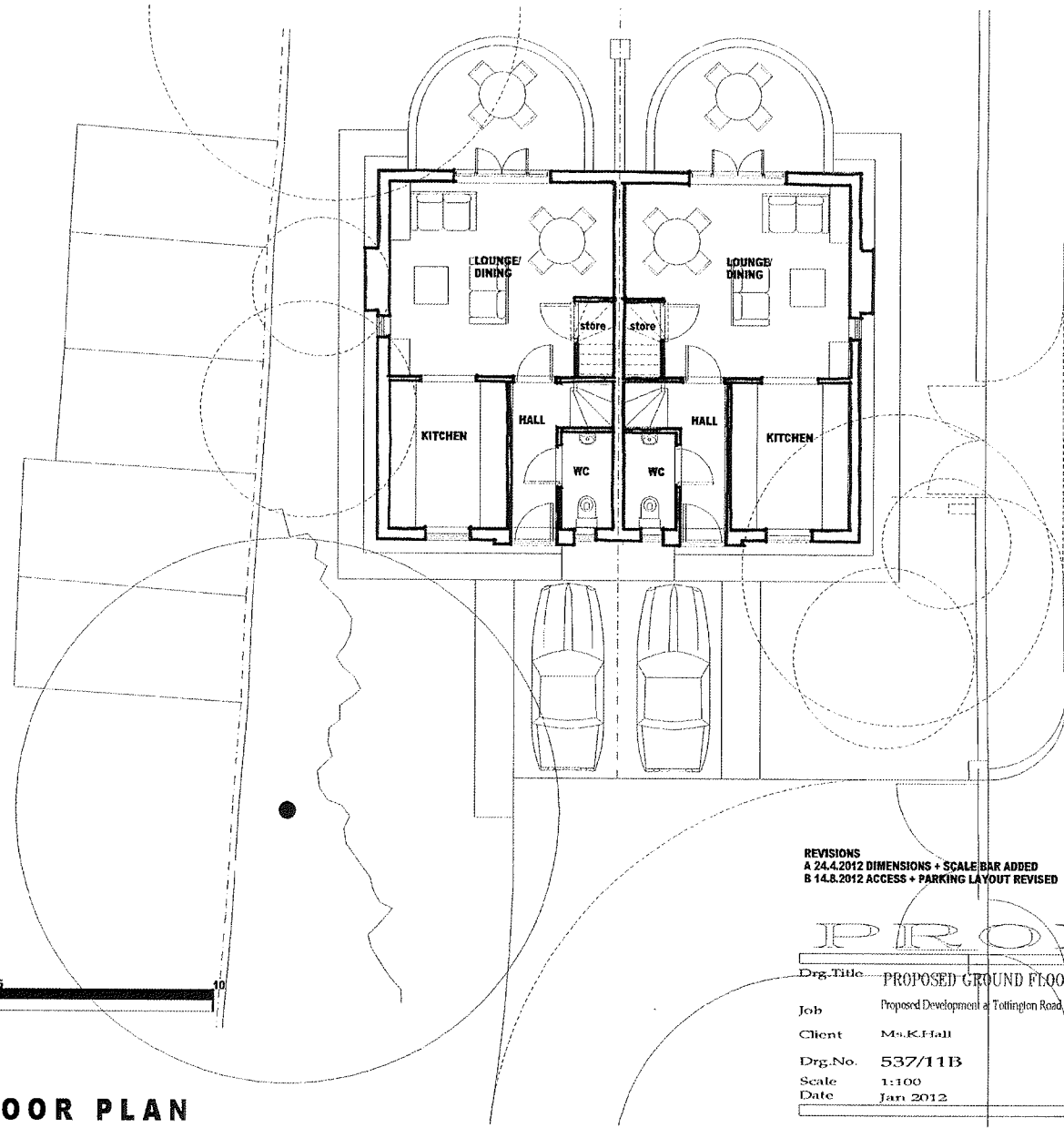
**PROPOSED
 FIRST FLOOR PLAN**

REVISIONS
 A 24.4.2012 DIMENSIONS + SCALE BAR ADDED
 B 14.8.2012 SF LEVEL REMOVED

PROPOSALS

Dwg. Title	PROPOSED FIRST FLOOR PLAN	<i>Tom Lockwood</i> M.C.I.A.T. Architectural Technologist + Building Design Consultant
Job	Proposed Development at Tottington Road Bury	
Client	Ms. KJ Hall	
Dwg. No.	537/12B	
Scale	1:100	
Date	Jan 2012	
		Grape Cottage 52 Grape Lane Croston PR26 9HB Tel (01772) 601187

MATERIALS
ROOF - Interlocking dark grey slate and red angle ridge
DORMERS SIDE CHEEKS - Code 5 lead with welded joints
WALLS - Red multi re-claimed common brickwork
HEADS + SILLS - Soldier course arch heads and 150mm artstone sills
JOINERY - Treated sw fascias and barge boards painted black
 White pvc windows
 Slate grey entrance doors white frames
 Slate grey french doors white frames
RAINWATER GOODS + WASTES - Black 100dia HR gutters + 68mm dia rwp's



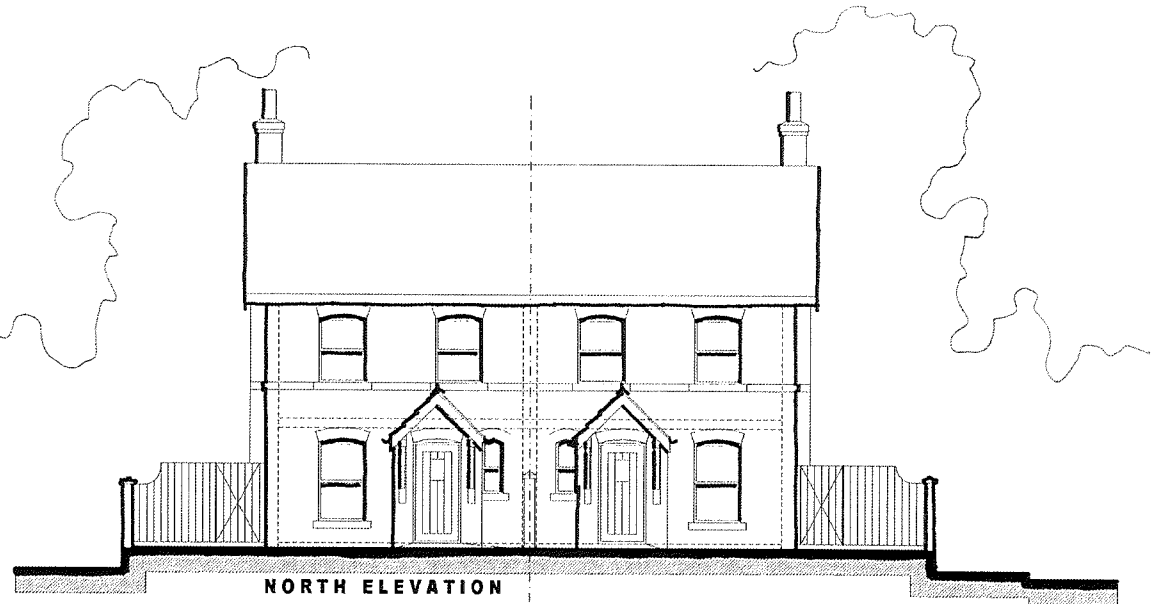
**PROPOSED
 GROUND FLOOR PLAN**

REVISIONS
 A 24.4.2012 DIMENSIONS + SCALE BAR ADDED
 B 14.8.2012 ACCESS + PARKING LAYOUT REVISED

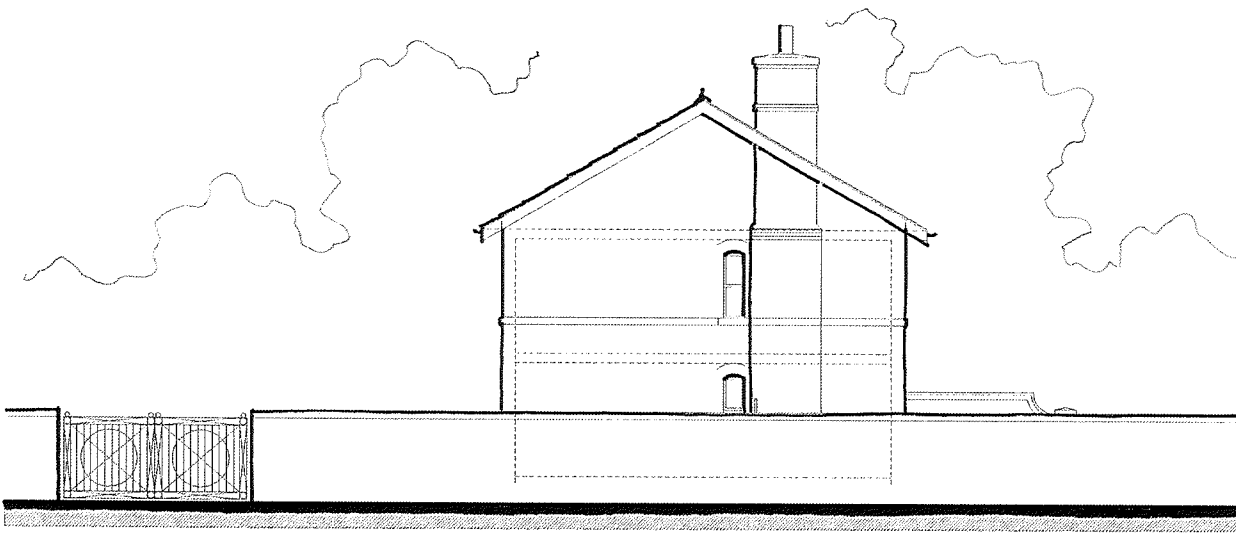
PROPOSALS	
Drg. Title PROPOSED GROUND FLOOR PLAN Job Proposed Development at Tottington Road, Bury Client Ms. K. Hall Drg. No. 537/11B Scale 1:100 Date Jan 2012	Tom Lockwood M.C.I.A.T. Architectural Technologist + Building Design Consultant Grape Cottage 52 Grape Lane Croston PR26 9HB Tel: (01772) 601187

MATERIALS

ROOF - Interlocking dark grey slate and red angle ridge
DORNERS SIDE CHEEKS - Code 5 lead with welded joints
WALLS - Red multi re-claimed common brickwork
HEADS + SILLS - Soldier course arch heads and 150mm artstone sills
JOINERY - Treated sw fascias and barge boards painted black
White pvcu windows
Slate grey entrance doors white frames
Slate grey french doors white frames
RAINWATER GOODS + WASTES - Black 100dia HR gutters + 68mm dia rwp's



NORTH ELEVATION



WEST ELEVATION

REVISIONS
A 24.4.2012 DIMENSIONS + SCALE BAR ADDED
B 14.8.2012 RIDGE HT REDUCED SF LEVEL REMOVED

PROPOSALS

Org. Title **PROPOSED ELEVATIONS**
Job Proposed Development at Toffington Road Bury
Client **Ms. K. Hall**
Org. No. **537/13B**
Scale **1:100**
Date **Jan 2012**

Tom Lockwood M.C.I.A.T.
Architectural Technologist
+ Building Design Consultant

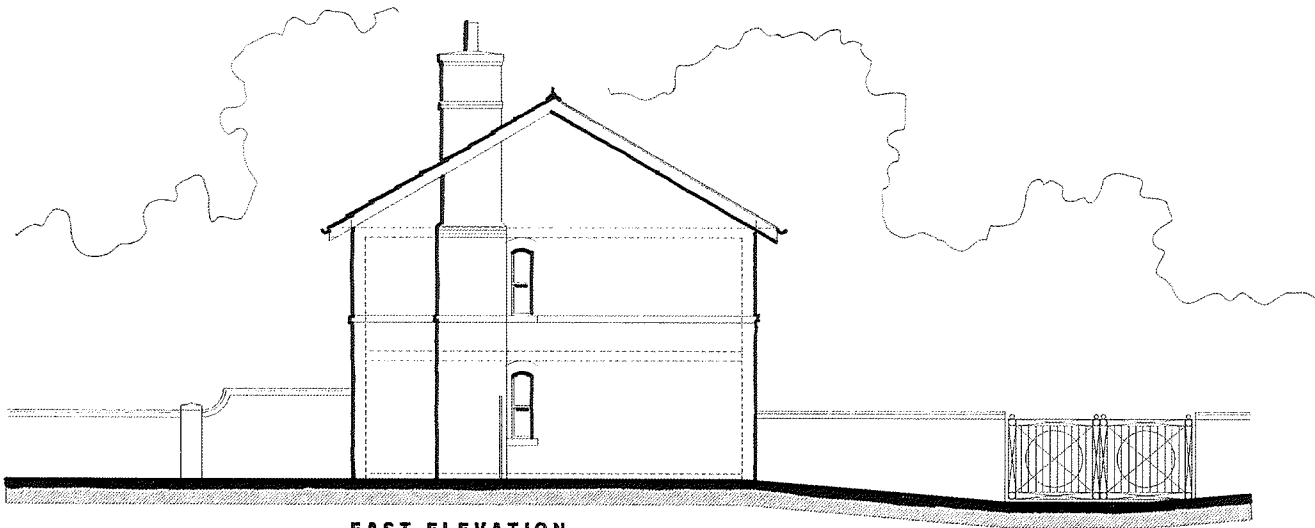
Grape Cottage
52 Grape Lane
Croston
PR26 9HB
Tel (01772) 601187

MATERIALS

ROOF - Interlocking dark grey slate and red angle ridge
DORMERS SIDE CHEEKS - Code 5 lead with welded joints
WALLS - Red multi re-claimed common brickwork
HEADS + SILLS - Soldier course arch heads and 150mm artstone sills
JOINERY - Treated sw fascias and barge boards painted black
 White pvc windows
 Slate grey entrance doors white frames
 Slate grey french doors white frames
RAINWATER GOODS + WASTES - Black 100dia HR gutters + 68mm dia rwp's



SOUTH ELEVATION



EAST ELEVATION

REVISIONS
A 24.4.2012 DIMENSIONS + SCALE BAR ADDED
B 14.8.2012 RIDGE HT REDUCED SF LEVEL REMOVED

PROPOSALS

Org. Title **PROPOSED ELEVATIONS**
Job Proposed Development at Totlington Road Bury
Client **Ms. K. Hall**
Org. No. **537/14B**
Scale **1:100**
Date **Jan 2012**

Tom Lockwood M.C.I.A.T.
Architectural Technologist
+ Building Design Consultant

Grape Cottage
52 Grape Lane
Croston
PR26 9HB
Tel (01772) 601187

Ward: North Manor

Item 03

Applicant: Mr & Mrs P Power

Location: 511 Holcombe Road, Greenmount, Bury, BL8 4EL

Proposal: 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

Application Ref: 55370/Reserved matters

Target Date: 18/09/2012

Recommendation: Approve with Conditions

Description

The application site contains a single dwelling, a detached double garage and a large garden. The existing dwelling is at an angle to Holcombe Road and is located within the northern part of the site. The detached double garage is located to the south. There are mature trees along the northern, western and southern boundaries of the site.

There are residential dwellings located on the other boundaries of the site.

Outline planning permission was approved in January 2011 for the demolition of the detached garage and the erection of a single dwelling. The applicant seeks permission for the reserved matters: design, external appearance, siting, landscaping and means of access.

The proposed development consists of 1 dwelling with an attached garage, which would be located on the site of the existing detached garage. The proposed dwelling would be two storeys in height with dormers in the roofspace and would be constructed from stone and slate. Access would be taken from the existing access point for the proposed dwelling and the existing dwelling. A detached garage and new access would be provided to the north of the existing dwelling for use by the existing dwelling (511 Holcombe Road).

Relevant Planning History

37981 - Two storey detached double garage at 511 - 515 Holcombe Road, Greenmount. Approved with conditions - 7 September 2001.

52900 - Outline - Erection of 1 no. dwelling at 511 Holcombe Road, Greenmount. Withdrawn - 06 December 2010.

53484 - Demolition of existing domestic garage and construction of new single dwelling. (Resubmission of 52900) at 511 Holcombe Road, Greenmount. Approved with conditions - 19 January 2011

Publicity

21 neighbouring properties (439, 504 - 514 (evens, 513, 516 - 517 Holcombe Road; 6 - 10 (evens, 8A Hillstone Close) were notified by means of a letter on 25 July 2012.

4 letters have been received from the occupiers of 510, 512 Holcombe Road, 6, 8, 8A Hillstone Close, which have raised the following issues:

- There would not be sufficient visibility at the access to the site
- Are the trees to be removed, going to be replaced?
- The trees along the southern boundary are missing from the plans
- Object to the second driveway for the existing dwelling. Is it really needed?

- The proposed development would have an adverse impact upon light and privacy.
- The proposed second driveway would be detrimental to highway safety.
- There is no need for a new dwelling.
- Object to the loss of the porch.
- Impact of the proposal during construction
- The footprint of the building has been pushed back into the site to allow for parking and manoeuvring at the front
- The ridge height of the proposed dwelling would be higher than the surrounding properties.
- The proposed development would overdevelop the site.

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

Consultations

Traffic Section - No objections in principle.

Drainage Section - Comments awaited.

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

Wildlife Officer - No objections, subject to an informative relating to bats.

Waste Management - Comments awaited

Designforsecurity - No objections

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

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
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 - Policy H1/2 states that the Council would 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 benefits from an extant outline planning permission (53484) for the demolition of the existing garage and the construction of a detached dwelling, which was granted in January 2011.

Design and layout - The proposed dwelling would be two storeys in height with dormers in the roofspace, which would match the pike detail on the existing property. The proposed dwelling has been designed so that the proposed dormers are located above the window openings at ground floor. The proposed dwelling would be constructed from stone and slate, which would match the materials of the existing dwelling.

The proposed dwelling would be 6.85 metres in height and the ridge height would match that of the existing detached garage, which is to be demolished. The proposed dwelling

would be 0.55 metres higher than the existing house (511 Holcombe Road) and would be 1.55 metres higher than No. 439 Holcombe Road. Given that the proposed dwelling would be the same height as the existing garage and would be built on the same building line, the proposed dwelling would not be a prominent feature in the streetscene.

The proposed detached garage would be located to the north of the existing dwelling and would include a room within the roofspace. It would be constructed from stone and slate to match the materials on the existing dwelling and be set back behind the reconstructed boundary wall and as such the proposed garage would not be a prominent feature within the streetscene. However, to ensure this is the case, a condition is to be imposed requiring the wall to be re-built prior to the occupation of the new dwelling house.

The levels of amenity space for both the existing and proposed dwelling would be acceptable and there would be space to store bins in the gardens of the respective properties. However, the space, while adequate at the moment, could be used for further extensions to the two properties and as such it is recommended that a condition be imposed removing permitted development rights for extensions and further buildings in the gardens. The hardstanding for the proposed and existing driveways would be block paved, which would match the existing materials. Therefore, the proposed development would not be a prominent feature within the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD6 provides guidance on aspect standards between residential properties and is relevant in this case. There would be 20 metres between the proposed dwelling and No. 8 Hillstone Close, which would comply with the aspect standard.

A revised plan has been submitted, which has positioned the dwelling 1.4 metres nearer Holcombe Road, to ensure that there would be 20 metres between the proposed dwelling and the rear elevation of No. 6 Hillstone Close. The single storey extension at the rear of No. 6 Hillstone Close includes a habitable room window. However, this window would face the kitchen window of the new dwelling and as this is not classed as an habitable room window a distance of 16 metres would comply with the aspect standards.

There would be over 33 metres between the proposed development and Nos 510 and 512 Holcombe Road. There are no openings within the gable elevation of the proposed dwelling and as such, the proposal would not have a significant adverse impact upon the amenity of the occupiers of Nos 439 or 511 Holcombe Road.

The proposed development would comply with the aspect standards and as such, would not have a significantly adverse impact upon the amenity of the neighbouring properties.

Trees - At the time of the outline application, there were a line of trees along the southern boundary of the site with No. 439 Holcombe Road. These trees were not protected and have been removed by the applicant as the trees were causing damage to the adjacent property.

The applicant is preparing an arboricultural survey on the trees on site and further comments will be included within the supplementary report.

Bats - A bat survey was submitted as part of the application and concludes that the buildings are of modern construction with limited opportunities for roosting. The Wildlife Officer has no objections, subject to the inclusion of an informative relating to bats. Therefore, the proposed development would not have an adverse impact upon a protected species and would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan and Section 11 of the NPPF.

Highways issues - The proposed dwelling would use the existing access onto Holcombe Road and the appropriate visibility splays would be provided. The existing porch attached to No. 511 Holcombe Road would not impact upon the visibility splay and can be retained. The

boundary wall to the north of the existing dwelling would need to be re-aligned to comply with the visibility splay. However, this wall would need to be demolished in any case to form the access to the proposed garage. The Traffic Section has no objections in principle and will comment further once revised plans have been received in relation to visibility and the retention of the porch. It is recommended that the new access should be formed prior to the occupation of the new dwelling and as such a condition to this extent is recommended. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policy H2/2 of the Bury Unitary Development Plan.

Parking - Two parking spaces and a single garage would be provided for the proposed dwelling and 3 parking spaces and a double garage would be provided for the existing dwelling. Therefore, the proposed development would comply with the maximum parking standards and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - No payment is required under Policy RT2/2 of the Bury Unitary Development Plan and SPD1 as planning permission (outline consent) was granted prior to 1 February 2012.

Response to objectors

The issues relating to visibility splays, loss of privacy and light, trees and the height and appearance of the proposed dwelling have been addressed in the main report. The porch would be retained as it would not obstruct the visibility splay. The principle of placing a dwelling on this site was established with the grant of the outline planning consent.

The impact during construction is not a material planning consideration and cannot be taken into account.

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 not have a significant adverse impact upon the amenity of the neighbouring properties and would not be a prominent feature in the streetscene. The proposed development would not be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

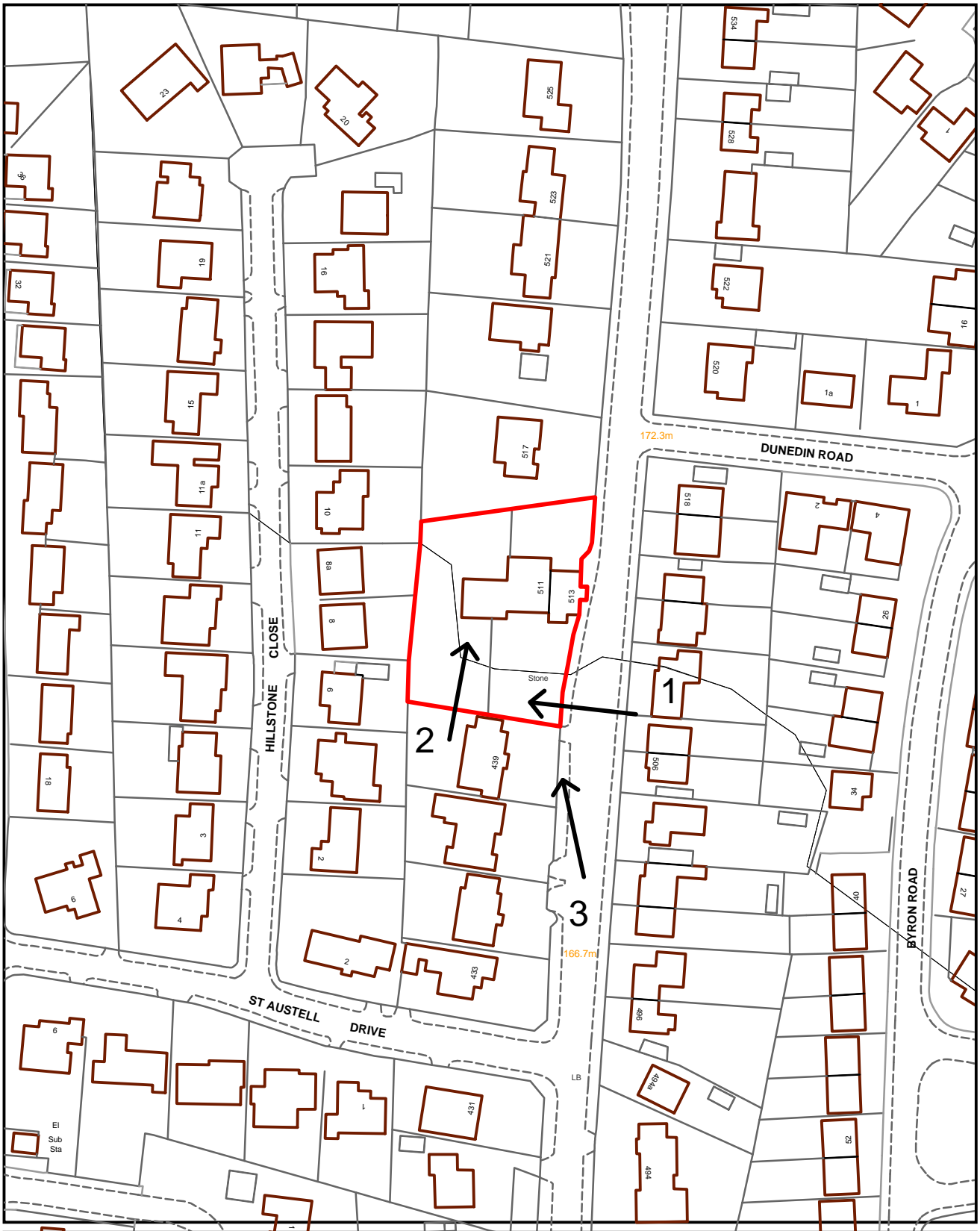
Conditions/ Reasons

1. The development must be begun not later than the expiration of two years beginning with the date of this permission.
Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
2. This decision relates to drawings numbered 212-13-00, 212-13-01b, 212-13-02, 212-13-03, 212-13-04, 212-13-06, 212-13-RFP1 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/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.

4. 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.
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 building(s) is first occupied; 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.
6. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
7. Prior to the first occupation of the dwelling house hereby approved, the new access to the existing property shall be formed and the new boundary wall shall be constructed and completed in accordance with the approved plans and to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design in the interests of road safety and to accord with Policies of the Adopted Bury Unitary Development Plan H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55370

**ADDRESS: 511 Holcombe Road
Greenmount**



Bury
COUNCIL

Planning, Environmental and Regulatory Services 1:1250

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55370

Photo 1

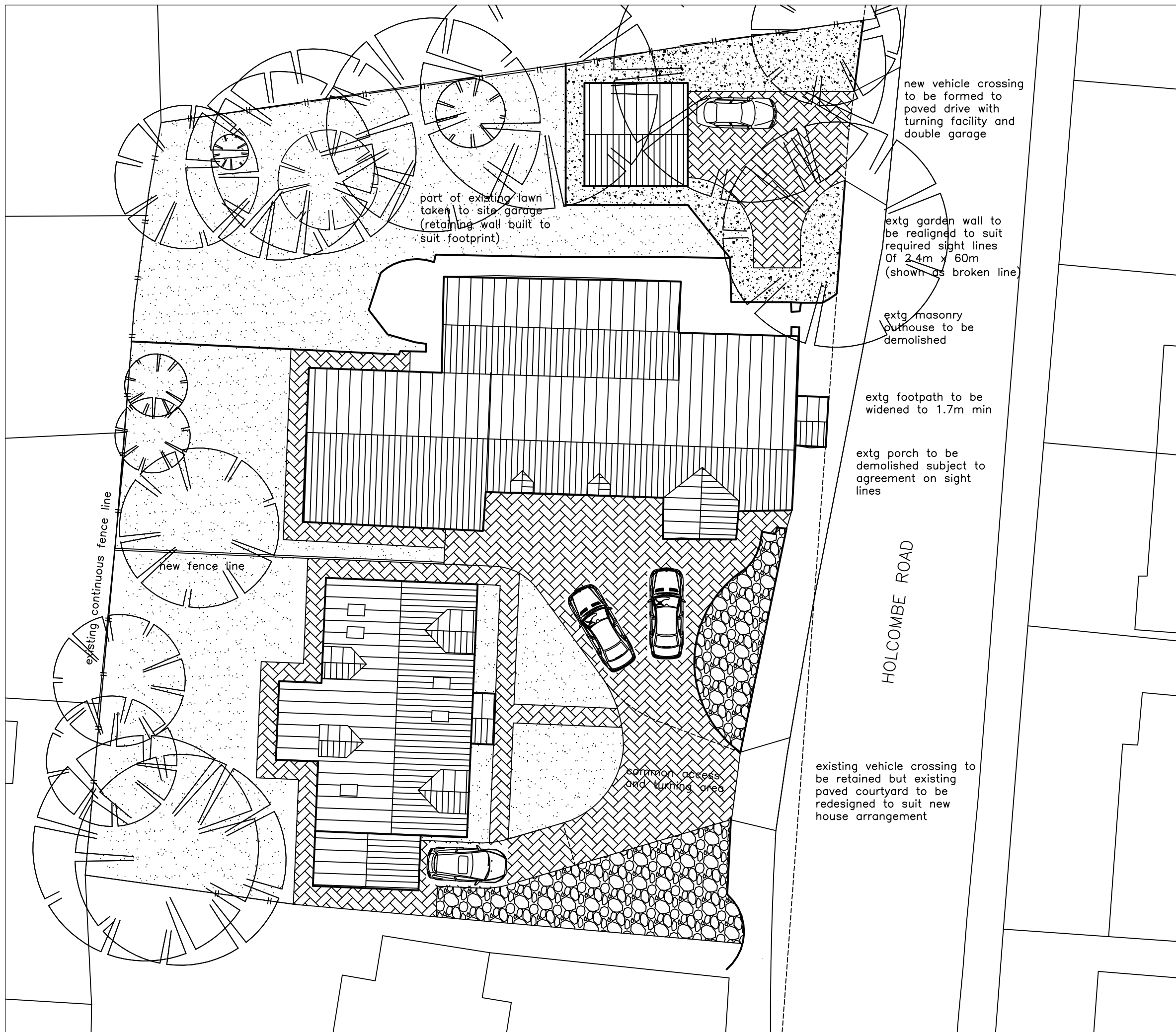


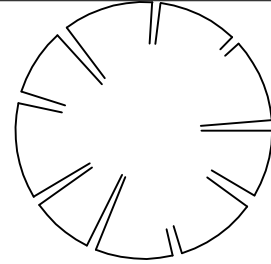
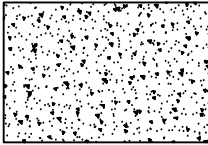
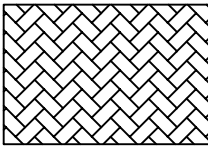
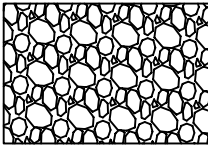
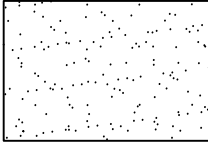
Photo 2



Photo 3





-  indicates existing trees to be retained
-  indicates gravel hard standings
-  indicates paved drives and footpaths
-  indicates new and existing shrub beds
-  indicates new and existing lawn areas

B	Proposed house moved 1.4m east	July 2012
A	Sight lines added & notes revised	July 2012
Rev	Description	Date


Project: Proposed Dwelling
511 Holcombe Road
Greenmount

Client: Mr P & Mrs W Power

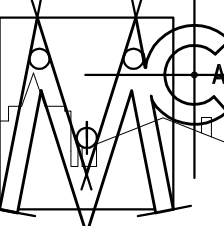
Title: Proposed Site Plan

Scale: 1:200

Date: May 2012



PETER K

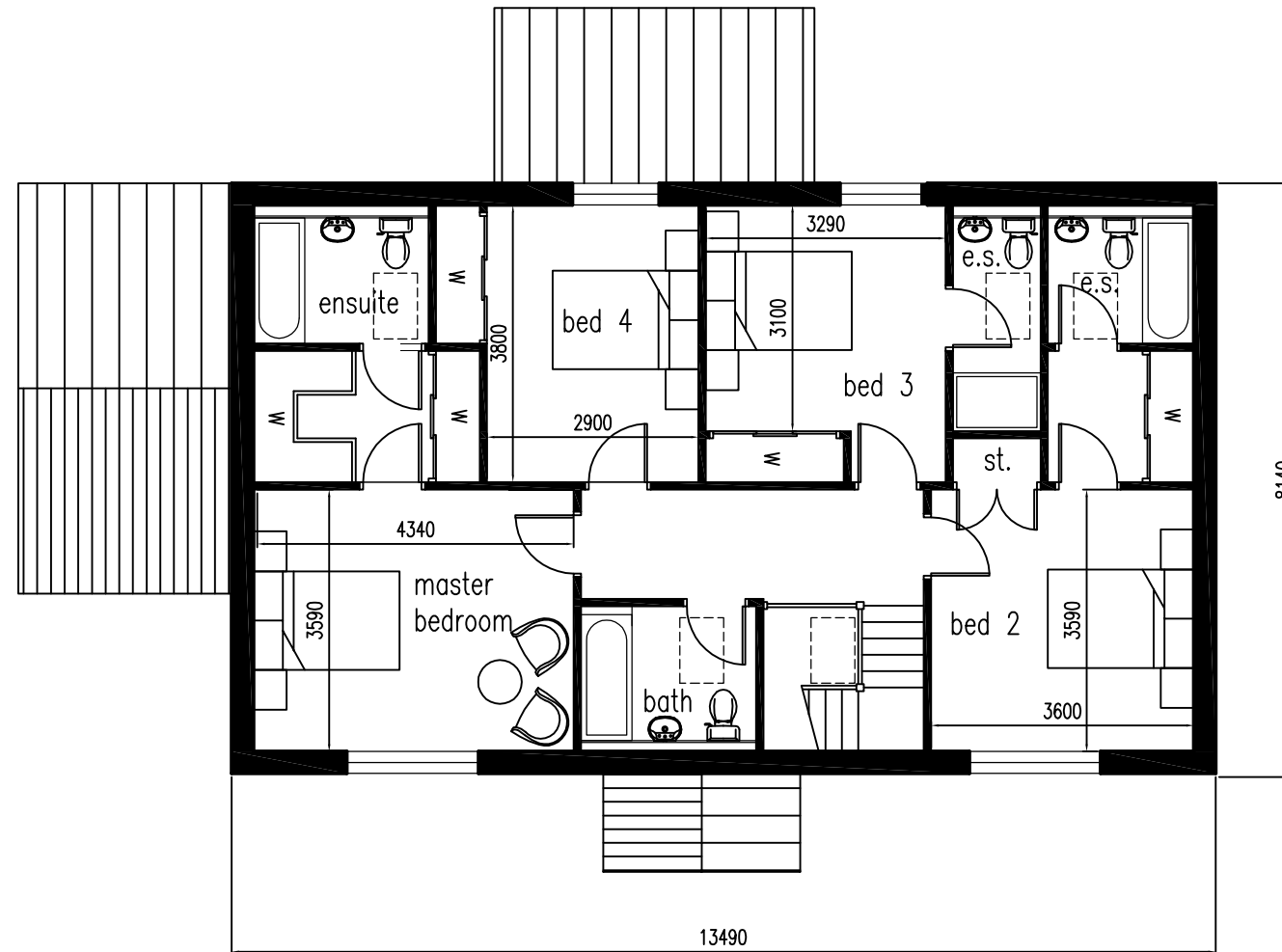


ANDREW & CO

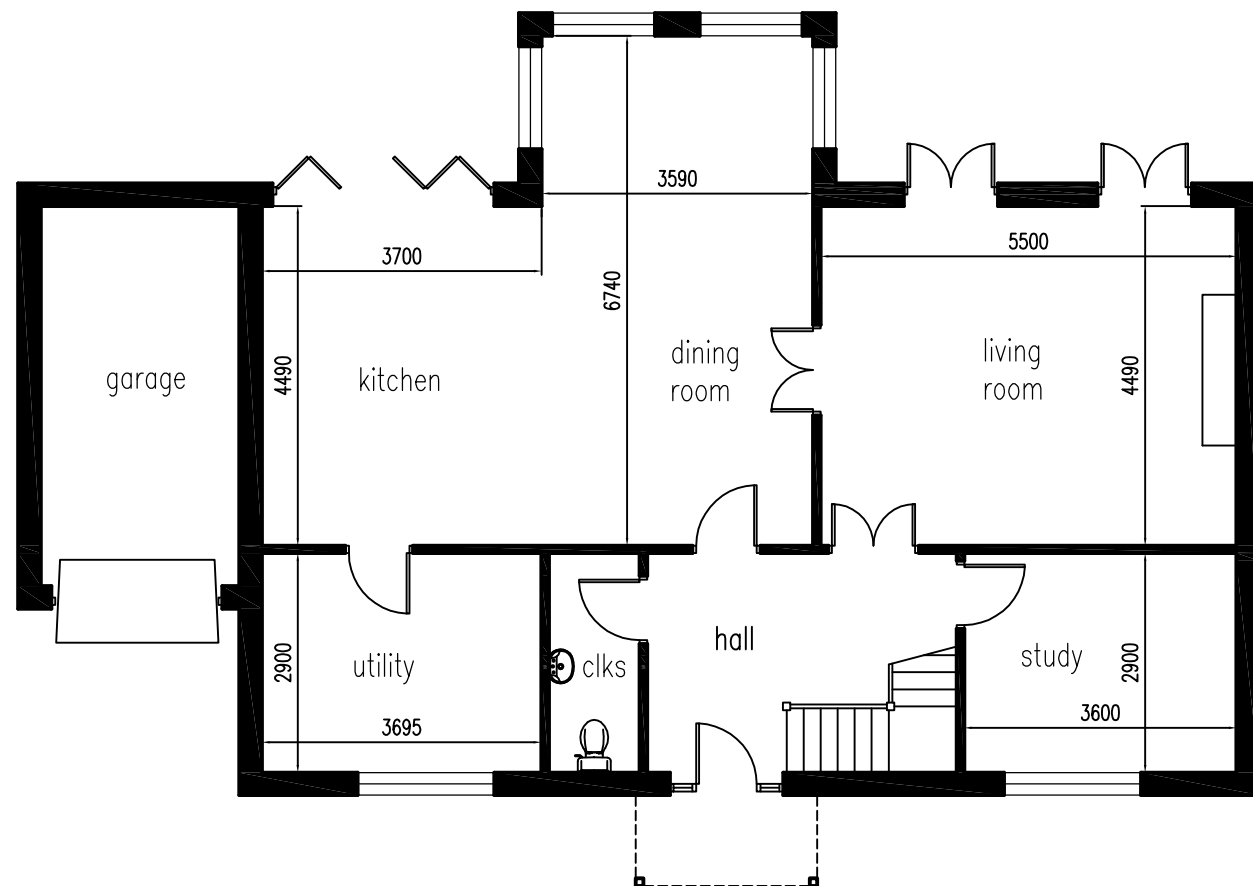
Telephone 0161 654 5700
Facsimile 0161 654 9428
Email pkmcardrew@aol.com
www.northernsurveyors.com

Chartered Surveyors
46 / 48 Long Street Middleton Manchester M246UJ
Mobile 07976 352461

Dwg N°: 212-13-01b



prop first floor plan

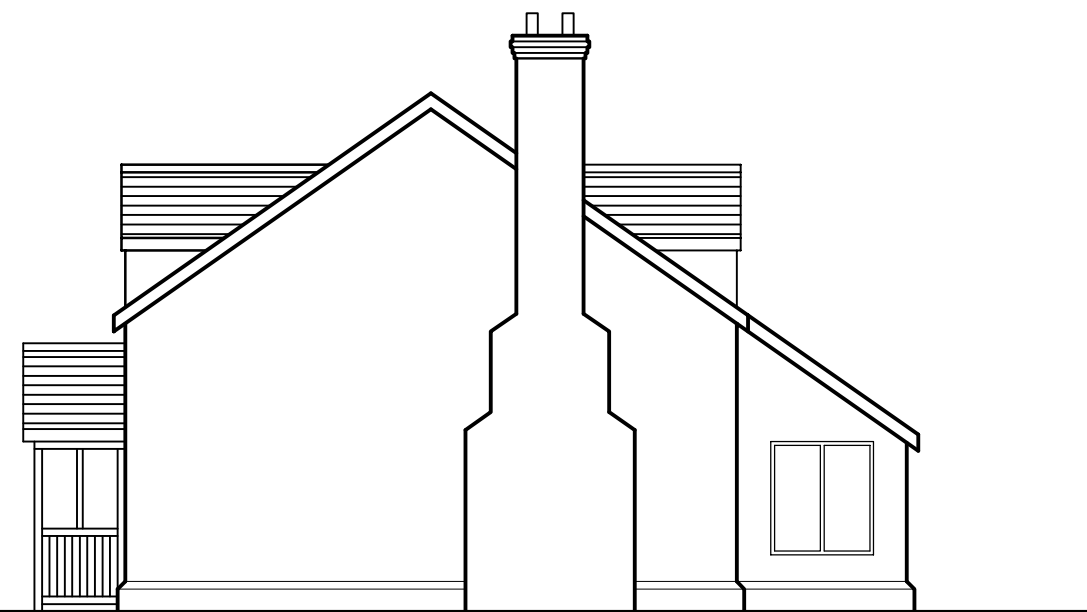


prop ground floor plan

Project:	Proposed Dwelling 511 Holcombe Road Greenmount
Client:	Mr P & Mrs W Power
Title:	Proposed Floor Plans
Scale:	1:100
Date:	May 2012
Chartered Surveyors 46 / 48 Long Street Middleton Manchester M246UQ Mobile 07976 352461	
Dwg N°:	212-13-02



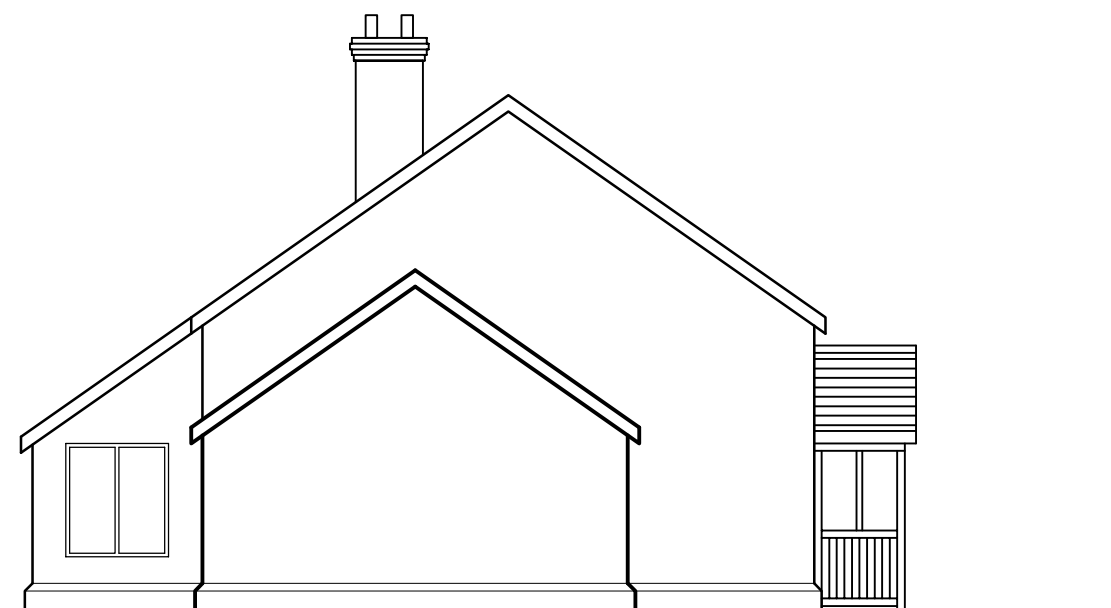
prop front elevation



prop end elevation

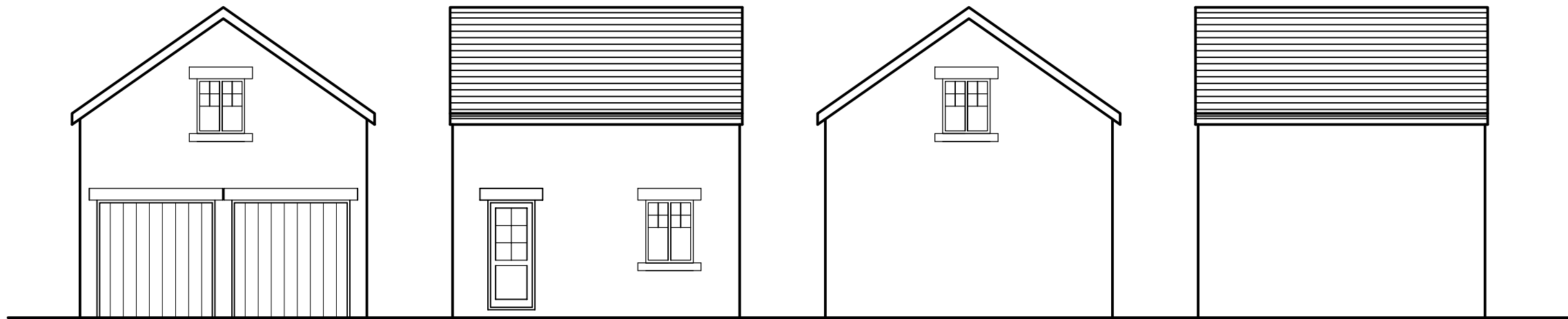


prop rear elevation



prop side elevation

Project:	Proposed Dwelling 511 Holcombe Road Greenmount	<p>PETER K ANDREW & CO Chartered Surveyors 46 / 48 Long Street Middleton Manchester M246JQ Mobile 07976 352461</p> <p>Telephone 0161 654 5700 Facsimile 0161 654 9428 Email pkmcandrew@aol.com www.northernsurveyors.com</p>
Client:	Mr P & Mrs W Power	
Title:	Proposed Elevations	
Scale:	1:100	
Date:	May 2012	
Dwg N°:		212-13-03

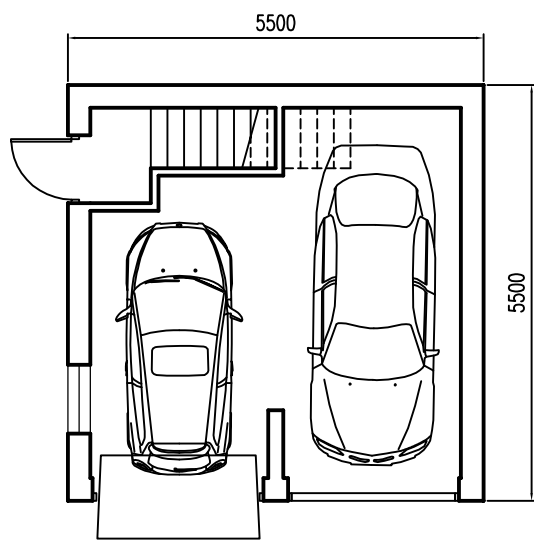


prop front elevation

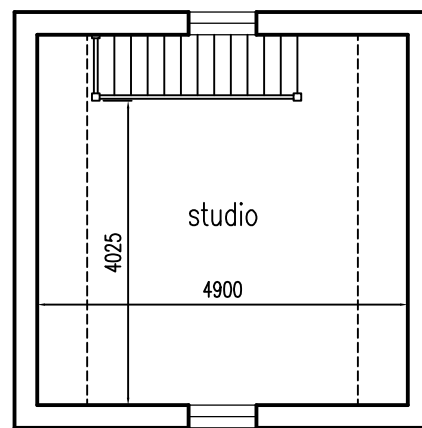
prop end elevation

prop rear elevation

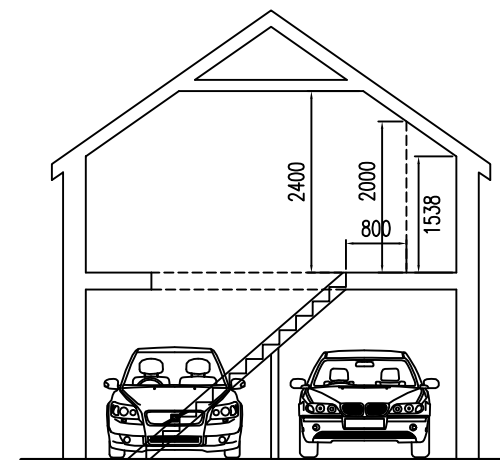
prop side elevation



prop ground floor



prop first floor



prop indicative section

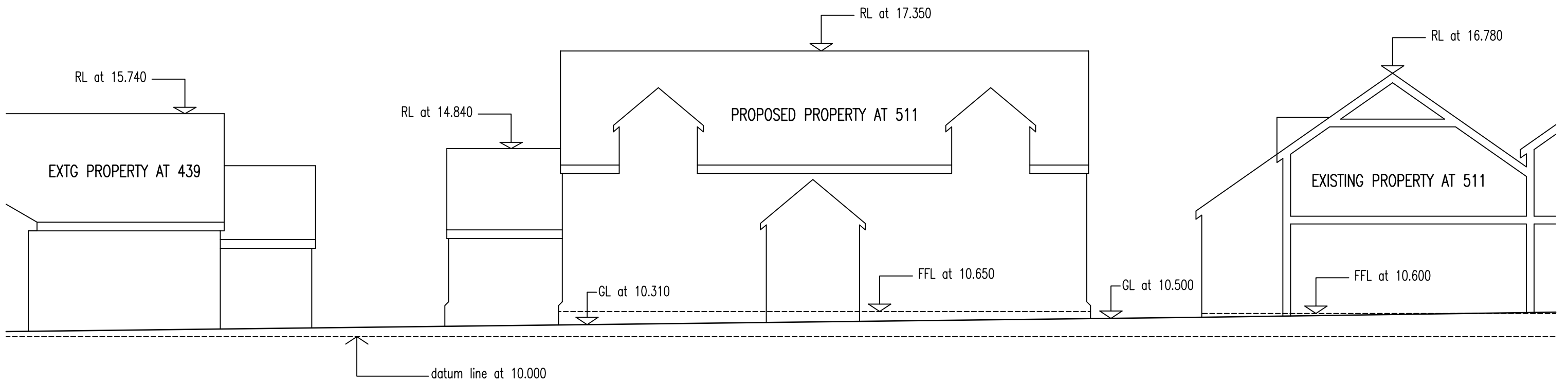
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Client:	Mr P & Mrs W Power
Title:	Proposed Replacement Detached Garage Details
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Date:	June 2012

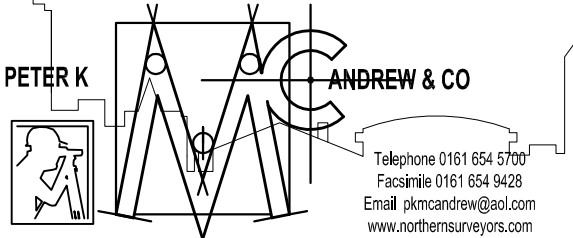
PETER K ANDREW & CO

Telephone 0161 654 5700
Facsimile 0161 654 9428
Email pkmcandrew@aol.com
www.northernsurveyors.com

Chartered Surveyors
46 / 48 Long Street Middleton Manchester M246UQ
Mobile 07976 352461

Dwg N°: 212-13-04



Project:	Proposed Dwelling 511 Holcombe Road Greenmount	 <p>PETER K ANDREW & CO Telephone 0161 654 5700 Facsimile 0161 654 9428 Email pkmcandrew@aol.com www.northemsurveyors.com</p> <p>Chartered Surveyors 46 / 48 Long Street Middleton Manchester M246UQ Mobile 07976 352461</p>
Client:	Mr P & Mrs W Power	
Title:	Proposed street scene	
Scale:	1:100	
Date:	July 2012	Dwg N°: 212-13-06

Ward: Radcliffe - West

Item 04

Applicant: TMJ Contractors

Location: Former Red Bank Health Centre, Unsworth Street, Radcliffe, Manchester, M26 3GH

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

Application Ref: 55374/Full

Target Date: 17/10/2012

Recommendation: Approve with Conditions

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 an existing single storey building, which was previously in use as a health centre and is constructed from brick with a flat roof. The building is located on the southern half of the site with a car park to the north of the building. The car park is accessed from Unsworth Street. There is a 3 metre high hedgerow along the eastern boundary of the site.

There are residential properties located to the south and south west of the site and Radcliffe Cricket Club is to the west. There is a shop (pharmacy) to the north with a car park and protected recreation space to the east of the site. There is a pedestrian access to the south of the site, which leads to the dwellings on Marsden Walk.

The proposed development involves the demolition of the existing building and the erection of 11 two storey dwellings. The proposed access to the site would be located centrally along the frontage with Unsworth Road and the dwellings would be located to the north and south of the access road. The proposed dwellings would be constructed from brick and concrete tile.

Relevant Planning History

00985/E - Proposed residential development at Red Bank Health Centre, Unsworth Street, Radcliffe. Enquiry completed 25/01/2012

Adjacent site

45768 - Extension and surfacing of existing car park at Red Bank playing fields, Unsworth Street, Radcliffe. Approved with conditions - 20 April 2006

51582 - Amendment of condition restricting use of the shop to chemist/dispensary to allow increased general retail sales (A1) at Manor Pharmacy, Unsworth Street, Radcliffe. Approved with conditions - 9 September 2009

Publicity

46 neighbouring properties (2 - 8, 8A, 8B, 19 - 49 (odds), Lloyds Pharmacy, Radcliffe Cricket Club, Unsworth Street; 2 - 38 (evens) Marsden Walk) were notified by means of a letter on 19 July and a press notice was published in the Bury Times on 26 July. Site notices were posted on 25 July 2012.

1 letter has been received from the occupiers of 4 Marsden Walk, who has raised the following issues

- Raise concerns about the continuity of the urban green space adjacent to the proposed

development.

- The existing hedgerow, located along the eastern boundary, should be retained in its entirety to prevent encroachment into the adjacent green space.

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

Consultations

Traffic Section - Comments awaited.

Drainage Section - No objection subject to condition..

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

Waste Management - Comments awaited.

Design for security - No objections.

United Utilities - No objections, subject to the inclusion of an informative.

The Coal Authority - No objections, subject to the inclusion of a condition.

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	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
CF4	Healthcare Facilities
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 - Bury's statutory housing targets are set out in the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum between 2003 and 2021. In addition to this annual target, housing delivery in the Borough also needs to take account of the shortfall in completions in the past six years, which has only averaged around 280 per annum, mainly as a result of the prevailing housing market conditions.

Whilst the Government has indicated that it is seeking to remove RSS and its housing targets, they have not indicated when this will be done and, therefore, the RSS target remains the statutory housing target until such time as RSS is removed or it is replaced by a new target in Bury's emerging Local Plan. It is currently proposed that the new housing target in the Local Plan should be set at 400 dwellings per annum, which is currently timetabled to be adopted in 2014.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land (4.7 years with a 5% buffer applied in accordance with the NPPF) and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, 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 located within the urban area and is in a predominantly residential area. As such, the proposed development would not conflict with the surrounding land uses. The site contains a former health centre and as such, is previously developed land. Therefore, the principle of the proposed development would be acceptable and would be in accordance with Policy H1/2 of the Unitary Development Plan and Section 6 of the NPPF.

Design and layout - The proposed dwellings would be two storeys in height and would be located in terraced rows on either side of the access road. The proposed dwellings would be in proportion with brickbanding above and below the windows and a pike roof detail would be included above the first floor window, which would help to break up the elevations. The proposed dwellings would be constructed from brick and concrete tile, which would match the surrounding properties. The majority of the existing dwellings in the locality are two storey and as such, the proposed development would not be unduly prominent within the streetscene. Therefore, the proposed development would be in accordance with Policy H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

The level of amenity space proposed would be acceptable and there would be space within the rear gardens for bin storage. The proposed fencing would be a 1.8 metre high timber fence, which would match the fencing to the existing residential properties. The proposed fencing would be located along the boundary of plots 10 and 11 with the walkway leading to Marsden Walk. The existing pathway is straight and well lit and as such, it is considered that the proposed fencing would not raise any additional security issues. Therefore, the proposed development would be in accordance with Policies EN1/2 and EN1/5 of the Bury Unitary Development Plan.

The plans and design and access statement state that the existing hedgerow along the eastern boundary is to be retained with small areas of reduction to facilitate the development. The amount of hedgerow to be removed has been indicated on the proposed site plan. This and the subsequent landscaping works would be controlled through a condition. Therefore, the proposed development, subject to conditional control, would not have an adverse impact upon the character and appearance of the locality and would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties and would be relevant in this case. There would be 13 metres and 12.6 metres between plots 3 and 4 and the gable elevation of the shop (pharmacy), which would be in excess of the 6.5 metres required. There would be at least 20 metres between the front elevations of the proposed dwellings and 13 metres between the rear elevation of plot 10 and the gable of the dwelling on Unsworth Street. The proposed development would comply with the aspect standards in SPD6 and as such, the proposed development would not have an adverse impact upon the residential amenity of the neighbouring properties.

Bats - A bat survey has been submitted as part of the application, which states that the existing building has no bat roosting potential and it could be demolished with minimal risk to bats. It concludes that if demolition is delayed beyond 2012, the building should be re-checked to ensure that there has been no structural deterioration that may provide bat roosting potential. The Wildlife Officer has no objections, subject to the inclusion of a condition relating to the recommendations of the report. Therefore, the proposed development would be in accordance with Policy EN6/3 of the Bury Unitary Development plan and Section 11 of the NPPF.

Highways issues - The proposed access would be taken from a central point along the frontage with Unsworth Road and an acceptable level of visibility would be provided. The Traffic Section has no objections in principle and will comment further following revised plans relating to visibility splays and footpath reinstatement. The proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for a 3 bed dwelling is 2 spaces, which equates to 22 spaces. The proposed development would provide 19 parking spaces. The proposed development is located in close proximity to the town centre and has good access to public transport. As such, the level of parking provision would be acceptable in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning Obligation - A payment of £32,397.13 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 proposed development would be located within the existing boundaries of the site and would not encroach into or affect the urban green space in any way. The issue relating to the hedgerow has 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 an adverse impact upon the amenity of the neighbouring properties nor would it be detrimental to highway safety.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1832/LP01, 1832/LP02, 1832/PL01, 1832/BT01, 1832/SL01 Rev A, 1832/HT03, 1832/SD01, 1832/SS01, TM001/T00 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. The demolition works shall be carried out in accordance with the Bat Survey, dated 14 February 2012. If demolition works are delayed beyond 2012, a further survey should be undertaken and submitted to and approved in writing by 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 Section 11 of the National Planning Policy Framework.

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. A landscaping scheme, including details of the amount of hedgerow to be removed and any replanting 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 building(s) is first occupied; 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.

8. The car parking indicated on the approved plan 1832/SL01 Rev A shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and

thereafter maintained at all times.

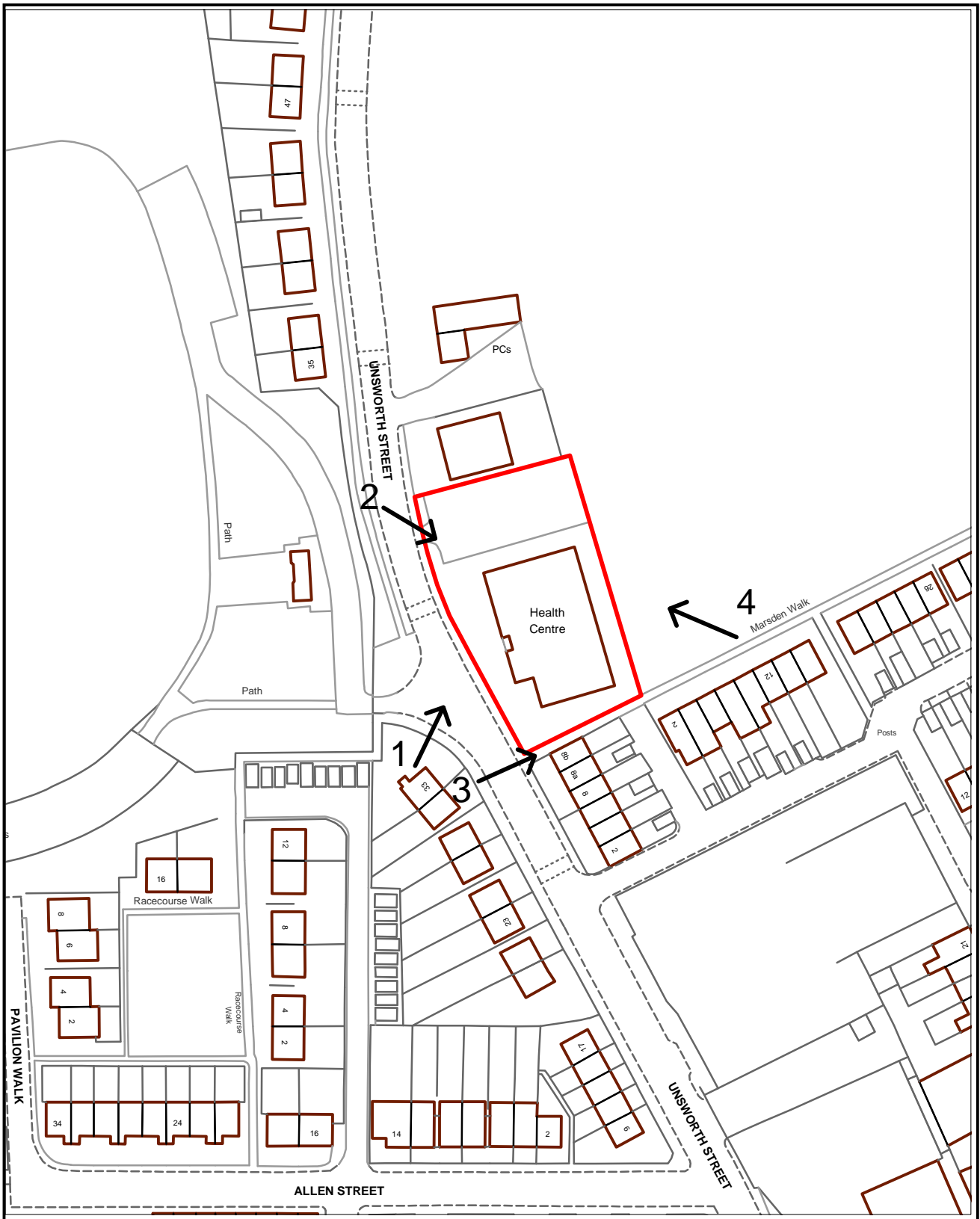
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11.

9. Development shall not commence until details of foul & surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. This must include assessment of potential SuDS schemes for surface water drainage. The approved scheme only shall be incorporated before first occupation of the development hereby approved.

Reason. The proposal contains insufficient information regarding the proposed drainage scheme to full assess the impact, in accordance with the National Planning Policy Framework Chapter 10 - Meeting the challenge of climate change, flooding and coastal change.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55374

**ADDRESS: Former Red Bank Health Centre
Unsworth Street
Radcliffe**

Planning, Environmental and Regulatory Services 1:1250

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Bury
COUNCIL

55374

Photo 1



Photo 2



Photo 3



Photo 4





TMJ CONTRACTORS

'TAYLORMADE JOINERY SOLUTIONS'



PROPOSED HOUSE AND PLOT NUMBER

EXISTING BUILDINGS ADJACENT TO DEVELOPMENT SHOWN HATCHED

PROPOSED NEW RAILING TO BOUNDARY WITH MARSDEN WALK

PROPOSED PLOT DIVISIONAL POST AND TWO RAIL FENCE DETAIL AND 1.8 SCREEN FENCE PLOT BOUNDARY DETAIL

PROPOSED 900MM WIDE GREY FLAG PEDESTRIAN PATH BOTH TO FRONT AND REAR ACCESS WITH PATIO

PROPOSED MIN 2.5M X 5.0M DEDICATED PARKING SPACE HATCHING INDICATING CONTRASTING COLOUR TO ACCESSWAY MIN 6.0M IN WIDTH

PROPOSED ENTRANCE / EXIT ONTO UNSWORTH STREET WITH 4.5M RADIUS AND 2.5M X 33M VISIBILITY

DOTTED LINE INDICATES POSITION OF EXISTING BUILDING TO BE DEMOLISHED

EXISTING TREES ON DEVELOPMENT TO BE REMOVED SHOWN DOTTED

EXISTING HEDGE TO BE RETAINED AND TRIMMED BACK TO FACILITATE DEVELOPMENT WHERE NECESSARY

PROPOSED NEW TREE AND SHRUB LANDSCAPING



DEVELOPMENT MIX

Type C 11nr 3 Bed Dwellings @ 823sqft

Total 11nr	9053sqft
Site Area	0.49 acres
Units / Acre	22.45
Sqft / Acre	18'475

Area of hedge to be removed shown hatched. Hedge is to be supplemented with new planting subject to landscape architect's recommendations. Maximum 50% removal in localized points.

Area of hedge to be removed shown hatched. Hedge is to be supplemented with new planting subject to landscape architect's recommendations. Maximum 50% removal in localized points.



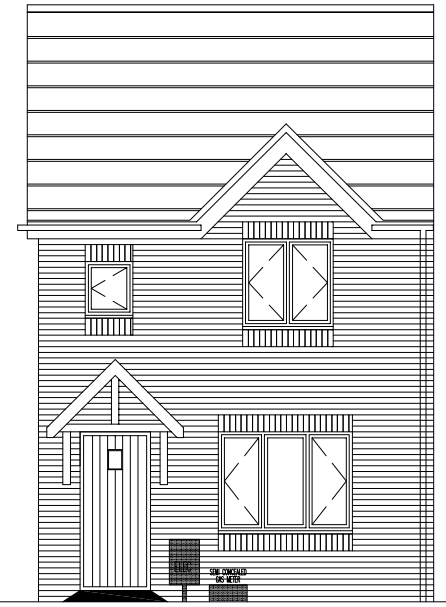
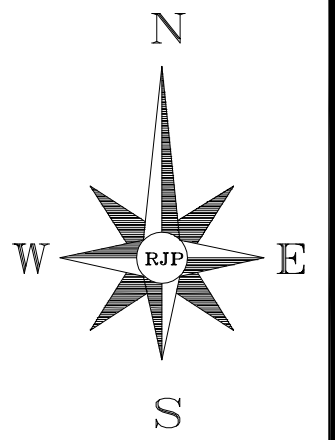
Building Design Services
bds2010@hotmail.co.uk
07739 352863

Project: Red Bank Health Center
Proposed Site Layout
Address: Red Bank Health Center
Unsworth Street
Radclyffe
M26 3GH

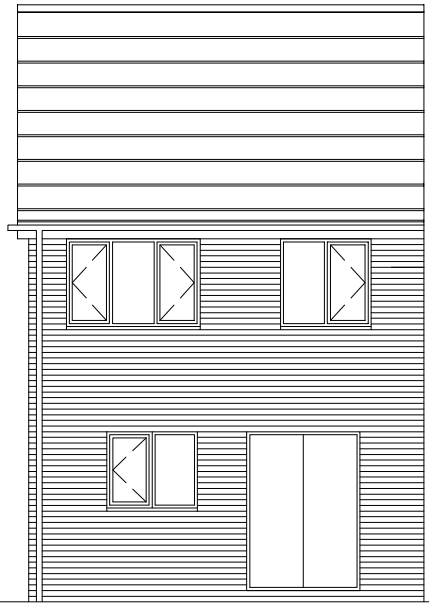
Scale (as given) Drawing No
1:250 Feb 2012
Drawing No
1832/SL01 - Rev A



TMJ CONTRACTORS
 'TAYLORMADE JOINERY SOLUTIONS'



FRONT ELEVATION
 METERS ON FRONT ELEVATION
 ONLY ON MID TERRACED UNITS

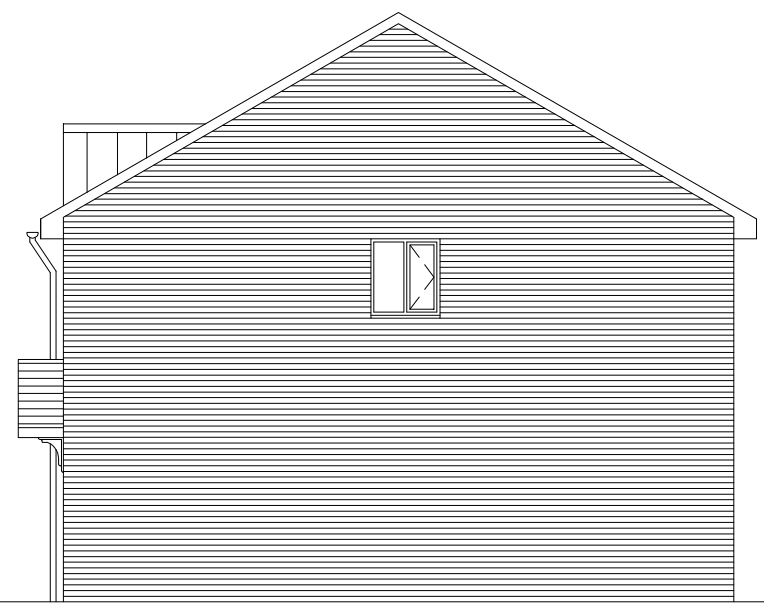


REAR ELEVATION

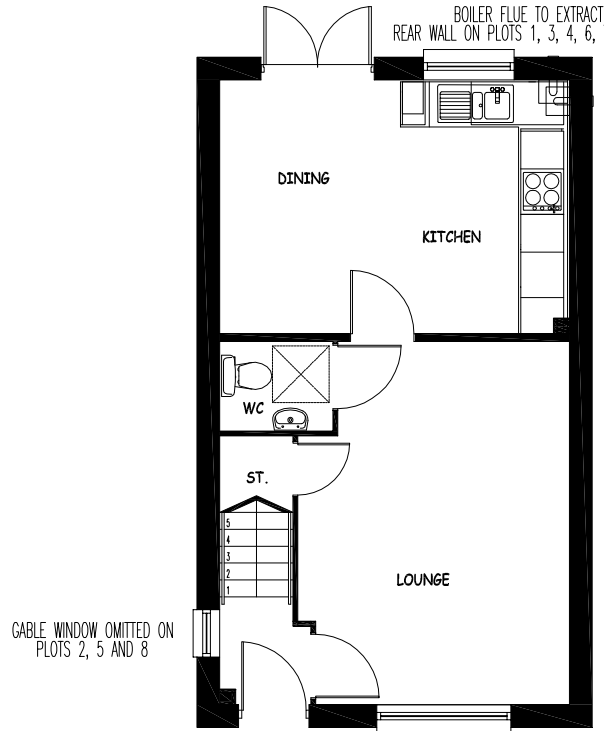


SIDE ELEVATION

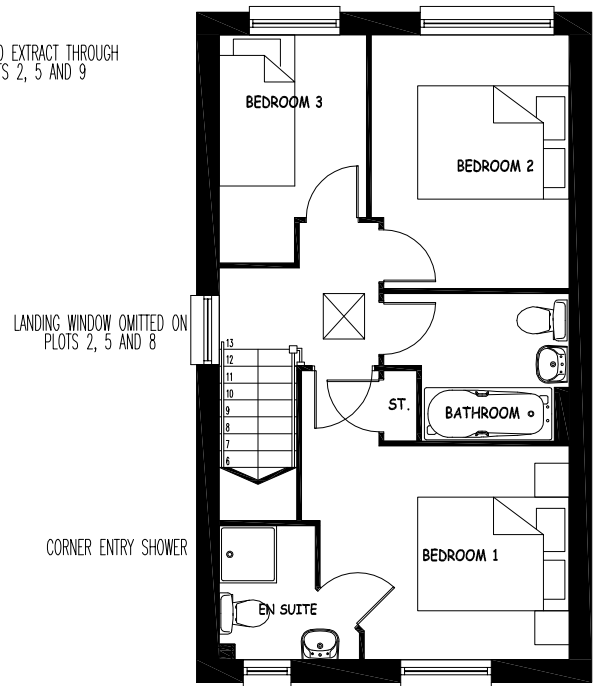
GABLE METERS FOR END
 AND SEMI UNITS ONLY



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

AMENDMENTS		Amendment Detail
Issue	Date	

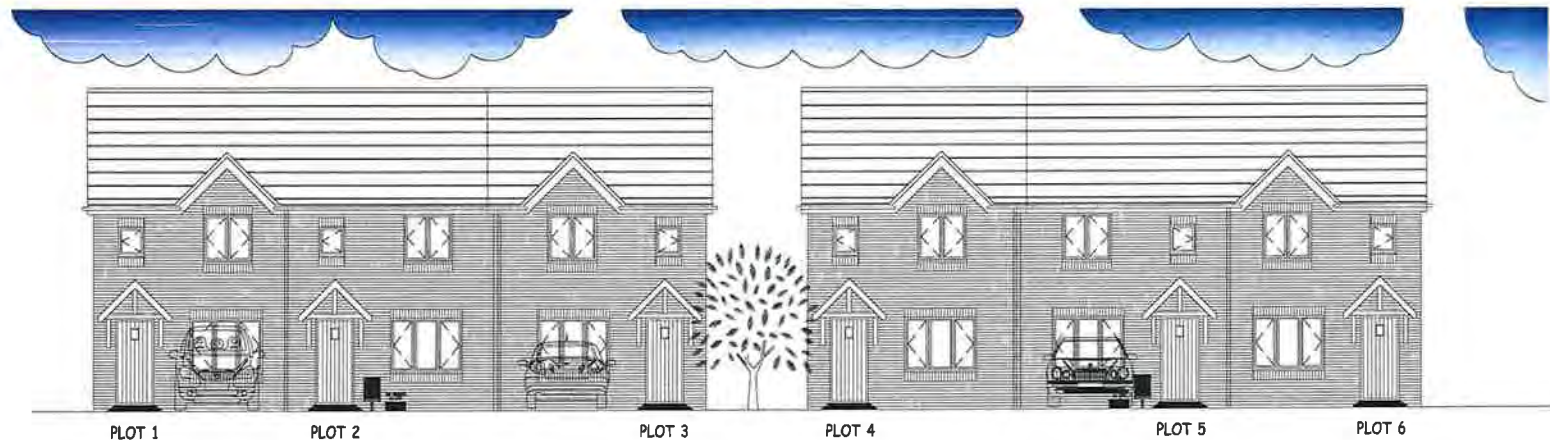
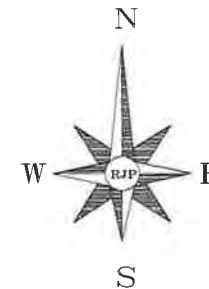
Building Design Services
 bds2010@hotmail.co.uk
 07739 352863

Project
Red Bank Health Center
 Title
House Type C
 Address
 Red Bank Health Center
 Unsworth Street
 Radcliffe
 M26 3GH

Scale (A1 sheet) Drawing No
 1:50 Apr 2012
 Drawing No
 1832/HT03



TMJ CONTRACTORS
'TAYLORMADE JOINERY SOLUTIONS'



APR 18/2012	APR 18/2012

Building Design Services
bds2010@hotmail.co.uk
07739 352863

Project
Red Bank Health Center
Street Scenes
Address
Red Bank Health Center
Unsworth Street
Radcliffe
M26 3GH

Scale 1:50
Date **Apr 2012**
Drawing No. **1832/SS01**

Ward: Whitefield + Unsworth - Unsworth

Item 05

Applicant: St Vincent's Housing Association

Location: Land bounded by Heathfield Road/Ripon Avenue/Malton Avenue/Abingdon Close, Whitefield, Manchester, M45 8PJ

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

Application Ref: 55383/Full

Target Date: 25/09/2012

Recommendation: Approve with Conditions

The application is brought before the Planning Control Committee as it is proposed that the requirements of SPD1 for on site recreation provision or a commuted sum contribution be waived.

Description

The site is a disused garage colony which is located within a predominantly residential area, and is surrounded by houses to all four boundaries. The houses to the east and south on Ripon Avenue and Malton Avenue are elevated above the site and separated by a retaining wall structure. There is a footpath link from Abingdon Close along the southern boundary of the site to the garage colony, and an existing vehicular access off Heathfield Road, which leads directly to the garage colony.

The proposal is for the demolition of the existing garages and redevelopment of the site for 5 dwellings. This would comprise of two 3 bedroomed semi-detached properties, and a row of three 2 bedroomed terraces. The houses would face eastwards, towards Ripon Avenue with 10 parking spaces, two each, located to the front of the properties. The properties would have bin store areas and private rear gardens, with a communal bin collection point in the south eastern corner of the site. The existing access would be utilised with some minor highways modifications.

The scheme seeks to provide family accommodation in the area and would comprise 100% affordable rented housing.

Relevant Planning History

The proposal was developed following a number of pre-application discussions. The scheme is part of a nationwide programme to deliver the maximum number of affordable homes between 2011 and 2015. St Vincent's has secured a grant from the HCA to deliver the scheme for Bury, in accordance with agreed timescales in order to qualify for the funding.

Publicity

47 letters sent on 01/08/2012 to properties at 83-111 (odds) Malton Avenue; 13-19 (odds) Ripon Avenue; 86-108 (evens) Heathfield Road; 99-107 (odds) Heathfield Road; 25, 27,29,31,33,34,36,38, 40, 42 Abingdon Close.

One letter of objection received from 22 Abingdon Close with the following issues:

- 5 dwellings on the site is unrealistic and the houses would overlook their property, due to the fact they are on higher ground;
- Object to expense arising for a boundary fence at the back of their property as the existing garages form the boundary at the moment and feel secure by this.

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

Consultations

Traffic Section - No objection subject to conditions to carry out access works, associated footway remedial works and provide the turning facilities and parking as proposed.

Drainage Section - No objection subject to condition to provide details of drainage aspects.

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

Performance & Housing Strategy - Support the objectives and aims of the scheme.

Design for security - Raise concerns regarding the location of the existing footpath and its security implications for the site. This is discussed in the main report.

Waste Management - No objection.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT4	New Development
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
H4/1	Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
RSS 13	Regional Spatial Strategy for the North West
SPD5	DC Policy Guidance Note 5: Affordable Housing

Issues and Analysis

Principle - Bury's statutory housing targets are set out in the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum between 2003 and 2021. In addition to this annual target, housing delivery in the Borough also needs to take account of the shortfall in completions in the past six years, which has only averaged around 280 per annum, mainly as a result of the prevailing housing market conditions.

Whilst the Government has indicated that it is seeking to remove RSS and its housing targets, they have not indicated when this will be done and, therefore, the RSS target remains the statutory housing target until such time as RSS is removed or it is replaced by a new target in Bury's emerging Local Plan. It is currently proposed that the new housing target in the Local Plan should be set at 400 dwellings per annum, which is currently timetabled to be adopted in 2014.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land (4.7 years with a 5% buffer applied in accordance with the NPPF) and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a

proposal for residential development, including whether the proposal is within the urban area, 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.

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

The proposed development would infill a disused site and would be located within a wider residential area. There is existing infrastructure in place to support the scale of the development and as such the principle is in general accordance with national and regional planning policy and will help to contribute to meeting local housing targets. The development will also redevelop an under-used garage colony in the area. Garage colonies are becoming less popular and when under-used often attract anti-social behaviour or have a negative impact on the environment. The redevelopment of the site will bring benefits to the area and the Borough as a whole. As such it complies with NPPF, RSS and UDP Policies H1/2 - Further Housing Development.

Layout - The houses would be arranged in two blocks, the pair of semis set to the north of the site and the terrace row extending towards the southern boundary. Two parking spaces would be allocated to the front of each property. The footpath would be re-aligned and straightened to provide a more observed and secure throughroute. The constraints and size of the site would allow for a total of 5 dwellings to sit comfortably within the site whilst providing adequate private amenity area, parking and access provision.

Given the shortfall of housing in the area, and the restrictions of the site, this layout is considered not to be adversely detrimental to the amenity of future occupiers and therefore acceptable.

As such, the proposed layout would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The surrounding properties comprise 2 storey semi detached or terrace rows, built of red brick and concrete tiles. Similarly, the proposed dwellings follow this arrangement, with some detail incorporated to the front elevations through the inclusion of a recessed doorway to the terraces and a central peak feature to the roof of the semis. Materials would reflect those of the nearby houses.

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

Impact upon residential amenity - The proposed houses would be located centrally within the site and there would be no direct overlooking to any of the adjacent properties. The existing houses on Malton Avenue and Ripon Avenue are elevated above the site and separated by a retaining wall and substantial shrubbery and tree planting. Both the houses on Heathfield Road which abut the site have blank elevations, and whilst there are habitable room windows on the rear of Nos 33 and 42 Abingdon Close, these houses would be off-set with a separation distance of more than 20m to the new development, and therefore the requirements of SPD 6 would be satisfied.

Access into the site would be as existing and would generate no more traffic beyond the previous use of the site as a garage colony.

As such, the proposal is considered to have a favourable relationship to the nearby houses and would comply with UDP Policies H2/1 - The Form of New Residential Development and

H2/2 - The Layout of New Residential Development.

Parking and access - Supplementary Planning Document 11 - Parking Standards in Bury states the maximum parking provision would be 3 spaces per 3 bed property and 2.5 spaces per 2 bed property in low access areas. The development proposes 10 spaces in total, 2 designated to each property. However, these are maximum standards and given the type of accommodation proposed where car ownership is likely to be lower, and that the site is close to a local bus service, the parking is considered to be satisfactory.

Vehicular access would remain as existing, with minor works required to incorporate a turning head to allow for safe access for deliveries, emergency and refuse vehicles.

As such the proposals are considered acceptable and would comply with HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian and Vehicular Conflict.

Ecology - A written statement from a bat specialist has been submitted to confirm that the structures are of such low potential for bat roosting, that a full survey would not be required. The Ecology Officer is satisfied with this assessment and recommends an informative on any grant of permission should bats be found.

Security - There is an existing boundary wall along the north and west which separates the site, and a retaining wall along the east and southern boundary. Beyond the southern boundary is a public footpath, and it is proposed to retain this. The design for security team had raised an issue with its location as it "feeds" into the site from Abingdon Close, and could therefore increase the vulnerability of the dwellings to burglary and provide offenders with an escape route, whilst creating an area which would encourage anti-social behaviour. A revised plan has been received to show the footpath would be re-routed and opened up' with land on both sides, which would provide a more direct, observed and secure pathway along the site.

The design for security team have been reconsulted and their comments will be reported in the Supplementary Agenda.

Lifetime Homes - The scheme demonstrates that when cross referenced with the Lifetime Homes Checklist, 12 out of the 16 criteria would be fulfilled. In addition, the development would deliver energy efficiency housing to Code level 3. As such it is considered the design has considered the needs of the future occupiers of the houses and satisfies UDP Policy HT5/1 - Access for those with Special Needs.

Contributions - The scheme as proposed would normally include either on site recreation provision or a commuted sum contribution to the value of £15079.41 and it is proposed that these requirements be waived.

The financial constraints of the scheme are such that any financial contribution would jeopardise the development and the support offered by Housing Associations in terms of meeting the Borough's affordable housing needs as set out in the Council's Affordable Housing Strategy. Other Local Planning Authorities in the North West have chosen not to charge recreational payments for Affordable Housing Programme (AHP) developments. Given that AHP funded developments which are typically 100% affordable are far in excess of normal affordable housing requirements under planning policy, it is considered that this is a reasonable argument in this case to accept.

There are currently over 3,000 households on the Council's waiting list, and the provision of these new units will help to address this housing need. The Council will have 100% nominations rights to the first letting of these dwellings and 50% nominations rights on all subsequent lettings. Therefore, the development supports the aims of both the Affordable Housing Strategy and the over-arching Housing Strategy for the Borough.

It is considered that the benefits accruing from the development in terms of affordable housing outweigh the normal requirements for recreational open space, thereby justifying

support for the scheme as submitted.

Response to objector - The issue of overlooking and boundary treatment 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 is acceptable in principle and there would be no adverse impact on the amenity of the surrounding properties or future occupiers of the proposed dwellings or the visual amenity of the area. The scheme includes adequate parking and there not be any detrimental impact on access or highways issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings - SSL:14219-4:200:1:1; Site location plan P3282-001 Rev A; Proposed site layout P3282-002 Rev C; Proposed landscape plan P3282-005 Rev C; Proposed plans P3282-003 Rev C; Proposed elevations P3282-004 Rev C; Geo-Environmental Investigation and Assessment Report No 5115G/02 dated June 2012; Design and Access Statement P3282 April 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 development hereby approved shall not be first occupied unless and until the access improvements and bin storage area indicated on approved plan reference P3282 - 002 Revision B and any associated footway remedial works have been implemented to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design in the interests of road safety pursuant to Bury Unitary Development Plan Policies HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict and EN1/2 - Townscape and Built Design.
4. The turning facilities indicated on the approved plan reference P3282 - 002 Revision B shall be provided before the development is 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 Bury Unitary Development Plan Policies HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.
5. The car parking indicated on approved plan reference P3282 - 002 Revision B shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority 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.
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. 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 validity 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.

9. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

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.

10. 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.

11. The development shall be carried out in accordance with the submitted Lifetime Homes Checklist dated August 2012.

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.

12. Development shall not commence until details of foul & surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. This must include assessment of potential SuDS schemes for surface water drainage. The approved scheme only shall be incorporated before first occupation of the development hereby approved.

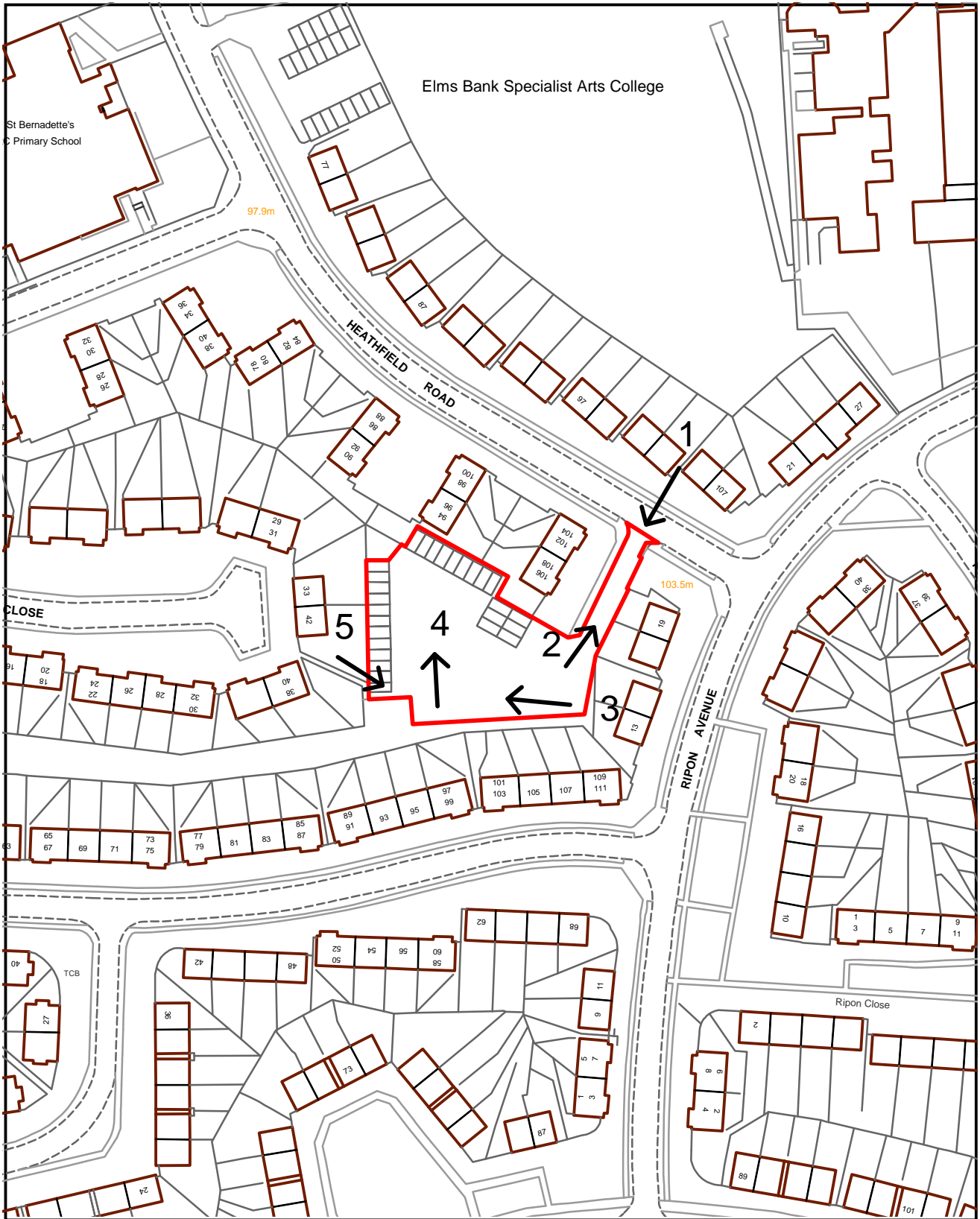
Reason. The proposal contains insufficient information regarding the proposed drainage scheme to full assess the impact, in accordance with the National Planning Policy Framework Chapter 10 - Meeting the challenge of climate change, flooding and coastal change.

13. The development hereby approved shall only be developed by or on behalf of the applicant as an affordable housing scheme and each and every residential dwelling constructed as part of the scheme shall subsequently be occupied only and at all times as affordable housing, as defined in Supplementary Planning Document 5 - Affordable Housing Provision in New Residential Developments.

Reason - The proposed development has been granted given the particular circumstances of the applicant following a funding package from the Homes & Communities Agency (HCA) which provides an opportunity to promote increased affordable housing, but as a result a recreational contribution pursuant to Supplementary Planning Document 1 (Open Space, Sport and Recreation Provision in New Housing Development) will not be provided. This condition is thereby to ensure that in order to make the development acceptable in planning terms, as a result of not making a recreational contribution the whole development shall instead contribute to satisfying the need for affordable housing provision.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55383

**ADDRESS: Land bounded by Heathfield Road/Ripon Ave/
Malton Avenue/Abingdon Close Whitefield**



Planning, Environmental and Regulatory Services 1:1250

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55383

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5





Proposed Site Layout
1 : 500

Notes
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

Rev	Description	By	Date
C	Footpath to the Sw side of the site revised to accord with SBD comments. Car Parking spaces 1,2,3,4 & 5 positions revised according to Planner requirements.	PJM	06.09.2012
B	Car parking altered, bin collection point added, footpath to site added, driveway width increased.	SRW	16/05/12
A	Plot Numbers reversed, sheet template updated.	SRW	01/05/12

Client: **St. Vincent's Housing Association**

Job: **Heathfield Road, Abingdon**

Drawing: **Proposed Site Layout**

Drg.No: **P3282 - 002** Rev: **C**

Date: **29/02/12** Scale: **As indicated** @ **A3**

3D CoOrd: **EMc** 2D CoOrd: **KA** Approved:

Project Status: Feasibility (Tender) Construction (As Built)

- Please note that all gates within boundaries are to be the full height of the fence/ railing adjoining.
- Existing trees to be removed
 - Areas of planting to be cut back or removed as necessary
 - Rotary dryer to satisfy Code for Sustainable Homes ENE 4
 - Bins for waste and recycling (numbers assumed). Recycling provision is sufficient to satisfy Code for Sustainable Homes ENE 4
 - Shared road surface
 - All Driveways to be PCC block pavements laid in Herringbone pattern.
 - All rear paving to be marshalls saxon buff yellow.
 - All front paving to be PCC saxon grey.

Summary

Dwellings Schedule (GIFA)		
Number	Type	Area
1	2 Bedroom/ 4 Person House	75 m ²
2	2 Bedroom/ 4 Person House	75 m ²
3	2 Bedroom/ 4 Person House	75 m ²
4	3 Bedroom/ 5 Person House	85 m ²
5	3 Bedroom/ 5 Person House	85 m ²

Parking Provision:
Plots 1 to 4: two parking spaces per unit (200%)



16 Bowling Green Lane
London
EC1R 0BD

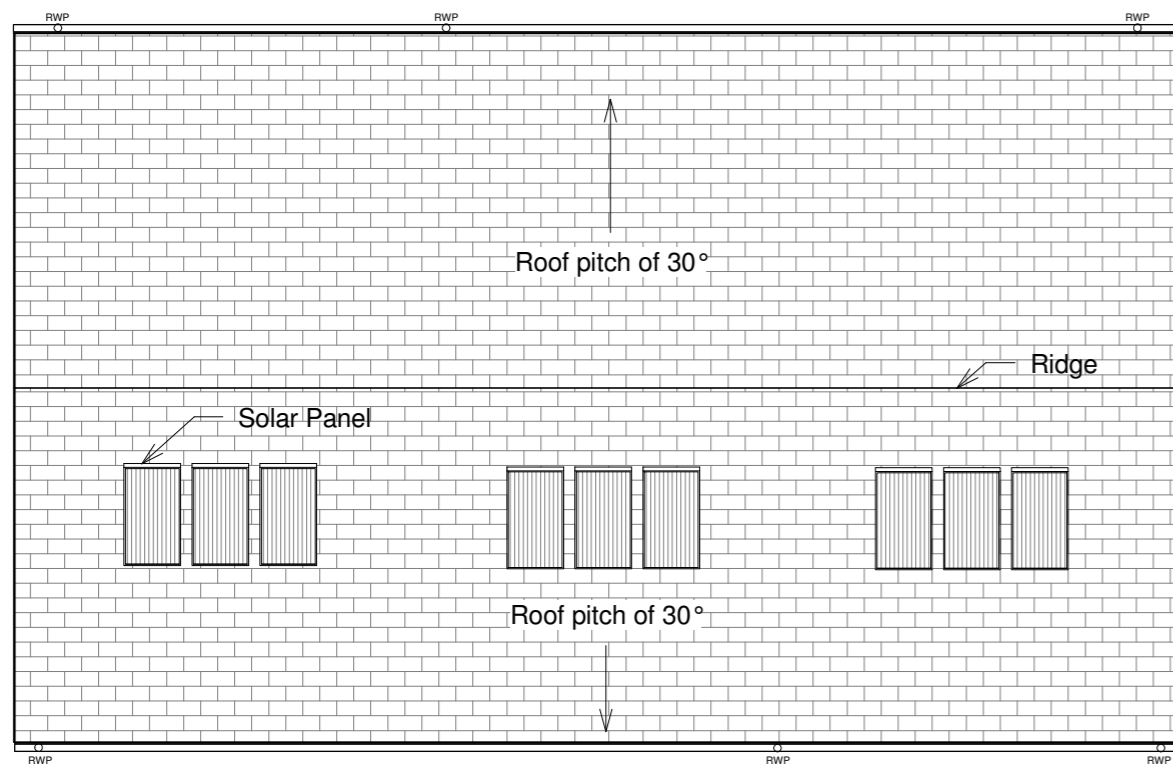
2 Woodville Road
Altrincham
WA14 2FH

0202 787 0079
architects@pozzoni.co.uk

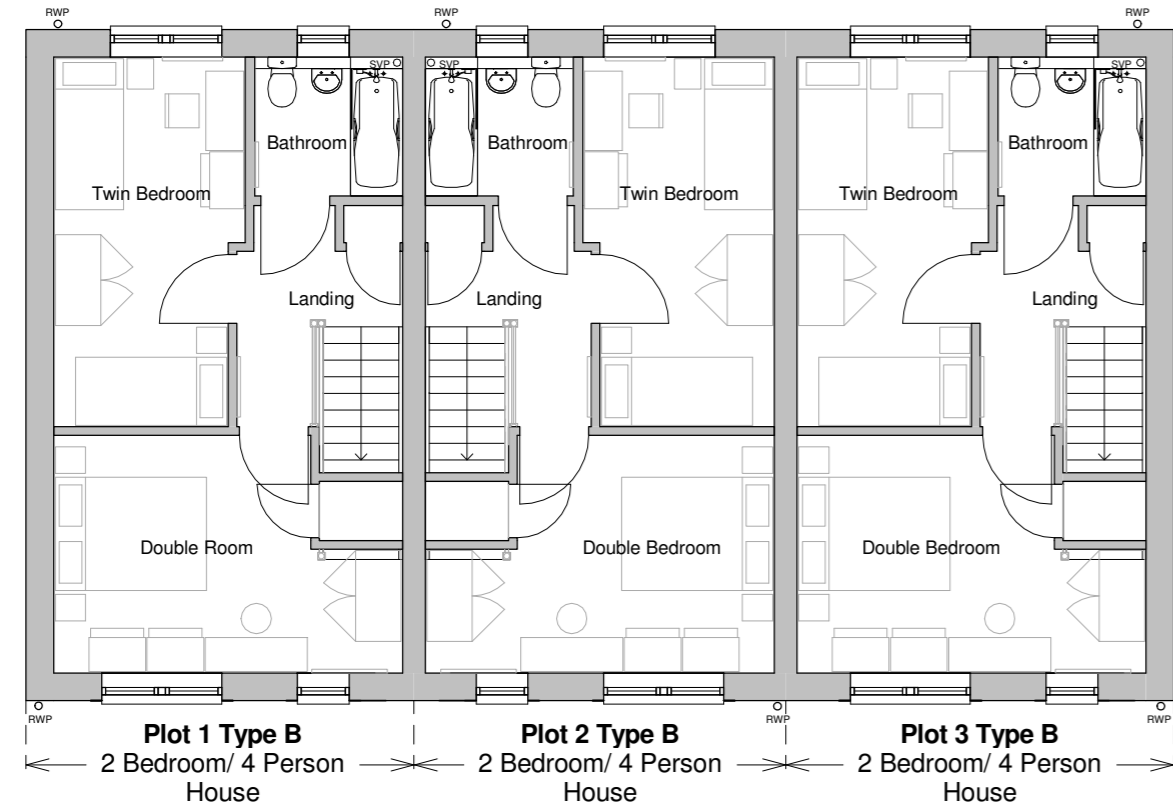
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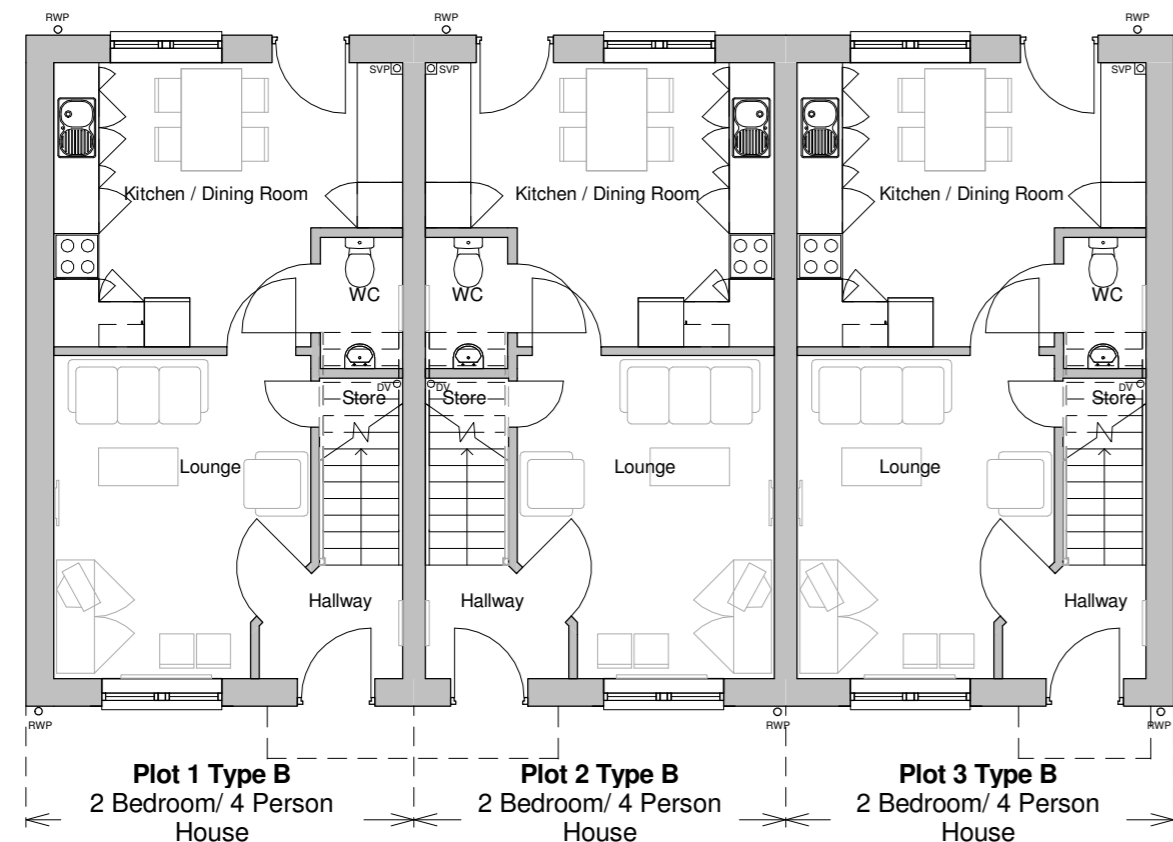
Plots 1 to 3 Plans



Roof Plan
1 : 100

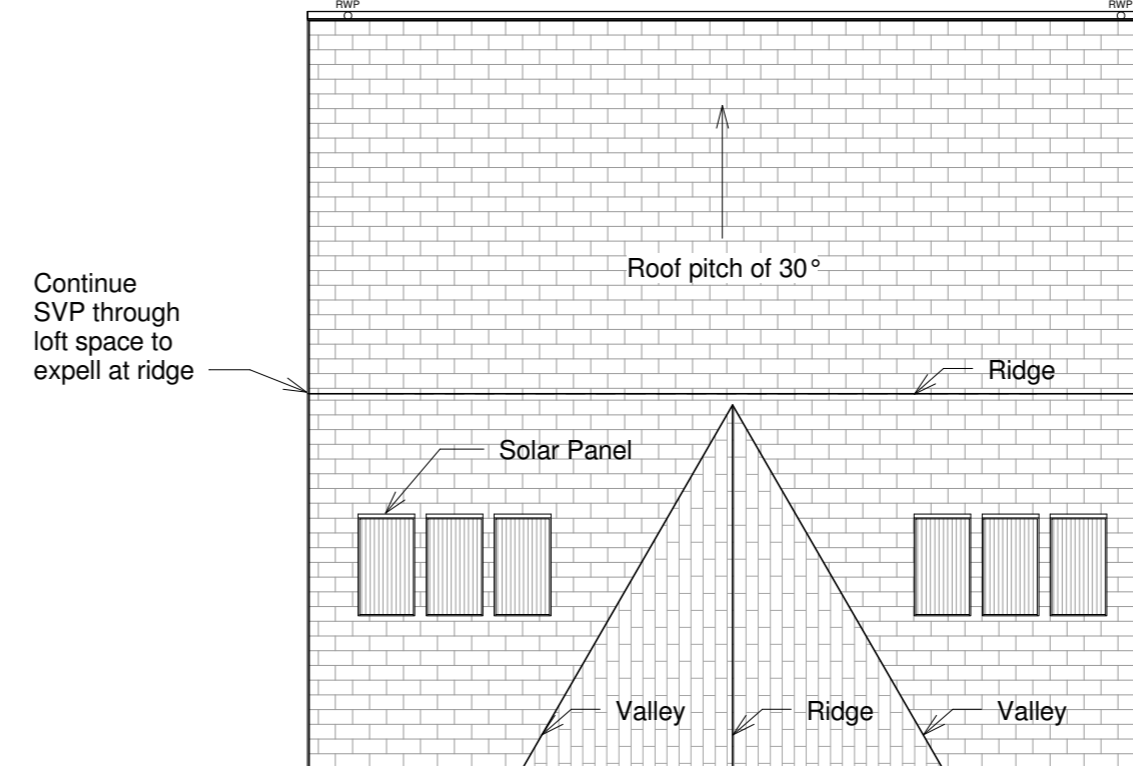


First Floor Plan
1 : 100

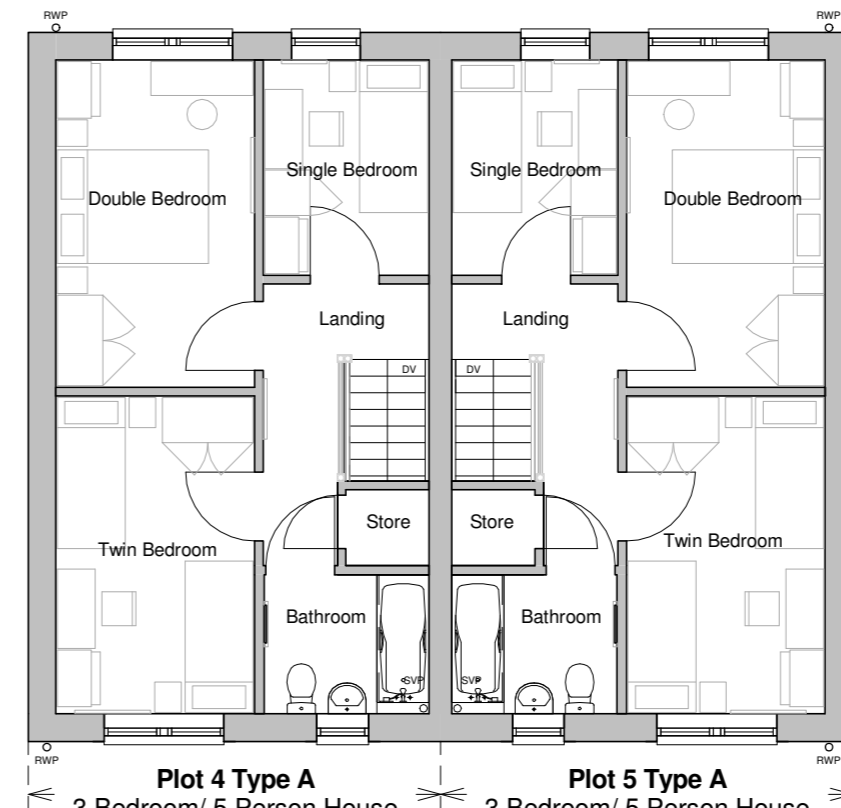


Ground Floor Plan
1 : 100

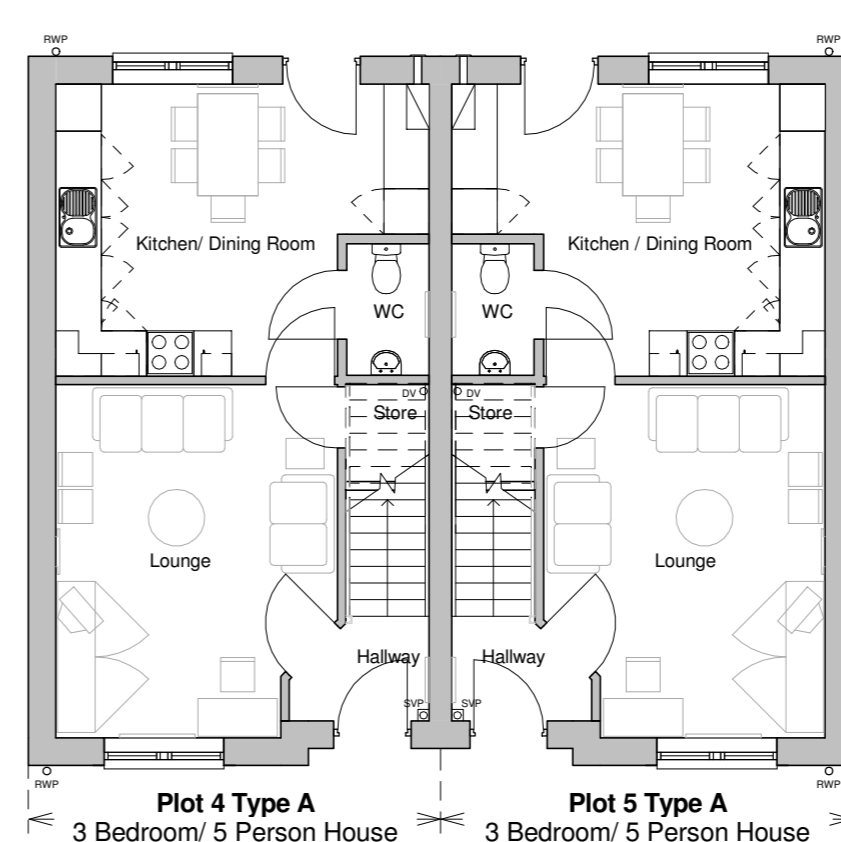
Plots 4 and 5 Plans



Roof Plan
1 : 100



First Floor Plan
1 : 100



Ground Floor Plan
1 : 100

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1:200	mm	0	5000	8000		
1:500	M	0	5	15	25	
1:1250	M	0	10	30	50	70

KEYPLAN

Rev	Description	By	Date
C	SVP and RWP annotation added.	SRW	13/06/12
B	Car parking altered, bin collection point added, footpath to site added, driveway width increased.	SRW	16/05/12
A	Plot Numbers reversed, sheet template updated.	SRW	01/05/12

Client	St. Vincent's Housing Association		
Job	Heathfield Road, Abingdon		
Drawing	Proposed Plans		
Dwg. No.	P3282 - 003	Rev	C
Date	29/02/12	Scale	As indicated @ A2
3D CoOrd	EMc	2D CoOrd	KA
Project Status	Feasibility	Tender	Construction
	Design	Contract	As Built

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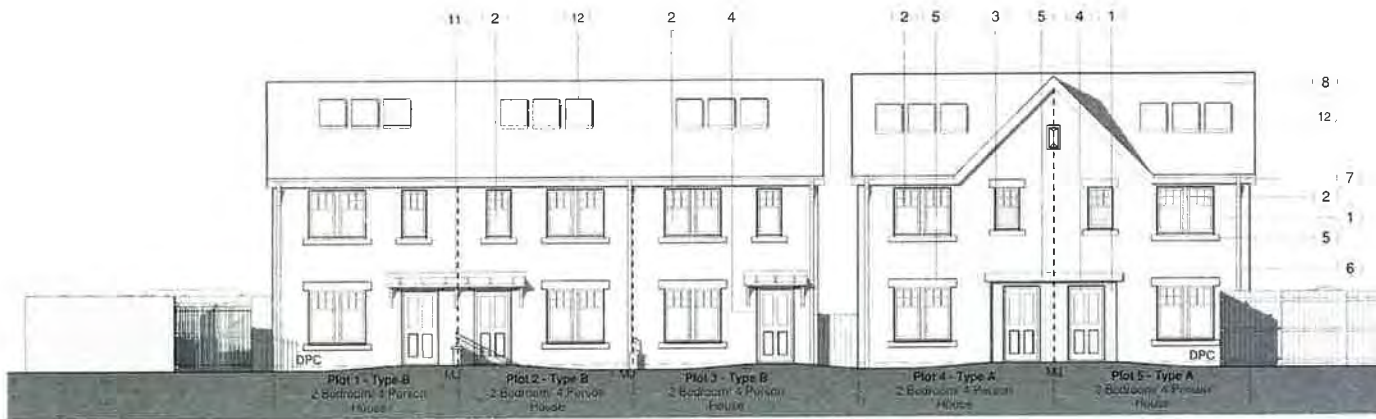
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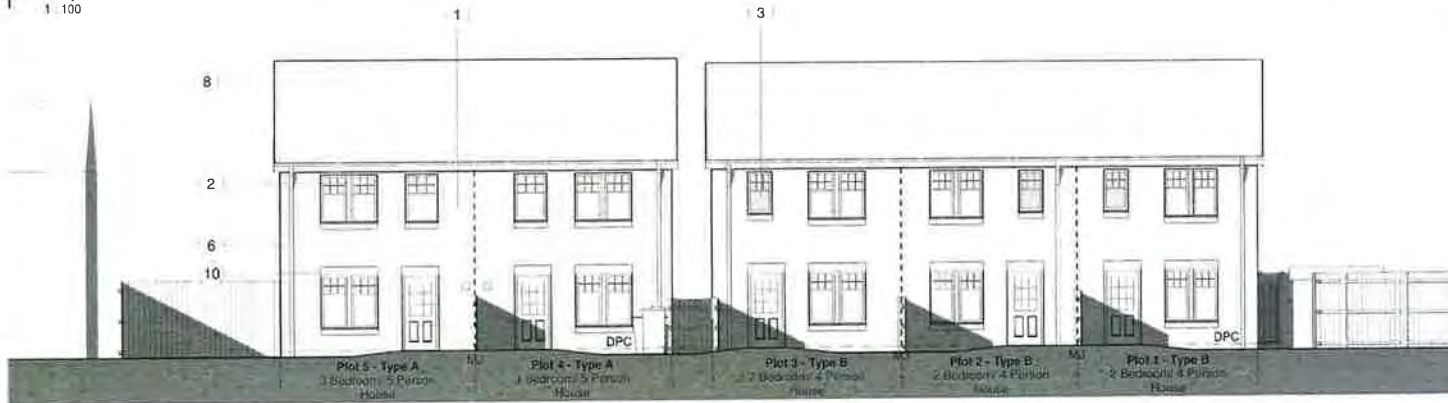
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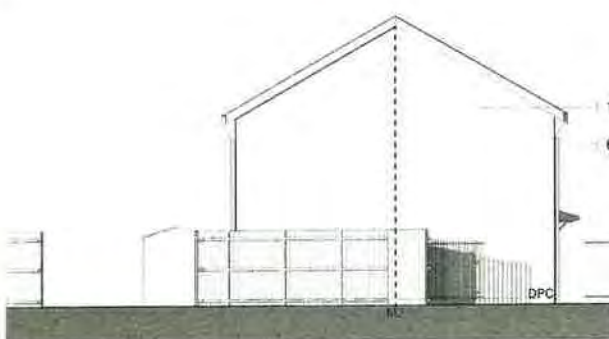
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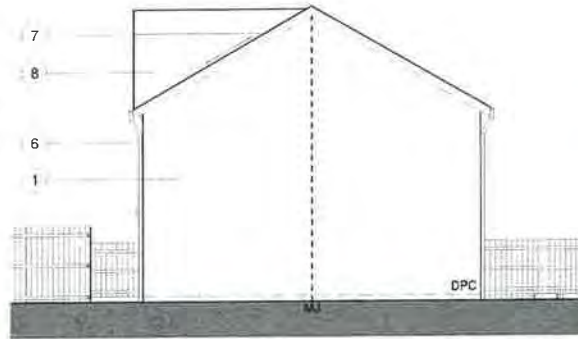
1 Proposed Front Elevation - South East
1 : 100



2 Proposed Rear Elevation - North West
1 : 100



3 Proposed Side Elevation - South West
1 : 100



4 Proposed Side Elevation - North East
1 : 100



Elevations Key Plan
1 : 500

Notes
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- Materials Key**
1. Facing Brickwork - Red multi,
 2. Windows - Secured by Design compliant U-PVC; White frames and glazing to BSEN 356 2000 Rating.
 3. Windows - Secured by Design compliant U-PVC; White frames and obscure glazing to BSEN 356 2000 Rating P2A.
 4. Doors - Front door, Secured by Design PAS 24 compliant composite door and glazing
 5. Lintel / Cill - Reconstituted stone,
 6. Rainwater Goods - U-PVC; Black.
 7. Fascias - U-PVC; White.
 8. Roof tile - Grey concrete interlocking tile.
 9. Doors - Rear door, Secured by Design PAS 24 compliant composite door and glazing.
 10. Lintel / Cill - Red multi brick soldier course.
 11. Canopies - timber structure and brackets. Covering to be zinc with core rolls at centres to be confirmed.
 12. Solar panels to be confirmed.

Note: Movement joints are indicative only and are to be in accordance with Structural Engineer's design.

Rev	Description	By	Date
C	Materials annotation altered and DPCs shown.	SRW	21/05/12
B	Car parking altered; bin collection point added; footpath to site added; driveway width increased.	SRW	16/05/12
A	Plot Numbers revised; sheet template updated.	SRW	01/05/12

St. Vincent's Housing Association			
Heathfield Road, Abingdon			
Proposed Elevations			
P3282 - 004		C	
29/02/12	As indicated	@ A2	
EMc	KA		
Feasibility	Tender	Construction	
Design	Contract	As Built	

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Ward: Whitefield + Unsworth - Unsworth

Item 06

Applicant: St Vincent's Housing Association

Location: Land between 75 & 77 Heathfield Road, Whitefield, Manchester, M45 8PX

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

Application Ref: 55384/Full

Target Date: 25/09/2012

Recommendation: Approve with Conditions

The application is brought before the Planning Control Committee as it is proposed that the requirements of SPD1 for on site recreation provision or a commuted sum contribution be waived.

Description

The site is a rectangular plot, formally used as a garage colony, which fronts onto Heathfield Road. The area is predominantly residential in character, with semi detached properties and terraces of houses to the north and south. Immediately to the east are the playing fields belonging to Elms Bank School, and opposite and to the west is St Bernadette's Primary School. Access to the site is off Heathfield Road which is also used for maintenance and accesses purposes to the playing fields beyond. There are a number of trees dotted around the site and along the frontage and shrubbery along the southern boundary of the site adjacent to No 77 Heathfield Road.

The proposal is for the demolition of the existing garages and redevelopment of the site for 4 dwellings. This would comprise of two semi-detached properties, each 3 bedroomed, which would front onto Heathfield Road and set back to follow the building line of the existing houses. There would be 6 parking spaces in total, plots 1 and 2 designated 1 space each, and 2 spaces each designated to plots 3 and 4. The properties would have bin store areas and private rear gardens separated by 1500mm high close boarded fencing. A 2100mm high fence would enclose the rear and side boundaries of the site.

The existing access along the northern boundary of the site would be retained for separate access to the school playing fields. A new access would be created off Heathfield Road to the central area in front of the houses which would allow for a vehicular turning area within the site.

The scheme seeks to provide family accommodation in the area and would comprise 100% affordable rented housing.

Relevant Planning History

The proposal was developed following a number of pre-application discussions. The scheme is part of a nationwide programme to deliver the maximum number of affordable homes between 2011 and 2015. St Vincent's has secured a grant from the HCA to deliver the scheme for Bury, in accordance with agreed timescales in order to qualify for the funding.

Publicity

30 letters sent on 1/8/2012 to properties at 61-91 (odds) Heathfield Road; 26-40 and 78-84 (evens) Abingdon Avenue; Elms Bank High School; St Bernadettes Primary School. No correspondence received as a result of the publicity.

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to condition.

Environmental Health Contaminated Land - No objection subject to conditions.

Performance & Housing Strategy - Support the objectives and aims of the scheme.

Design for security - Recommend security measures.

Waste Management - 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
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
EN1/2	Townscape and Built Design
EN8	Woodland and Trees
H4/1	Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing

Issues and Analysis

Principle - Bury's statutory housing targets are set out in the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum between 2003 and 2021. In addition to this annual target, housing delivery in the Borough also needs to take account of the shortfall in completions in the past six years, which has only averaged around 280 per annum, mainly as a result of the prevailing housing market conditions.

Whilst the Government has indicated that it is seeking to remove RSS and its housing targets, they have not indicated when this will be done and, therefore, the RSS target remains the statutory housing target until such time as RSS is removed or it is replaced by a new target in Bury's emerging Local Plan. It is currently proposed that the new housing target in the Local Plan should be set at 400 dwellings per annum, which is currently timetabled to be adopted in 2014.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land (4.7 years with a 5% buffer applied in accordance with the NPPF) and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, 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.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof

type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

The proposed development would infill a disused site and would be located within a wider residential area. There is existing infrastructure in place to support the scale of the development and as such the principle is in general accordance with national and regional planning policy and will help to contribute to meeting local housing targets. The development will also redevelop an under-used garage colony in the area. Garage colonies are becoming less popular and when under-used often attract anti-social behaviour or have a negative impact on the environment. The redevelopment of the site will bring benefits to the area and the Borough as a whole. As such it complies with NPPF, RSS and UDP Policies H1/2 - Further Housing Development.

Layout - The proposed dwellings would front onto Heathfield Road and continue the same building line as the adjacent houses. The parking spaces would be located in close proximity to the properties, with 2 spaces in front of plots 1 and 4 and 2 spaces separating plots 2 and 3. Each house would have a small front garden and a 10m long private rear garden accessed through secure gates on the side of each house. All bin storage provision would be at the rear of the houses which would reduce clutter along the frontage.

The scheme has been designed to respect the layout and position of the adjacent properties and would sit comfortably with the existing street scene. The new access would ensure adequate manoeuvrability within the site.

As such, the proposed layout is considered to be acceptable and would comply with UDP policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The dwellings surrounding the site generally comprise 2 storey semi detached or rows of terrace blocks, predominantly red bricked with grey concrete tiles. The proposed development would generally reflect the residential character of the area and materials would be similar to those of the existing houses.

Each property would have a recessed entrance and the window openings would be in proportion with the proposed elevations. A pitched roof detail to the front would add interest to this fenestration, whilst at the rear the eaves would continue the same line. The properties would have private gardens which would be separated by 1500mm high boundary fences.

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

Impact upon residential amenity - There are no houses to the rear which would be overlooked by the development. To the north, No 75 has a blank side gable and there is an existing boundary fence and an access road between this property and the development. To the south, there are no habitable room windows on the side elevation of No 77 and a 2100mm high boundary fence would provide a degree of privacy to the site. The location of the site and the position of the proposed houses themselves would be such that there would be no significant impact on the adjacent residential properties.

The layout is not unlike the existing relationship between properties in the area and the proposals are considered not to have an adverse impact on the amenity of nearby residents and would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Parking and access - Supplementary Planning Document 11 - Parking Standards in Bury

states the maximum parking provision required would be 3 spaces per 3 bed property. The development proposes 6 spaces in total. However, these are maximum standards and given the type of accommodation proposed where car ownership is likely to be lower, and that the site is close to a local bus service, the parking for each property is considered to be satisfactory.

A new access would be created off Heathfield Road and would be located directly opposite St Bernadettes Primary. However, vehicular and pedestrian access to the school is from Abingdon Avenue and as such there would not be any conflict with traffic or pedestrians to and from the school. The highways officer has raised no objection and as such the proposal is considered to be acceptable and complies with HT6/2 - Pedestrian and Vehicular Conflict.

Trees - A tree survey has been submitted which identifies the need to remove 3 trees and 1 group. One tree has been identified as moderate quality and the others of low quality and value and are recommended for removal. The trees do not offer significant amenity value or contribution to the street scene. The scheme includes provision for mature replants and also soft landscaping within the site. Tree protection measures for those to be retained would be adopted whilst works take place and a condition included to state as such. As such, the proposals are considered acceptable and would comply with UDP Policy EN8/2 - Woodland and Tree Planting.

Ecology - A bat survey has been carried out and concludes that the garages on site are considered to be low value to roosting bats. As a number of trees would be removed, a condition has been included to restrict vegetation clearance to protect nesting birds to certain times of the year.

Security - The designforsecurity team raised some issue with regards to the location of the parking between plots 2 and 3, and recommend defensible planting follow the line of the gable of No 3 and that a window be inserted in the side of Nos 2 and 3 so that vehicles can be overlooked.

Planting along the side of No 3 would hinder the movement from and to vehicles and a window in the side gables would not be possible as aspect standards between the 2 properties would be compromised. The proposals include boundary fencing between the 2 plots and gated access to the rear gardens. The applicant would provide security lighting to the parking area and the housing scheme would be built in line with the SecuredbyDesign scheme. As such, the proposals are considered to be acceptable.

Lifetime Homes - The scheme demonstrates that when cross referenced with the Lifetime Homes Checklist, 12 out of the 16 criteria would be fulfilled. In addition, the development would deliver energy efficiency housing to Code level 3. As such it is considered the design has considered the needs of the future occupiers of the houses and satisfies UDP Policy HT5/1 - Access for those with Special Needs.

Contributions - The scheme as proposed would normally include either on site recreation provision or a commuted sum contribution to the value of £12,841.10 and it is proposed that these requirements be waived.

The financial constraints of the scheme are such that any financial contribution would jeopardise the development and the support offered by Housing Associations in terms of meeting the Borough's affordable housing needs as set out in the Council's Affordable Housing Strategy. Other Local Planning Authorities in the North West have chosen not to charge recreational payments for Affordable Housing Programme (AHP) developments. Given that AHP funded developments which are typically 100% affordable are far in excess of normal affordable housing requirements under planning policy, it is considered that this is a reasonable argument in this case to accept.

There are currently over 3,000 households on the Council's waiting list, and the provision of

these new units will help to address this housing need. The Council will have 100% nominations rights to the first letting of these dwellings and 50% nominations rights on all subsequent lettings. Therefore, the development supports the aims of both the Affordable Housing Strategy and the over-arching Housing Strategy for the Borough.

It is considered that the benefits accruing from the development in terms of affordable housing outweigh the normal requirements for recreational open space, thereby justifying support for the scheme as submitted.

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 is acceptable in principle and there would be no detrimental impact on the amenity of the neighbouring properties or the future occupiers of the proposed dwellings. The scheme includes adequate parking and will not adversely impact on highway safety issues.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings - SSL:14219-3:200:1:1; Tree survey 4241.01; Tree survey report by tba landscape May 2012; Site location P3281-001 Rev A; Proposed site layout P3281-002 Rev B; Proposed hard landscape P3281-005 Rev F; Proposed elevations P3281-004 Rev C; Proposed plans P3281-003 Rev C; Bat Inspection and Assessment; Geo-Environmental Investigation and Assessment Report No 51117G/02 dated June 2012; Design and Access Statement P3281 April 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. 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. 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 validity 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.

6. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

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.

7. The recommendations of the submitted bat survey shall be fully implemented.
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 Chapter 11 of the NPPF.

8. No vegetation clearance shall be carried out on site between 1st March and 31st August inclusive in any year.

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.

9. The development hereby approved shall not be first occupied unless and until the access alterations on Heathfield Road indicated on approved plan reference P3281-005 Revision E and all footway/verge remedial works have been implemented to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design in the interests of pedestrian safety

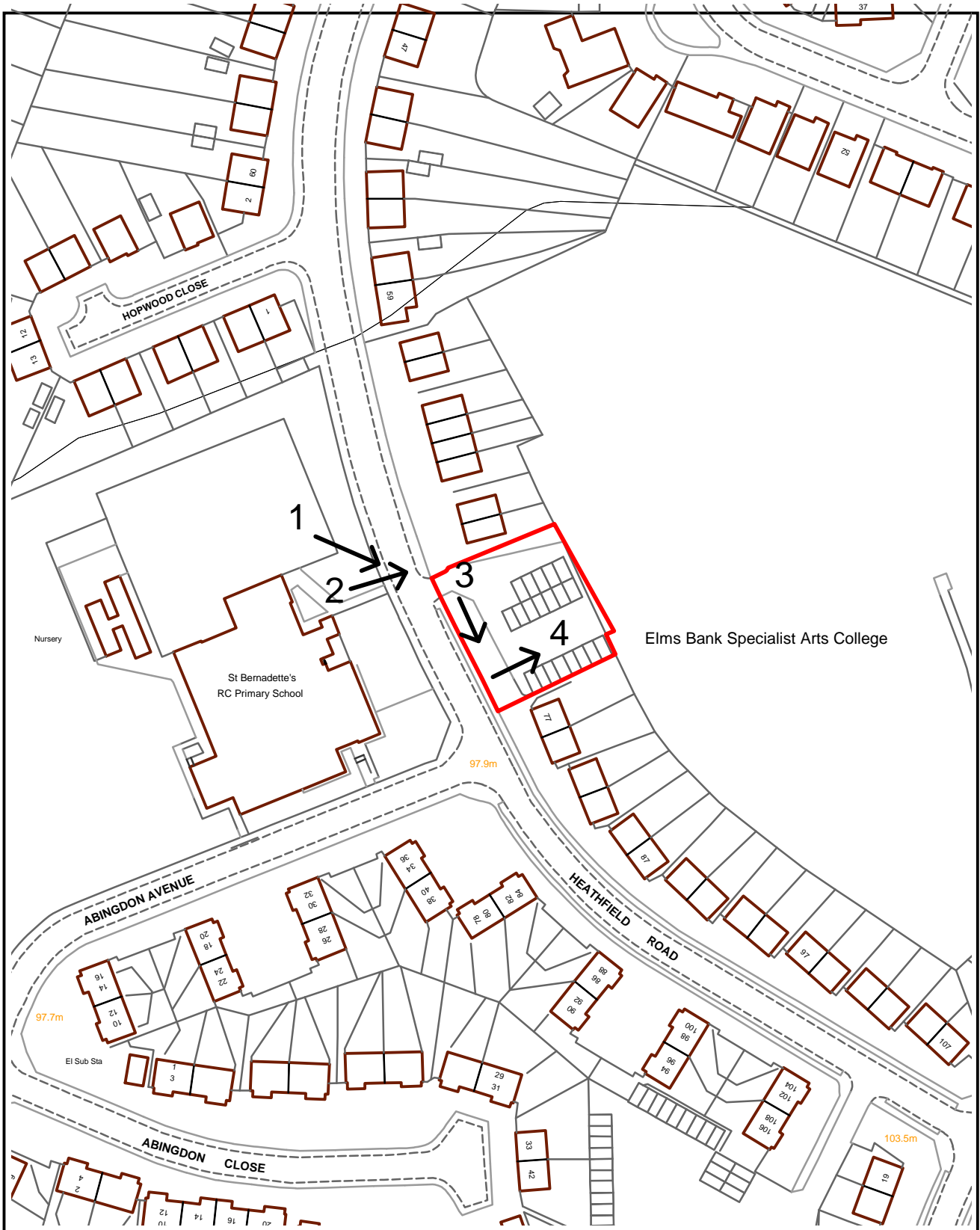
pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Access.

10. The turning facilities indicated on approved plan reference P3281-005 Revision E shall be provided before the development is 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 adjacent highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian and Vehicular Conflict.
11. The car parking indicated on approved plan reference P3281-005 Revision E shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority 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.
12. 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.
13. Development shall not commence until details of foul & surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. This must include assessment of potential SuDS schemes for surface water drainage. The approved scheme only shall be incorporated before first occupation of the development hereby approved.
Reason. The proposal contains insufficient information regarding the proposed drainage scheme to full assess the impact, in accordance with the National Planning Policy Framework Chapter 10 - Meeting the challenge of climate change, flooding and coastal change.
14. The development hereby approved shall be carried out in accordance with the tree protection measures stated in the Tree Survey Report (tba landscape architects Ref DF/4241/TreeSurveyReport dated May 2012).
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.
15. The development shall be carried out in accordance with the submitted Lifetime Homes Checklist dated August 2012.
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.
16. The development hereby approved shall only be developed by or on behalf of the applicant as an affordable housing scheme and each and every residential dwelling constructed as part of the scheme shall subsequently be occupied only and at all times as affordable housing, as defined in Supplementary Planning Document 5 - Affordable Housing Provision in New Residential Developments.
Reason - The proposed development has been granted given the particular circumstances of the applicant following a funding package from the Homes & Communities Agency (HCA) which provides an opportunity to promote increased affordable housing, but as a result a recreational contribution pursuant to

Supplementary Planning Document 1 (Open Space, Sport and Recreation Provision in New Housing Development) will not be provided. This condition is thereby to ensure that in order to make the development acceptable in planning terms, as a result of not making a recreational contribution the whole development shall instead contribute to satisfying the need for affordable housing provision.

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

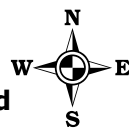
Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55384

**ADDRESS: Land between 75 & 77 Heathfield Road
Whitefield**



Planning, Environmental and Regulatory Services 1:1250

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55384

Photo 1



Photo 2

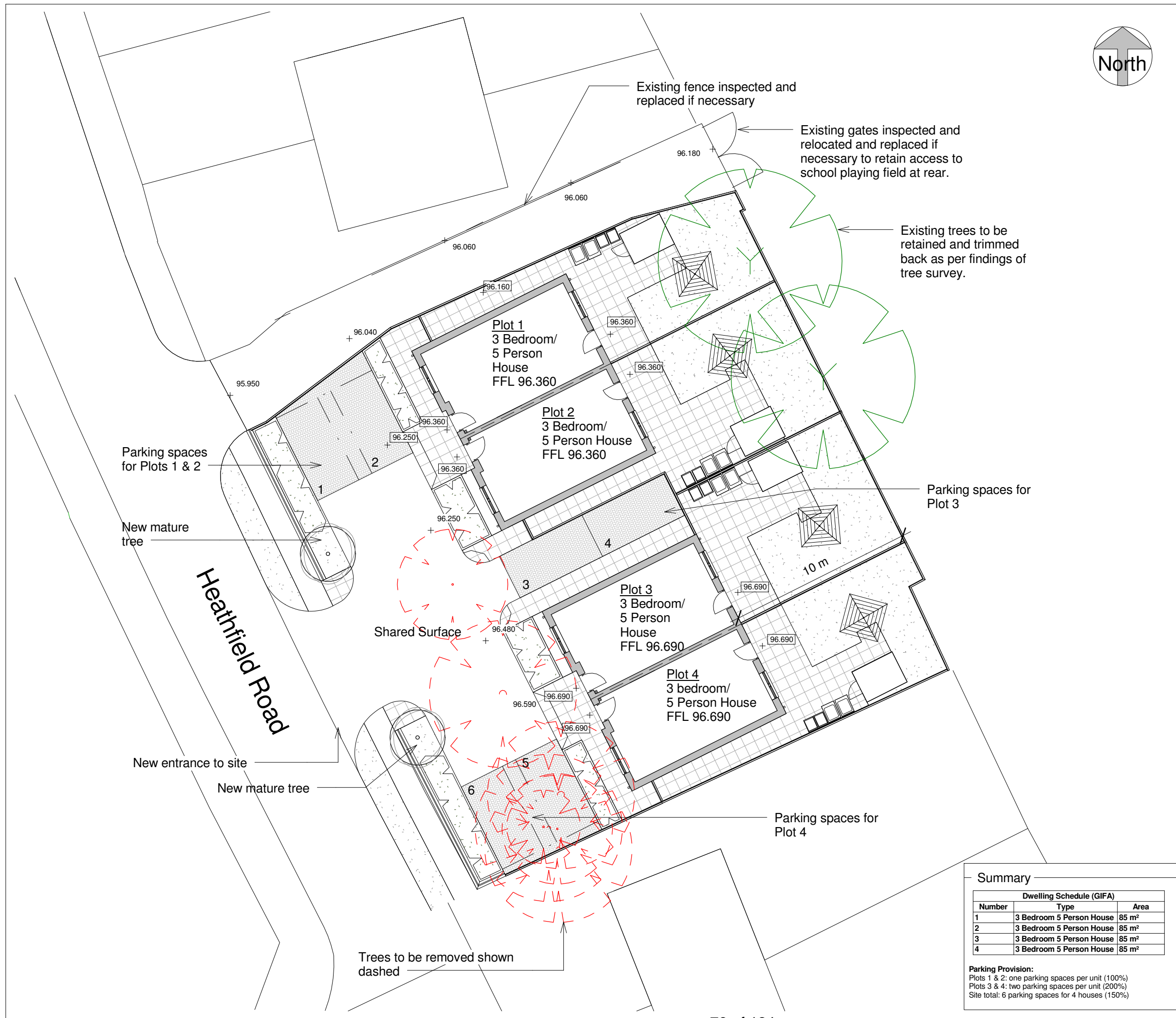


Photo 3



Photo 4





Notes
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Scale Bars TO BE USED ONLY AS GUIDANCE

1:100	mm	1000	3000	5000	
1:200	mm	5000	8000		
1:500	M	5	15	25	
1:1250	M	10	30	50	70

Key
 Please note that all gates within boundaries are to be the full height of the fence/ railing adjoining.

	Areas of planting to be cut back or removed as necessary		Shared road surface
	Existing trees to be removed		Proposed level
	Rotary dryer to satisfy Code for Sustainable Homes ENE 4		Gravel strip
	Bins for waste and recycling (numbers assumed). Recycling provision is sufficient to satisfy Code for Sustainable Homes ENE 4		Grassed areas
	All Driveways to be PCC block paviments laid in Herringbone pattern.		Low planting/hedgerow
	All rear paving to be marshalls saxon buff yellow.		
	All front paving to be PCC saxon grey.		

B	Entrance to site move to centre, houses moved closer to road, parking adjusted.	SRW	16/05/12
A	Titleblock updated.	SRW	08/05/12
Rev	Description	By	Date

Client: **St. Vincent's Housing Association**

Job: **Heathfield Road, Whitefield**

Drawing: **Proposed Site Layout**

Drg.No: **P3281 - 002** Rev: **B**

Date: **27/02/12** Scale: **1 : 200** @ **A3**

3D CoOrd: **EMc** 2D CoOrd: **PJM** Approved: **Approver**

Project Status	Feasibility	Tender	Construction
	Design	Contract	As Built



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 EC1R 0BD

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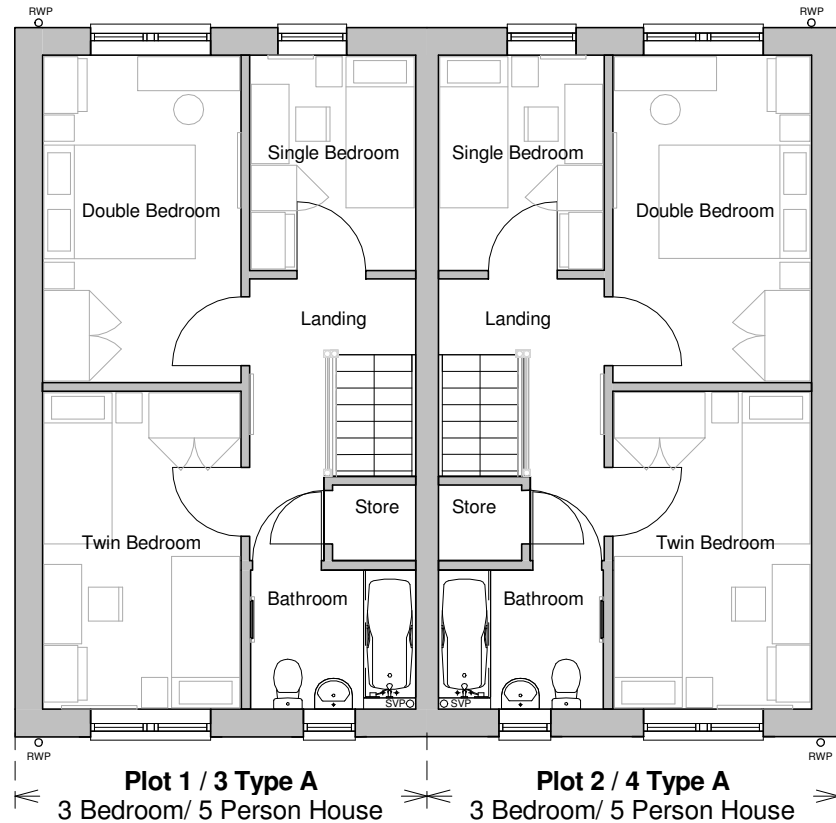
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Summary

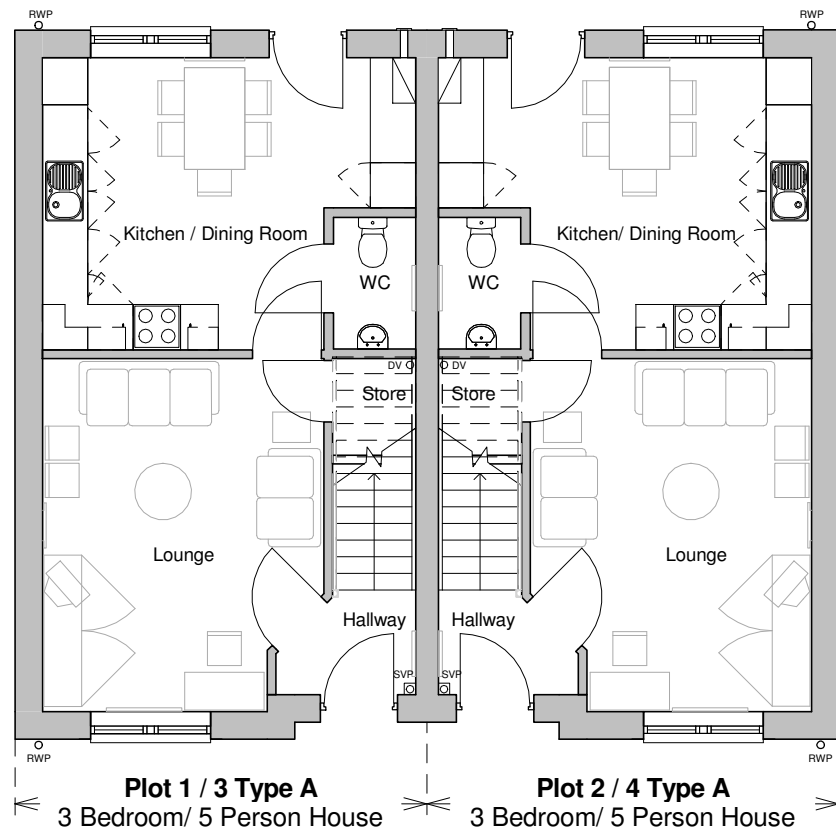
Dwelling Schedule (GIFA)		
Number	Type	Area
1	3 Bedroom 5 Person House	85 m ²
2	3 Bedroom 5 Person House	85 m ²
3	3 Bedroom 5 Person House	85 m ²
4	3 Bedroom 5 Person House	85 m ²

Parking Provision:
 Plots 1 & 2: one parking spaces per unit (100%)
 Plots 3 & 4: two parking spaces per unit (200%)
 Site total: 6 parking spaces for 4 houses (150%)

Plots 1 / 2 and 3 / 4 Plans

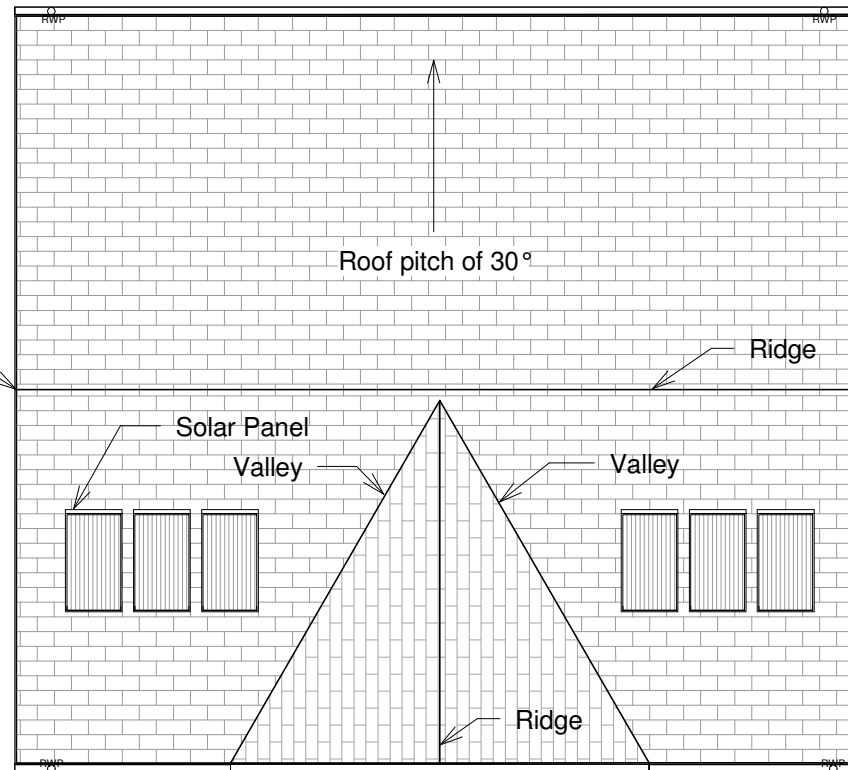


First Floor Plan
1 : 100



Ground Floor Plan
1 : 100

Continue SVP through loft space to expell at ridge



Roof Plan
1 : 100

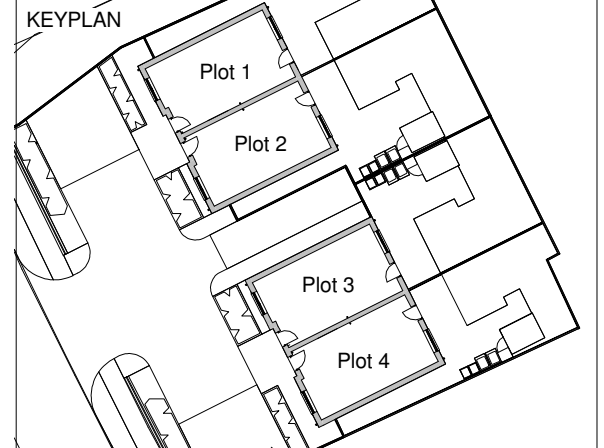
Notes

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1:100	mm	1000	3000	5000
1:200	mm	5000	8000	
1:500	M	5	15	25
1:1250	M	10	30	50 70



C	Room, SVP and RWP annotation added.	SRW	13/06/12
B	Entrance to site move to centre, houses moved closer to road, parking adjusted.	SRW	16/05/12
A	Titleblock updated.	SRW	08/05/12
Rev	Description	By	Date

Client	St. Vincent's Housing Association		
Job	Heathfield Road, Whitefield		
Drawing	Proposed Plans		
Drg.No.	P3281 - 003	Rev	C
Date	27/02/12	Scale	As indicated @ A3
3D CoOrd	EMc	2D CoOrd	JM
Project Status	Feasibility	Tender	Construction
	Design	Contract	As Built

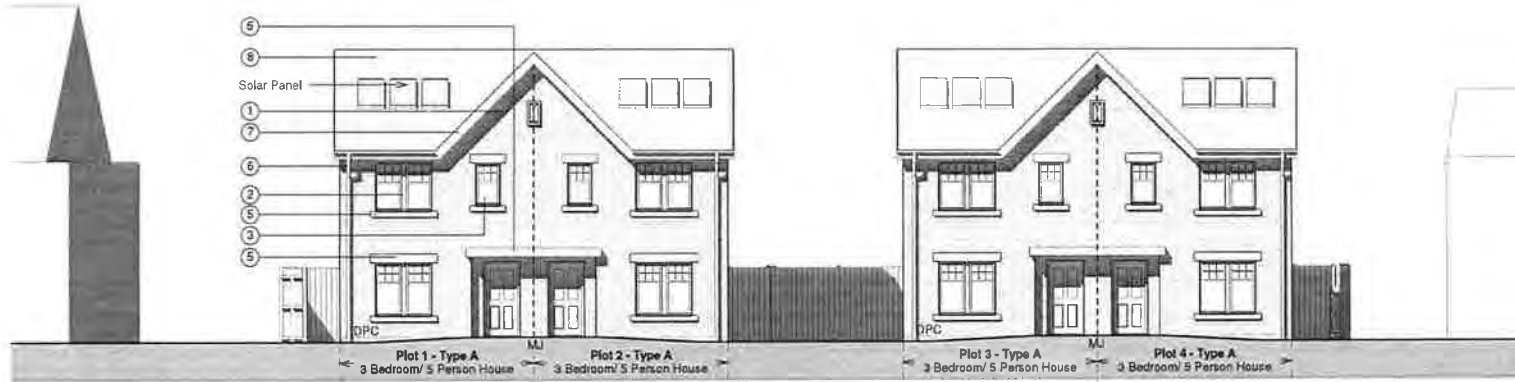


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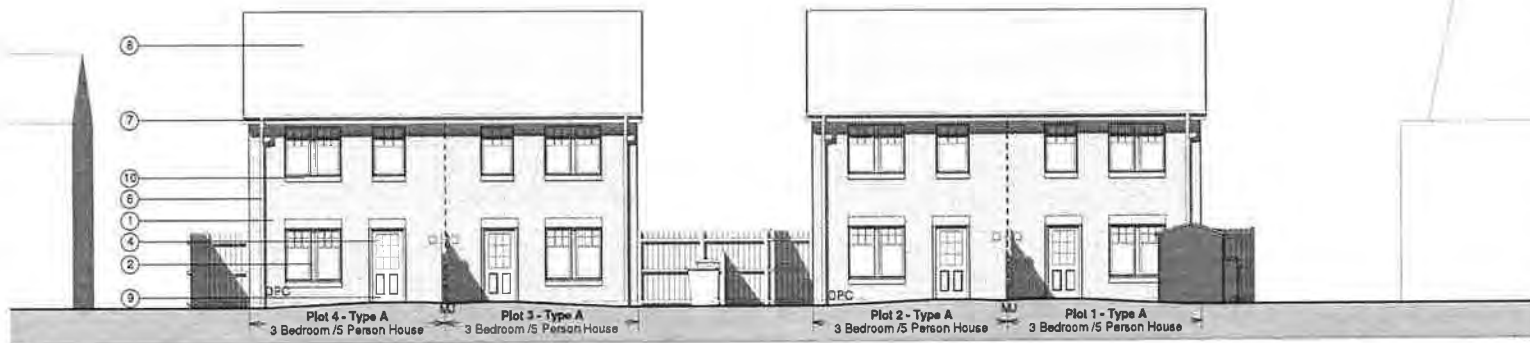
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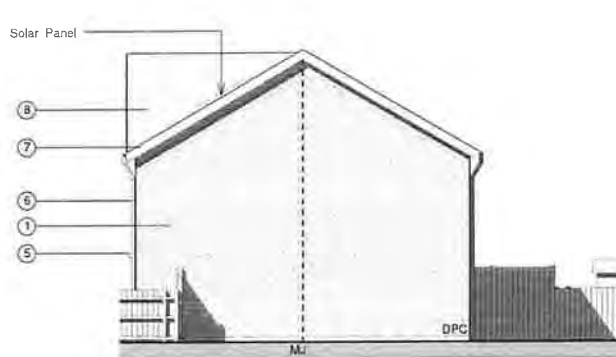
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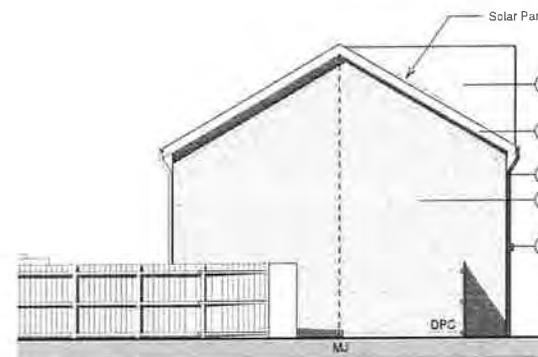
2 Proposed Front Elevation
1 : 100



4 Proposed Rear Elevation
1 : 100



1 Proposed South Side Elevation
1 : 100

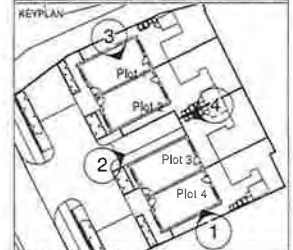


3 Proposed North Side Elevation
1 : 100

Note: Movement joints are indicative only and are to be in accordance with Structural Engineer's design.

Note
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from the drawing.
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Task No.	Task Description	Start	End	Status
1	1.000			
2	2.000			
3	3.000			
4	4.000			



- Materials Key**
1. Facing Brickwork - Red multi.
 2. Windows - Secured by Design compliant U-PVC: White frames and glazing to BSEN 356 2000 Rating.
 3. Windows - Secured by Design compliant U-PVC: White frames and obscure glazing to BSEN 356 2000 Rating P2A.
 4. Doors - Secured by Design PAS 24 compliant composite door and glazing colour to be confirmed.
 5. Lintel / Cill - Reconstituted stone.
 6. Rainwater Goods - U-PVC: Black
 7. Fascias - U-PVC White.
 8. Roof tile - Gray concrete interlocking tile
 9. Doors - Secured by Design PAS 24 compliant composite door and glazing.
 10. Lintel / Cill - Red multi brick soldier course

Rev	Description	By	Date
C	Materials key amended and DPCs shown.	SRW	1/05/12
B	Entrances to site move to centre, houses moved closer to road, parking adjusted.	SRW	16/05/12
A	Final check updated	SRW	28/05/12

Client: St. Vincent's Housing Association
Address: Heathfield Road, Whitefield

Proposed Elevations

Project No:	P3281 - 004	Rev:	C
Date:	27/02/12	As indicated	@ A2
Author:	EMc	Checked:	JM
Feasibility:	Terraf.	Construction:	
Design:	Contralt.	As Built:	

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Ward: North Manor

Item 07

Applicant: Mr Lee Ingrouille

Location: Land At Rear Of 41 Mount Pleasant, Nangreaves, Bury, BL9 6SR

Proposal: Erection of timber garage (Resubmission of 54344).

Application Ref: 55393/Full

Target Date: 04/09/2012

Recommendation: Approve with Conditions

Description

The site is an allotment type plot of land and part of a strip that contains other similar type plots, some of which contain outbuildings, and slopes down to the west.

There is an existing shed on the application site and a concrete slab has been laid surrounded by gravel with some grassed area and a raised vegetable bed. The boundary to the front is stone wall with a timber farm type gate.

The land is accessed down a road to the front of a row of terrace cottages and there is another row directly opposite the land separated by a cobbled footpath. To the north of the plot are open fields.

A public footpath runs along the front of the plots and up to the north east side. The site is within the Green Belt and Conservation Area and the adjacent terraced cottages are Listed Buildings.

The application is for a timber garage in the area to the front of the shed between the grassed area and raised vegetable beds. It would be 3.6m wide and 5.4m in length with 1.9m eaves and 2.6m to a dual pitched roof. The garage would be stained in a dark brown colour, of which details have been provided.

It is a resubmission of a previous application (54344) which was for a larger garage and of a different design which was refused on 03/10/11 due to its size, siting materials and design.

Relevant Planning History

54344 - Erection of timber garage - Refused 03/10/11

38326/01 - Garden shed - AC 16/11/01

Publicity

7 notification letters were sent on 13/07/12 to addresses at 40, 41, 42, 43, 44, 45 & 46 Mount Pleasant.

A site notice was posted on 19/07/12 and a press advert placed in the Bury Times on 19/07/12.

3 responses have been received an objection from No.41 and support from Nos. 40 & 46. Their comments in summary are:-

Objection

- The garage is in direct view from the bedroom window of No.41 which has unspoiled views of the Conservation Area. Their view would be spoilt.

Comments

- There have been garages on the site historically and residents have used the land for other domestic uses.

- The applicant has worked hard in revising his application to reduce the size and changed the materials to blend in with surrounding buildings (From No.40)
- The applicant would build a suitable and decent structure and viewing the details it would be suitable for the village, area and environment. The allotment looks better every year. (From No.46)

The representees have been notified of the Planning Control Committee.

Consultations

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

Unitary Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN9/1	Special Landscape Areas
H2/3	Extensions and Alterations
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

Issues and Analysis

Visual amenity – The site is within the Green Belt. Development Control Policy Guidance Note 8 relates to Green Belt and considers garages to be an urban element and are not generally supported where they may impact upon openness and character of the Green Belt. Where garaging is required, the design should be subservient to and closely related to existing buildings.

The application site is also within the Conservation Area, where UDP Policy EN2/2 states that development will only be acceptable where it preserves or enhances the special character or appearance of the area and regard should be had to the nature of the development in terms of its bulk, height, materials, colour design and detailing.

The land on which the garage is proposed is part of a strip of land that has an allotment type appearance with associated sheds and greenhouses on it.

The garage would be set well back from the frontage of the site and is not of a size significantly larger than the existing shed it would be located to the front of. It would be of timber construction and not a building of a permanent nature. It would be stained in keeping with the outbuildings on adjacent plots and be of an appearance more similar to a shed than a typical domestic garage.

As such, the structure would be seen in connection with other outbuildings on the site and those on adjacent plots and as such it is not considered that the building would be intrusive, out of keeping to cause harm to the character of the Conservation Area nor harm the openness and character of the Green Belt.

The proposal would comply with UDP Policies OL1/2 - New Buildings in the Green Belt and EN2/2 - Conservation Area Control.

Residential amenity – The rear elevation of 41 Mount Pleasant is approximately 12m away from the boundary of the plot and the single storey garage would be set back from the access gate by a further 6m.

No.40 Mount Pleasant is set side on and at a raised level. There is one window to the ground floor which looks across existing structures on the allotment land and is approximately 9m from the boundary. Due to the distances, intervening features and scale of the proposed garage there would be no serious impact on the residential amenity of any neighbouring properties.

Response to objection - The view from a property cannot be protected by the planning

process. As detailed in the above report the garage would be situated at such a distance from No.41 that it would not impact on light nor be an overbearing feature upon that property.

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 proposal would not have a detrimental impact upon the visual amenity of the area or the amenity of any neighbouring residents.

There are no other material considerations that outweigh this finding.

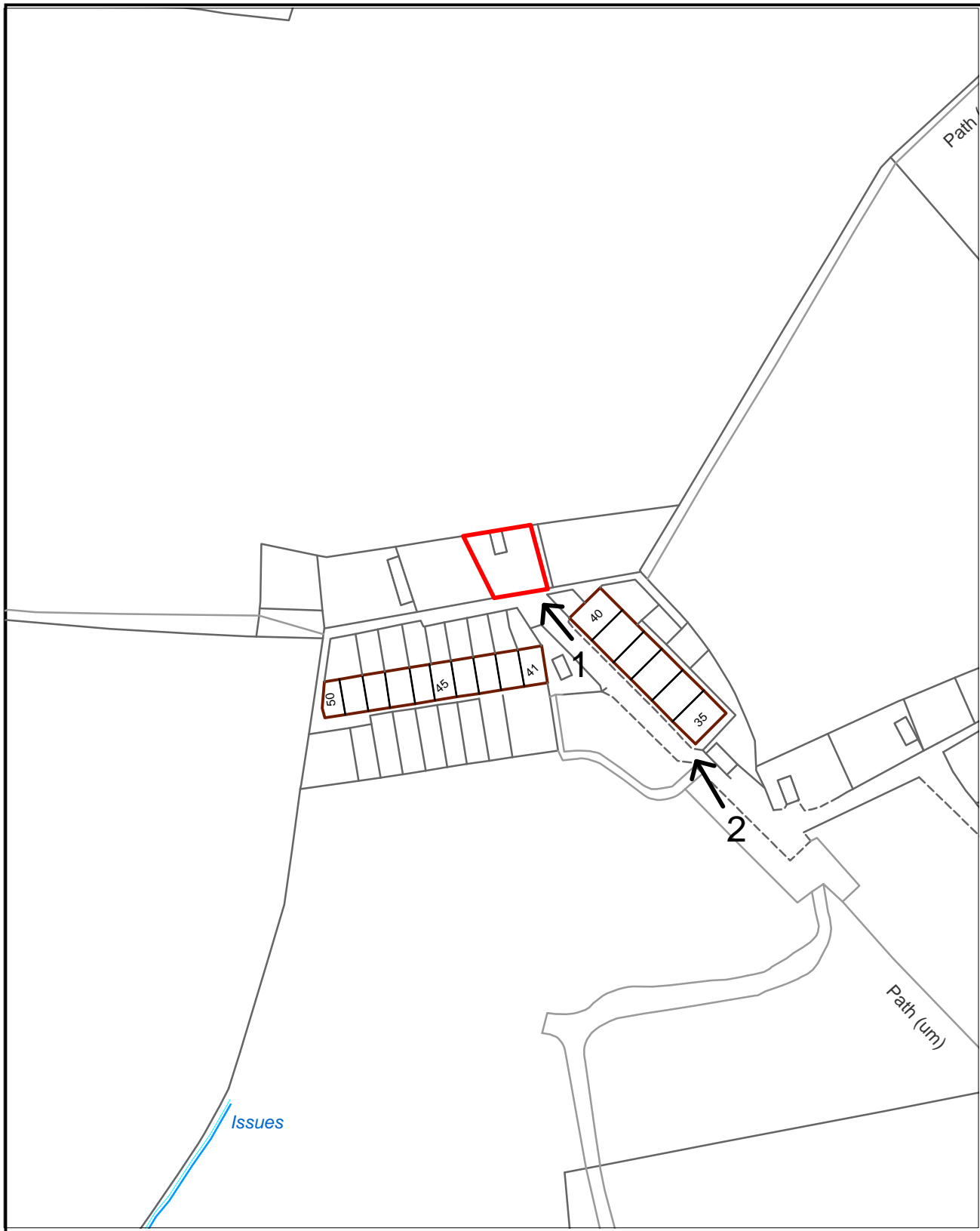
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to the drawings received on 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 without the written approval of the Local Planning Authority.
Reason: In the interests of residential amenity having regard to Policy H2/3 – Extensions and Alterations 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 55393

**ADDRESS: Land At Rear Of 41 Mount Pleasant
Nangreaves
Bury**

Planning, Environmental and Regulatory Services 1:1250



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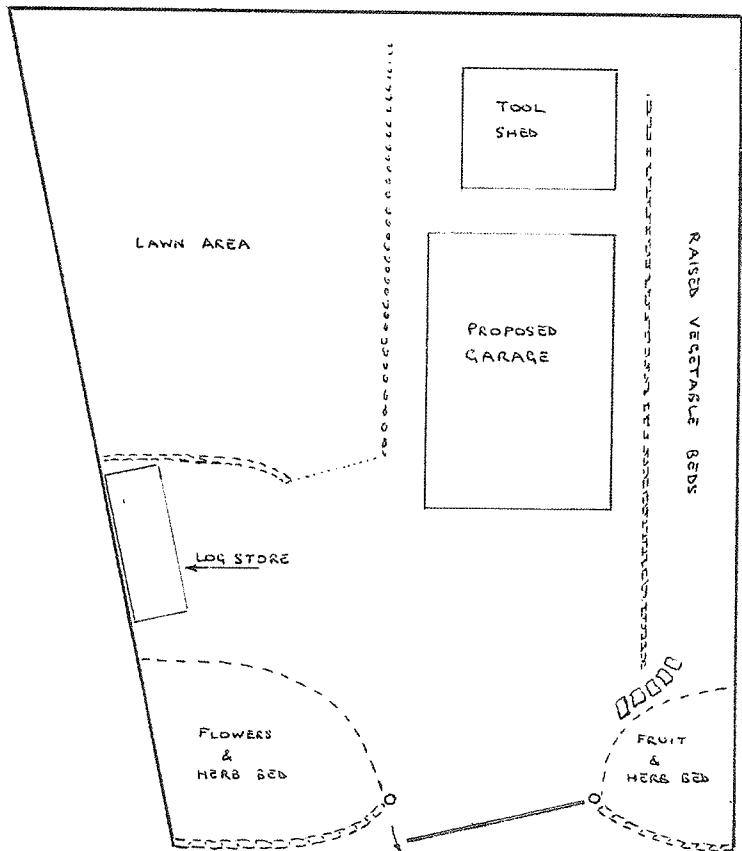
55393

Photo 1

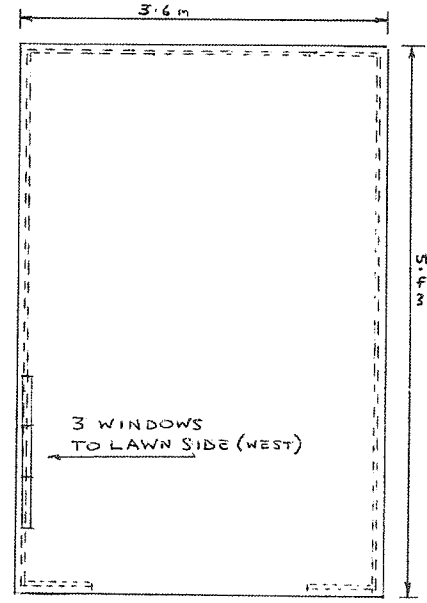


Photo 2

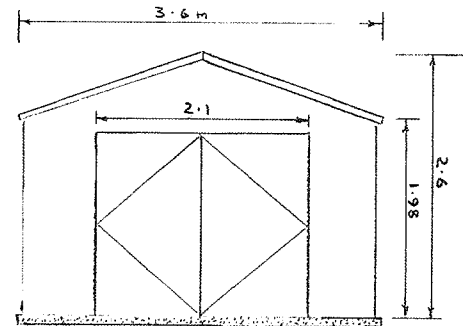




SCALE 1:100



PLAN



FRONT ELEVATION

SCALE 1:50

<p>PROPOSED TIMBER GARAGE ON PLOT OF LAND OWNED BY RESIDENTS OF N° 38 MOUNT PLEASANT, NANGREAVES, BURY BL9 6SR</p>	
<p>NOTES 1. ALL TIMBER CONSTRUCTION SUPPLIED BY ALBANY SHED COMPANY LTD, DESBOROUGH NORTHAMPTONSHIRE NN14 2SR</p>	
<p>2. DESIGN & CONSTRUCTION BASED ON "MAJOR APEX" REF 1512 SEE ENCLOSED MANUFACTURER SPECIFICATION</p>	
<p>3. STAINED BROWN TO MATCH NEIGHBOURING OUT BUILDINGS</p>	
<p>DRAWING REF LI/020712 SCALES 1:100 & 1:50</p>	<p>DRAWN BY BARRY OGDEN DATE 9 JULY 2012</p>

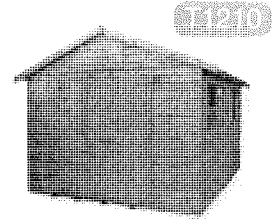
MAJOR HEAVY DUTY

“Not your average shed! The Major heavy duty range is made to order allowing you to adapt your building to suit your requirements using our wide range of optional extras.”

DOC REF E



With optional double doors



MAJOR APEX

- Extra heavy duty adaptable apex
- 300mm extra eaves height compared to standard
- Taller door with two heavy duty galvanised hinges
- Heavy duty sawn framework and roof purlins
- Flexible door and window positioning
- Heavy duty felt
- Options include an extra door, wider door, double doors, stable style door, extra windows, opening windows, safety glass, security windows



CLADDING
15mm



FRAMING
60 x 50mm



EAVES HT
1.98m



DOOR
790 x 1850mm



LOCK
Rim Lock

REF	SIZES	WINDOWS	REF	SIZES	WINDOWS	REF	SIZES	WINDOWS
806	2.4 x 1.8 x 2.5 m	2	1608	4.8 x 2.4 x 2.6 m	4	1810	5.4 x 3.0 x 2.7 m	4
1006	3.0 x 1.8 x 2.5 m	3	1808	5.4 x 2.4 x 2.6 m	4	2010	6.0 x 3.0 x 2.7 m	6
1206	3.6 x 1.8 x 2.5 m	4	2008	6.0 x 2.4 x 2.6 m	6	1212	3.6 x 3.6 x 2.6 m	4
808	2.4 x 2.4 x 2.6 m	2	1010	3.0 x 3.0 x 2.7 m	3	1412	4.2 x 3.6 x 2.6 m	4
1008	3.0 x 2.4 x 2.6 m	3	1210	3.6 x 3.0 x 2.7 m	4	1612	4.8 x 3.6 x 2.6 m	4
1208	3.6 x 2.4 x 2.6 m	4	1410	4.2 x 3.0 x 2.7 m	4	1812	5.4 x 3.6 x 2.6 m	4
1408	4.2 x 2.4 x 2.6 m	4	1610	4.8 x 3.0 x 2.7 m	4	2012	6.0 x 3.6 x 2.6 m	6
	L x W x H			L x W x H			L x W x H	

NOTE PROPOSED GARAGE WILL HAVE WINDOWS ON OPPOSITE SIDE (WEST AS INSTALLED) AND SINGLE DOOR IS REPLACED BY DOUBLE DOORS (AS INSET ABOVE)

Ward: Ramsbottom + Tottington - Tottington

Item 08

Applicant: Infinite Tattoos

Location: 2 Chapel Street, Tottington, Bury, BL8 4AL

Proposal: Change of use from bookmakers (Class A2) to tattooist (Sui Generis) (retrospective)

Application Ref: 55417/Full

Target Date: 19/09/2012

Recommendation: Approve with Conditions

Description

The application is retrospective and relates to a two storey end terraced property on the corner of Chapel Street and Back Chapel Street in the centre of Tottington Village which is designated a District Shopping Centre. The ground floor of the premises (44sqm) was formerly a bookmakers (A2) and has been operating as a tattoo parlour (sui generis) for approximately 3 months. The flat on the first floor remains unchanged and it not part of the application. The immediate neighbour at No.4 is a take-away whilst the property at the rear is a massage parlour which has no planning permission and is subject to enforcement. Across Back Chapel Street, to the side, is the Co-op while across Chapel Street is Carmello's restaurant.

The hours of opening for the tattoo parlour are 10.00 -17.30 Monday to Friday and 11.00 to 16.00 on Saturdays. The business would employ two staff. The only alteration internally is to erect a partition wall to separate the reception and the tattoo parlour itself. Externally the fascia sign has been replaced and does not require planning permission.

Relevant Planning History

12/0278 - Enforcement - change of use Tattoo studio - application registered 25/07/2012

Publicity

The following neighbours were notified by letter dated 25/07/12. Nos. 2 - 10(Evs) Chapel Street, 5 - 9(odd) Back Chapel Street, 2 - 14(avs) Market Street and 17 Market Street.

One representation from the occupier of 29 Greenheys Crescent who has the following concerns:

- The business is out of character with the village and would attract unwelcome visitors
- The shop sign is out of character.

The objector has been notified of the planning Control Committee meeting.

Consultations

Traffic Section - No objection.

Drainage Section - No comment.

Environmental Health - No comment.

designforsecurity - No comment.

Unitary Development Plan and Policies

S1/3	Shopping in District Centres
S2	Control of New Retail and Non-Retail Development
S2/1	All New Retail Proposals: Assessment Criteria
S2/4	Control of Non-Retail Uses in All Other Areas
EC4/1	Small Businesses
HT2/4	Car Parking and New Development

Issues and Analysis

Use - The application site is within the central shopping area of Tottington and subject to UDP Policies S1/3 Shopping in District Centres, S2 Retail and Non-Retail Development, S2/1 All new Retail Proposals and S2/4 Control of Non-Retail Uses in All Other Areas.

Retail (A1) uses will be promoted within the existing shopping areas but other non-retail uses will be permitted where they are appropriate in scale and character to the requirements of the area and local needs. Changes of use are also assessed on design and appearance of the frontage, maintenance or provision of a display window at ground floor, access for the mobility impaired and noise and disturbance.

Whilst the tattoo parlour is a non-retail use, it is becoming a more common sight in shopping centres as a supporting service. The parlour would operate during normal opening hours and have a display window. It is also relevant that the previous bookmaker use was a non-retail use without a particularly active frontage.

Visual amenity - There are no external alterations other than a new fascia sign that is permitted development. As such the change of use is acceptable in terms of visual amenity and complies with UDP Policy EN1/2 Townscape and Built Design.

Impact on the surrounding area – The business is considered to be appropriate to a District Shopping Centre. Although there is a flat at first floor level and residential properties further along Chapel Street and to the rear on Back Chapel Street, it is not considered that the use, which is a daytime one, would generate any additional noise or disturbance than any other retail business. It is considered appropriate to attach a condition restricting opening hours from 8am to 6pm. In this regard the application is acceptable and complies with UDP Policies S1/4 Small Businesses and S2 Control of New Retail and Non-Retail Development in relation to residential amenity.

Parking and servicing – There are adequate public car parks in the village centre and in any case parking would be no worse than the previous A2 Bookmakers use. As such the change of use is acceptable and complies with UDP Policies S2 Control of New Retail and Non-Retail Development and HT2/4 Car Parking and New Development in relation to parking.

Access – Although there is a step to the main access, this is no worse than the previous use. The applicant states that as much of the business works on an appointment basis, assistance is arranged for disabled clients when necessary.

Objection - The concerns of the objector have been addressed in the above report.

The tattoo parlour does not have a detrimental impact on the character of the locality or residential amenity and, as a new business in the village, should be welcomed.

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 tattoo parlour will not have a seriously detrimental impact on the character of the existing centre and will help retain its vitality and viability without harm to residential amenity. No concern with regard to highway safety and 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 the revised location plan and floor plans received on

25/07/12 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.

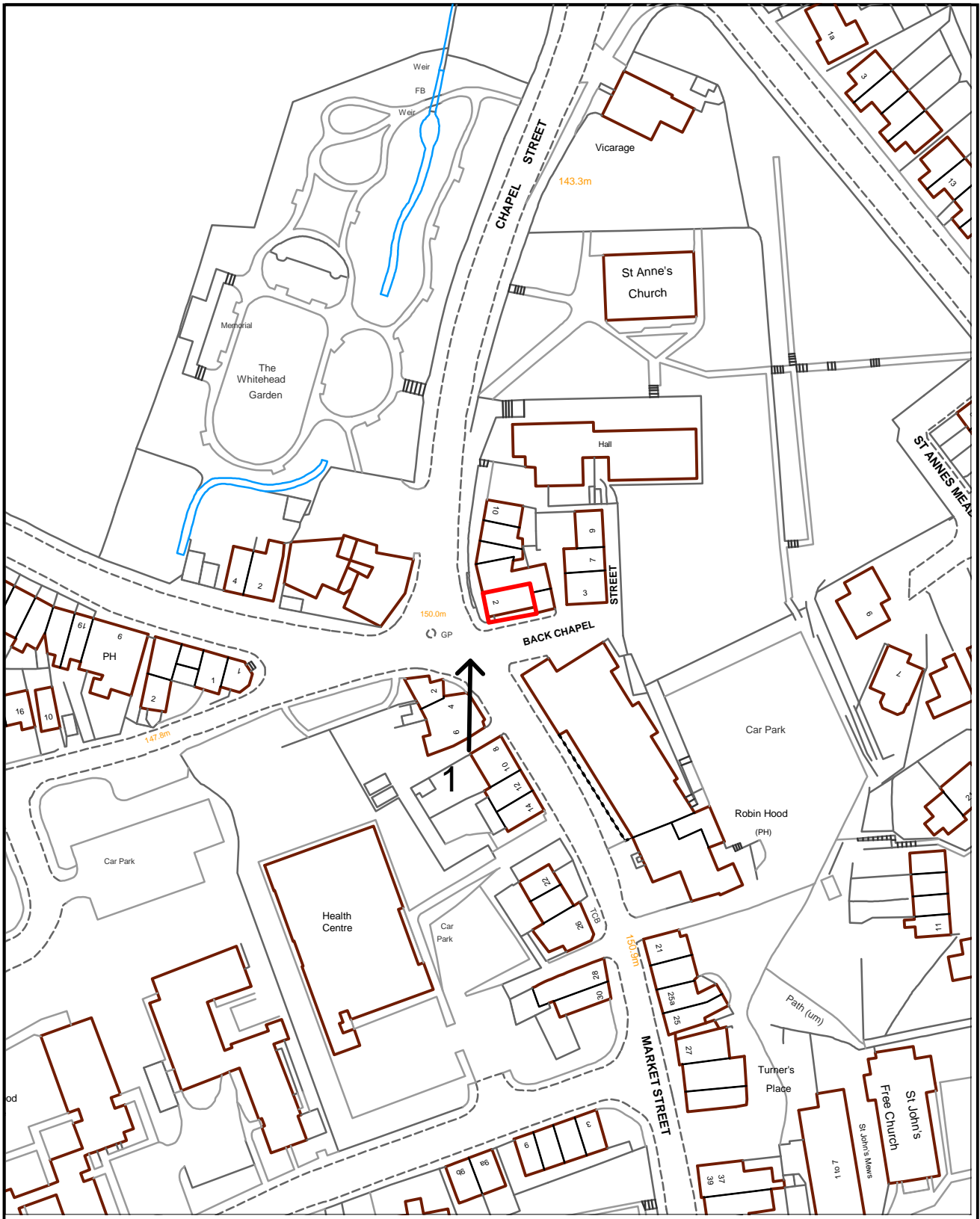
2. The use hereby permitted shall not be open to customers outside the following times:

0800 - 1800 Monday to Saturday and at no time on Sundays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policies S1/3 Shopping in District Centres and S2 Control of New Retail and Non-Retail Development.

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

Viewpoint



PLANNING APPLICATION LOCATION PLAN

APP. NO 55417

**ADDRESS: 2 Chapel Street
Tottington**



Bury
COUNCIL

Planning, Environmental and Regulatory Services 1:1250

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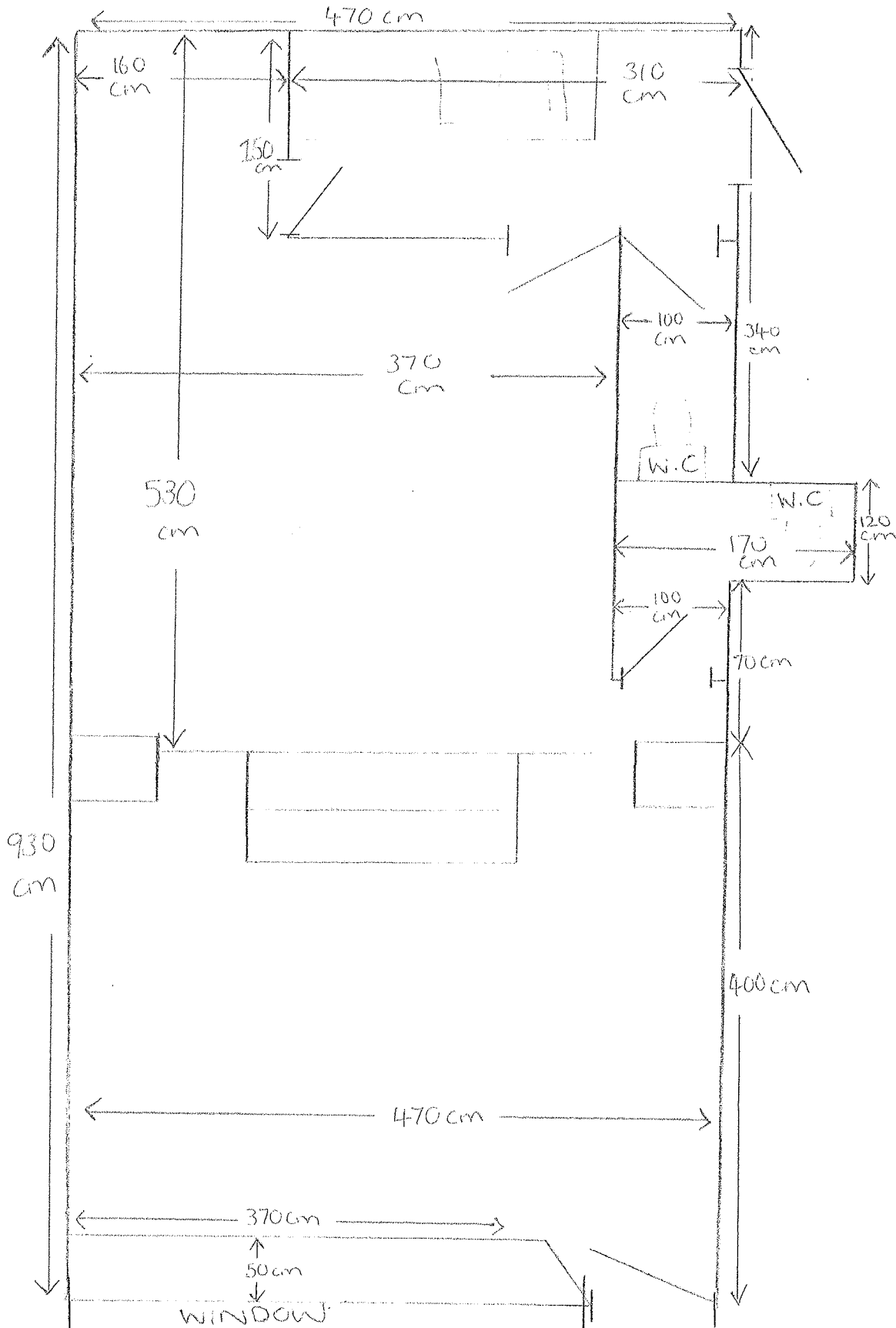
55417

Photo 1



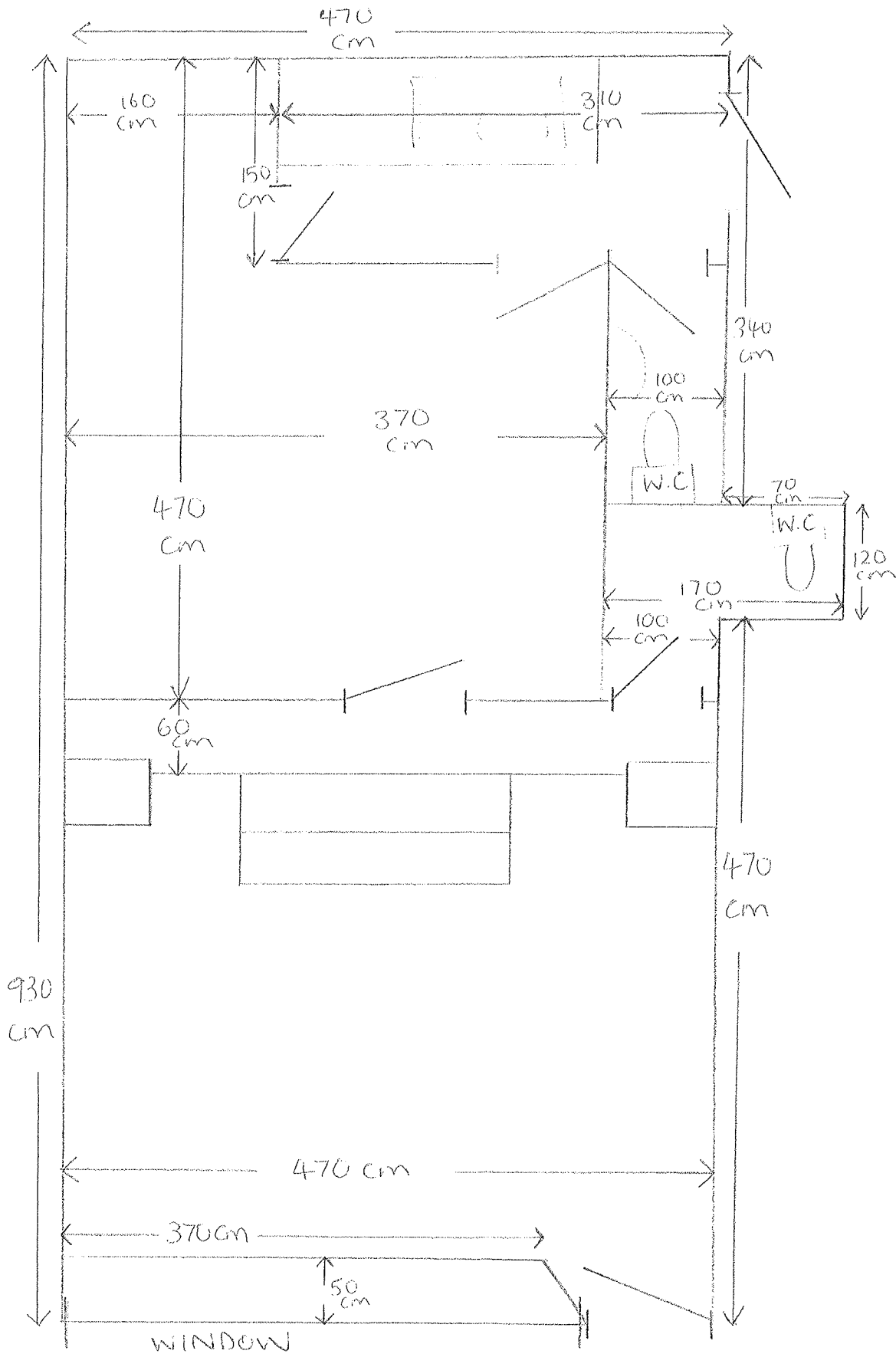
OLD FLOOR PLAN,

SCALE = 5 cm : 200 cm



NEW FLOOR PLAN WITH STUD WALL ABOVE THE STAIRS.

SCALE = 5 cm : 200 cm



Ward: Whitefield + Unsworth - Pilkington Park

Item 09

Applicant: The White Room

Location: 256-258 Bury New Road, Whitefield, Manchester, M45 8QN

Proposal: 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.

Application Ref: 55431/Full

Target Date: 18/09/2012

Recommendation: Approve with Conditions

Description

The application relates to the 1st floor of 256-258 Bury New Road, which are currently vacant offices. The premises are part of a 3 storey building, the ground floor being in use as a restaurant/wine bar/cafe bar and attached at No 252 is a separate tanning studio. The site falls within the All Saints Conservation Area and is also part of the Whitefield District Shopping Centre.

To the rear is a communal car park facility which is for the use of customers and employees of the building, and is accessed via a side road which runs down the north elevation of the building. Beyond the rear boundary is the metrolink line. Opposite is a row of Victorian terraced properties which includes office accommodation and a residential home for the elderly.

The application seeks the change of use of the 1st floor of Nos 256-258 to have the ability to be hired out as a separate function room and also as an extension in association with the ground floor wine bar business. The existing external access door on the front of the premises to the 1st floor would be blocked off and the existing entrance to the wine bar would be widened and double doors inserted allowing access from within the wine bar. This would lead to directly to stairs up to the 1st floor function room area. The space that would remain on the first floor would be changed to a separate B1 office and the second floor would remain in B1 office use. These areas would be accessed via a separate doorway on the front elevation.

The applicant has confirmed that the 1st floor could be hired out as a function room for private bookings. It could also be used by the owner to hold events and used as an extension to the existing premises.

Relevant Planning History

50925 - Change of use of ground floor retail to wine bar/coffee shop together with new shop front and awnings, outdoor seating area, with planning and fencing - Approved 25/3/2009.

51215 - Change of use of ground floor retail to wine bar/coffee shop together with new shop front and awnings, outdoor seating area with associated fencing and planting, flue at rear (revised scheme to include No 254 Bury New Road). Approved 20/5/2009.

53659 - Retrospective change of use of 1st and 2nd floors to non residential education centre (Class D1) - Approved 21/4/2011.

Publicity

18 properties notified by letter on 24/7/2012 at Nos 211-229 (odds) Bury New Road and Nos 248 250, 252, 254A, 254A, 258A, 260 Bury New Road.

A site notice was posted on the 14/8/2012.

An advert was placed in The Bury Times on 2/8/2012.

Two letters of objection received from No 246A and 248 Bury New Road which raise the

following issues:

- Question why they were not consulted about the application (No 246A);
- Raises objections which would lead to increased numbers of customers;
- Customers frequently park on the shared driveway of properties 246, 246A and 248 Bury New Road which is the only access to these properties and the only pedestrian access to No 246A. Their jobs require 24 hour call out and often delays them working. This has been raised with the applicant who say they have no control over customer parking;
- The customers use their driveways and gardens as urinals which is upsetting and disgusting;
- Customers use their gardens as a short cut from the rear car park;
- Problem with broken glass and litter;
- The parking facilities for the White Room and other businesses using this building area already inadequate;
- There are daily parking disputes and difficulties entering and leaving via Bury New Road;
- The premises open up the entire frontage which allows music and noise to bellow out in to the small hours;
- Noise from taxis and customers.

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

Consultations

Environmental Health Pollution Control - No objection subject to a condition to provide ventilation equipment to enable 1st floor openings to be kept closed.

Design for security - The proposals are broadly acceptable if used as a private function room. However, there have been several reported incidents and there would be concern if the 1st floor were to be used as an extension of the floor space in general. Extension of opening hours would not be supported.

Unitary Development Plan and Policies

EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
S1/3	Shopping in District Centres
HT2/4	Car Parking and New Development
CF2	Education Land and Buildings
S2/6	Food and Drink
HT5/1	Access For Those with Special Needs
SPD11	Parking Standards in Bury
EN1/5	Crime Prevention
EN7/2	Noise Pollution

Issues and Analysis

Principle - The ground floor premises already has an established use as a wine bar and eatery, with the remainder of the building in mixed use comprising A1 shop, D1 training facility and B1 office use. Functions rooms are often used as part of a drinking establishments and eateries and the proposal would provide an additional facility in the town centre, as well as bringing back into use a vacant part of the building. The proposals would consolidate and enhance the use of the building, and given the site is within a town centre and the use would be ancillary to the existing wine bar, the change of use of the first floor in a land use sense to a function room facility is considered to be an appropriate one.

As such, the proposals are considered to be acceptable in principle and would comply with UDP Policies S1/3 (Shopping in District Centres), Policy S2 (Control of New Retail and Non-Retail Development) and S2/6 - Food and Drink.

Consideration of the detail of the proposal relating to amenity, noise and parking are discussed below.

Residential amenity - The nearest residential property and one of the objectors is No 248 Bury New Road, which is 20m to the south of the site. Between this residential property and the proposed development there is a commercial property and an access road.

The ground floor is already an established drinking venue, which is an acceptable use within a town centre location. Whilst the additional facility may attract more customers to the premises, it is considered any noise and disturbance which may arise from the extra footfall to the premises would not cause significant harm to the amenities of the objectors nor other local residents, given their distance away and the intervening buildings and features.

As such, the proposal is considered to comply with Unitary Development Plan Policy S2/6 - Food and Drink.

Hours of opening and parking issues are covered in the report below.

Visual impact - There would be minimal alterations to the external appearance of the building. The existing access to the premises would be retained, but widened to 1.8m opening with a double door inserted. The existing doorway on the front elevation which currently provides access to the 1st floor would be blocked off and painted a white render to match the front elevation.

As such it is considered there would not be a detrimental impact on the fabric or appearance of the building or the All Saints Conservation Area and the proposals comply with UDP Policies EN1/2 - Townscape and Built Design and EN2/1 - Character of Conservation Areas.

Access - A new access ramp would be provided to the main entrance of the wine bar and would incorporate a level landing. This would improve wheelchair access into the premises and as such the proposals are considered to comply with HT5/1 - Access for those with Special Needs.

Parking - There is no additional parking provision proposed above what is already provided on site. There is a private car park at the rear with approximately 14 spaces. These are shared by the offices and tanning studio within the building and 5 are designated specifically for customers to the White Room.

Supplementary Planning Guidance Note 11 - Parking Standards in Bury, considers that a maximum of 14 spaces be provided for the use of the ground floor. There is no guidance specifically for function rooms or ancillary uses to this type of business, and proposals are generally assessed on an individual basis.

Parking demands for the 1st and 2nd floor offices and tanning studio arise only during the day whilst the White Room trades both day and night time. The applicant is in negotiation with the owners of these properties for use of these spaces for their customers in the evening. Irrespective of this, the premises are within a town centre and a private car park would not normally be expected in such a location. There are a number of public car parks nearby and it is in close proximity to the metrolink and well served by good transport links.

As such, it is considered that it would not be necessary or appropriate to require additional parking provision and the proposals are considered to be acceptable.

Design for security and hours - Whilst the police have raised concerns that an extension to the existing floor space could contribute to an increase in number of incidents reported, it does not automatically follow that the use of the 1st floor as a function room or as additional floorspace to the existing use would lead to increased incidents.

The original consent for the ground floor use did not restrict the hours of opening as it was considered not to be either appropriate or reasonable to control the hours given its location within a town centre where there are similar uses open in the evening and later at night.

Licensing has a role in regulating the sale of alcohol and hours of entertainment and has sufficient ability to minimise public nuisance and disorder. The police are consulted as part of the Licensing Process and are able to make representations on the matter.

In terms of noise, the Pollution Control team have raised no objections to the proposal, but to ensure there would not be an unacceptable increase in noise, recommend that a condition be included to install ventilation equipment to enable the windows of the 1st floor to remain closed whilst the area is in use. Noise issues are also controlled under the separate legislation of the Environmental Health Protection Act.

As such, it is considered there is sufficient legislation which could respond to these issues should the need arise and the proposals therefore comply with EN1/5 - Crime Prevention and EN7/2 - Noise Pollution.

Response to objectors - There would be no reason in Planning terms to assume the proposed change of use would contribute to the increase in anti social behaviour of customers to the premises. The general management of the business and customers behaviour towards parking habits and litter in the area does not fall within the remit of planning control and would be a matter for the owners of the business to manage and remedy.

The issues regarding increase in noise and disturbance, and parking facilities has been covered in the above report.

No 246A Bury New Road was not consulted as they do not immediately adjoin the site and were considered to be sufficient distance away not to have been consulted directly by letter. This process is in line with local protocols and compliance with statutory requirements. Additionally, a site notice was displayed at the site on 14/8/2012 and an advert placed in the Bury Times on 2/8/2012. These are statutory requirements. Publicity requirements were fulfilled. The occupants have correctly responded to the required notification processes and their objections are described above.

Summary of reasons for Recommendation

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

The proposed change of use would not unduly affect the amenities of the surrounding residents nor adversely impact on highway safety issues. The external alterations would not harm the appearance of the building within the All Saints Conservation Area nor the character of the surrounding area.

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 REVISED drawings RECEIVED 6/9/2012, numbered - AC109a P1; AC109b P1; AC109c P1; AC109d rev P1; Design and Access Statement received 24/7/2012 - 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. Prior to the use hereby approved being brought into operation, a ventilation scheme shall be submitted to and approved by the Local Planning Authority, to provide and maintain sufficient 'fresh -air'/cooling requirements under all non-

emergency situations to the first floor. Maximum noise levels from any of the installed equipment to be used in connection with these operations shall not increase the ambient noise levels. The ambient noise levels shall be first determined by a survey to be undertaken by the applicant and the results shall be contained within supporting documentation forming part of the ventilation scheme. The approved scheme only shall be installed and be available for use prior to the use hereby approved commencing.

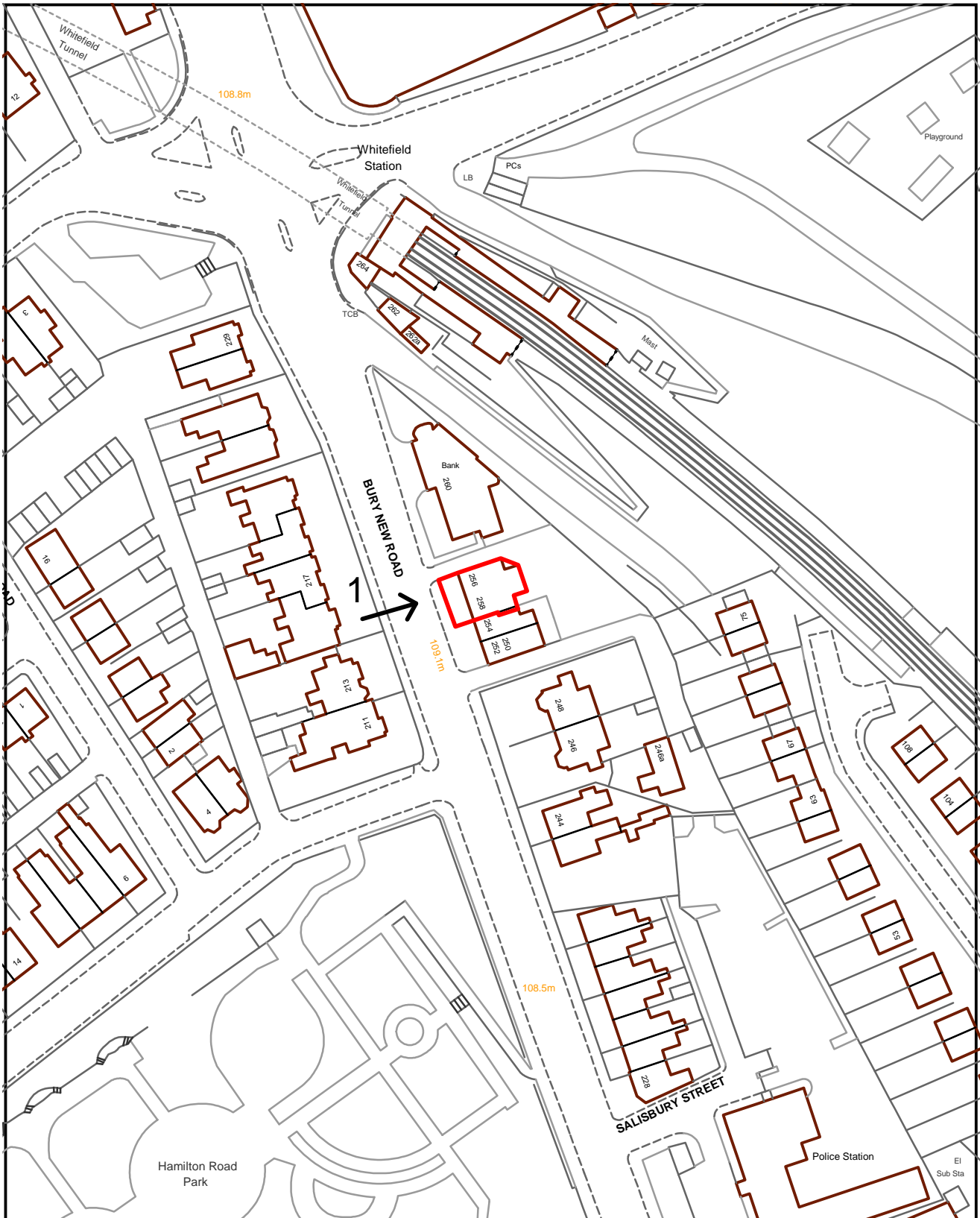
Reason. To enable the windows of the dance floor and bar areas to remain closed in the interests of nearby residential amenity pursuant to Bury Unitary Development Plan Policy EN7/2 - Noise Pollution.

4. Where the first floor use is implemented for the purposes of a function room or as otherwise used in connection with the ground floor use as detailed within the application proposals, there shall be no opening windows at first floor level.

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.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55431

**ADDRESS: 256-258 Bury New Road
Whitefield**

Planning, Environmental and Regulatory Services 1:1250

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Bury
COUNCIL

55431

Photo 1



This drawing to be read in conjunction with Drawing Nos AC109 a,b,c.



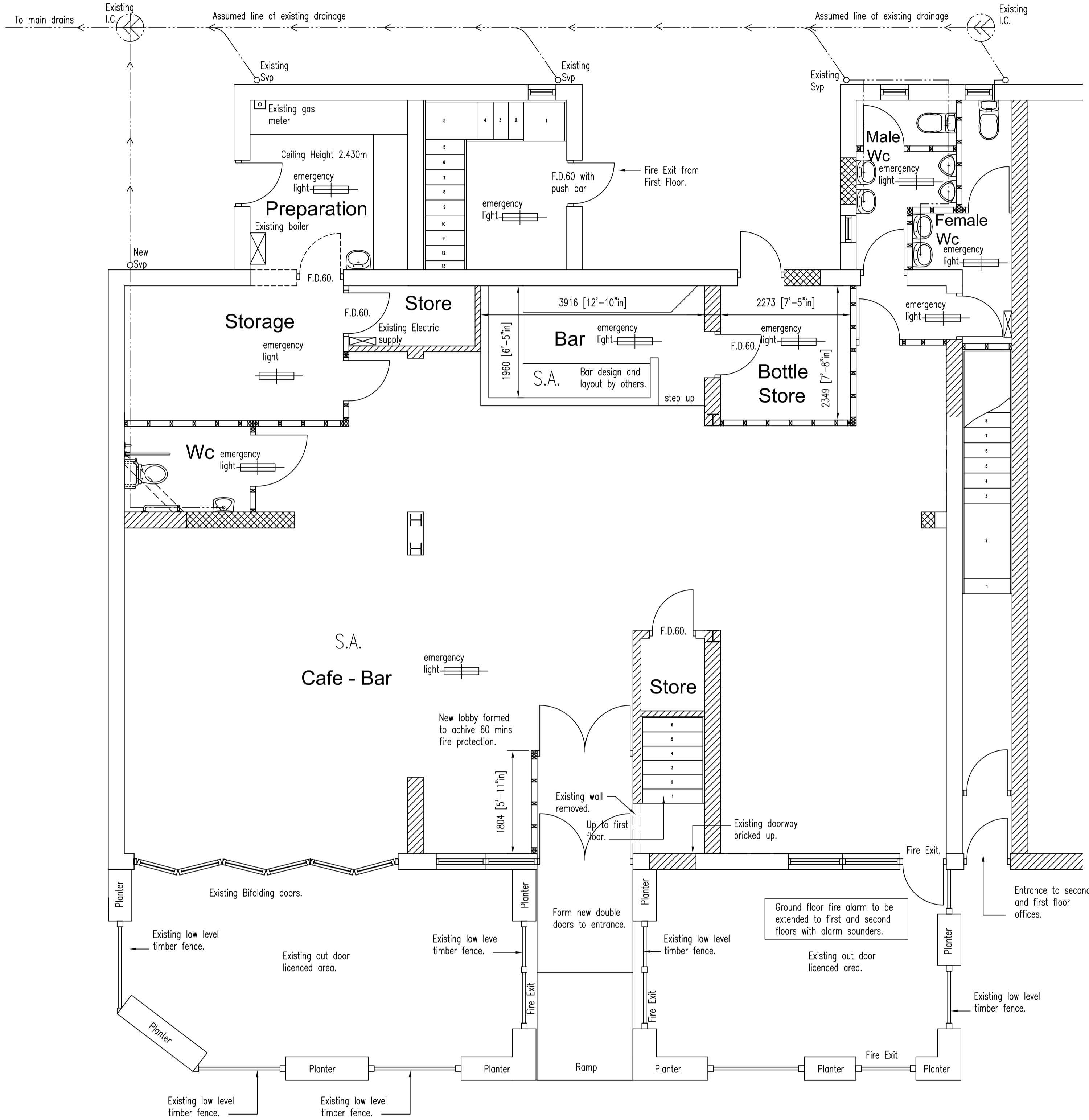
Proposed Front Elevation (South West)



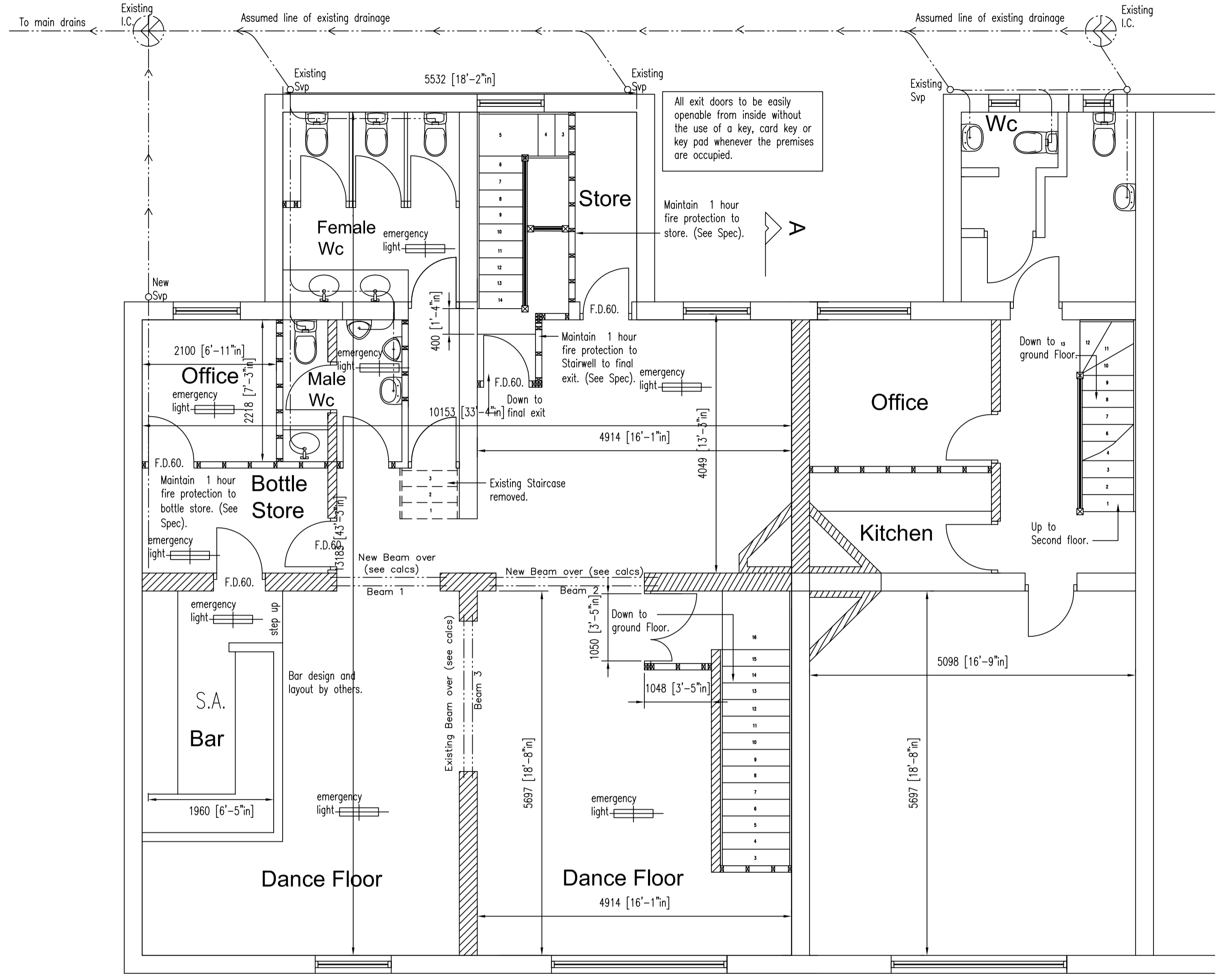
Existing Front Elevation (South West)

Submitted For Planning Approval	P1	May 12
REVISIONS	REF	DATE
PROJECT		
Mrs Anna Morrison The White Room 254 - 258 Bury New Road Whitefield Manchester M45 8QN		
DETAIL		
Proposed Function Room to First Floor. Existing and Proposed Elevations		
SCALES	1 : 50	
DRAWN	a.h.	DATE May 2012
JOB NO	DWG NO / REV	
12/AC109	AC109d P1	
Haslam Partnership Ltd Chartered Engineers and Surveyors Manchester Office 31 Ashbourne Grove, Whitefield, Manchester M45 7NL T. 0161 766 6009 M. 07909 548 148 E. andrew.haslam@virgin.net		
Chartered Engineers and Surveyors		

This drawing to be read in conjunction with Drawing Nos AC109 a,c,d.



Proposed Ground Floor Plan



Proposed First Floor Plan

Submitted For Building Regulation Approval	P1	May 12
REVISIONS	REF	DATE
PROJECT		
Mrs Anna Morrison The White Room 254 - 258 Bury New Road Whitefield Manchester M45 8QN		
DETAIL		
Proposed Function Room to First Floor Proposed Ground and First Floor Plans		
SCALES		
1 : 50		
DRAWN	a.h.	DATE
		May 2012
JOB NO	DWG NO	/ REV
12/AC109	AC109b	P1
<small>Haslam Partnership Ltd Chartered Engineers and Surveyors Manchester Office 31 Ashbourne Grove, Whitefield, Manchester M45 7NL T. 0161 766 6009 M. 07909 548 148 E. andrew.haslam@virgin.net</small>		
Chartered Engineers and Surveyors		

Ward: Radcliffe - East

Item 10

Applicant: Mrs Donna Richardson

Location: 26 Great Hall Close, Radcliffe, Manchester, M26 4DA

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

Application Ref: 55452/Full

Target Date: 18/09/2012

Recommendation: Approve with Conditions

Description

The site includes the ground floor, front and rear gardens of a modern semi-detached dwelling, which is located on a cul-de-sac within a residential area of Radcliffe. The site is bounded by residential properties and there are 2 schools within 150 metres of the site.

The application seeks to regularise the use of the premises for child minding and residential use by the husband and wife, who live at the property. The hours of operation of the business are 07.30 to 18.00 on Monday to Friday. The child minding business is fully licensed from Ofsted and has permission for up to 10 children to be cared for at any one time under the age of 8.

Relevant Planning History

Enforcement

12/0368 - Change of use to nursery at 26 Great Hall Close, Radcliffe. Complaint received on 11 July 2012. Current application received as result of enforcement case on 24 July 2012.

Recent application

54485 - Change of use of ground floor dwelling house (Class C3) and garden to (Class D1) child minding (retrospective) at 11 Parkside Close, Radcliffe. Approved with conditions - 20 December 2012.

Publicity

8 neighbouring properties (17 - 25 (odds), 24 - 30 (evens) Great Hall Close) were notified by means of a letter on 27 July 2012.

22 letters have been received in support of the application from the occupiers of 11 Carrslea Close; 20, 21, 22, 24, 29 Great Hall Close; 7 Penrice Close; 84 Turks Road; 13 Coronation Road; 39 Haseley Close; 13 Wilton Gardens; 109, 114 Higher Dean Street; 7 Vale Edge, which have raised the following issues:

- There are no problems regarding parking or noise
- The business is conscious of the neighbours and their amenity
- Some of the children arrive by foot to the property
- Noise levels from the application site are no louder than other homes in the vicinity.

4 letters have been received from the occupiers of 28 Great Hall Close, which have raised the following issues:

- The noise from the back garden is very loud and all doors and windows have to be shut.
- The deeds to the property state that no businesses can be run from the house.
- The site is located within a residential area, not a business.
- Parents parking to pick up and drop off causes a problem.
- Why is the application retrospective?

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

Consultations

Traffic Section - No objections.

Designforsecurity - No comments.

Environmental Health - Pollution Control - No objections.

Childcare & Extended Services - Support the proposal.

Unitary Development Plan and Policies

H3/1 Assessing Non-Conforming Uses

H3/2 Existing Incompatible Uses

CF5 Childcare Facilities

HT5/1 Access For Those with Special Needs

EC4/1 Small Businesses

Issues and Analysis

Use for child minding and licensing by Ofsted - The issue of businesses being run from homes is one that is accepted providing that it has no significant effect of the character or the area or leads to unacceptable levels of disturbance to neighbours. Child Minding is a recognised business that can be run from a domestic house providing that there are no major alterations, that rooms are not adapted specifically for the use and that any disturbance to neighbours is limited.

All Child Minders now have to be licence by Ofsted and inspected by both them and also by the Early Years team of the Council. The licensing of Ofsted is very strict and controls the ages and numbers of children that can be cared for and also the level of care and activities that the children need to be involved in as part of that care.

In this instance the husband and wife are both qualified as carers with an assistant (their daughter) and the licence that they hold from Ofsted allows them to have up to 8 children under 8 years of age plus their 2 children and four of whom are in the early years age group and attending part time.

Currently the children they care for are as follows:

During the day (school hours 08.30 to 15.30) they care for a maximum of:

- 0 to 4 years of age - 3
- 4 to 8 years of age - 0

Pre and after School (07.30 to 08.30 and 15.30 to 18.00) they care for a maximum of:

- 0 to 4 years of age - 3
- 4 to 8 years of age - 5

Total 8 children

In addition the owners also have 2 children of their own.

No one is employed in the business other than the applicants and their daughter who are the owners of/live in the house.

The Early Years Team of the Council support the application as the owners of the property fully comply with the licence requirements of Ofsted. Given that the use is specialised and requires licensing it is recommended that should any consent be granted, it is restricted to the applicant and their partner and to no other person. The applicant has agreed to this condition.

Policy EC4/1 supports the creation of small businesses where there scale and impact is compatible to the surrounding area. It has been held by case law that Childminding for up to 6 children would not result in a change of use of a house, but that where over 6 children are

cared for there may be such an impact as to warrant planning permission being needed and the impact being fully assessed. As such this use also needs to be assessed against Policy H3/1 - Non-Conforming Uses in a Residential Area.

Non-confirming use

Given that this use is in a house and can be classed as being a non-conforming use in a residential area it needs to be assessed against Unitary Development Plan Policy H3/1. This sets out the following criteria in terms of measuring the impact the use will have on an area for uses such as the one being considered:

- noise
- traffic generation
- parking
- hours of operation

Noise - All children make noise, however, it is something most of us are used to and often adds to life rather than detracts from it. In this case the children cared for are in an environment where they have to be cared for in accordance with national regulations set by a government agency, Ofsted. Part of this regulation requires proper supervision of the children and as such whilst noise will be created, the applicant has a rule in place that only 5 children can play in the back garden at any one time. As such, it is considered that the level of supervision should be such as to ensure that noise levels would be acceptable. Given that the children are only on the premises on working days and that the hours are restricted to between 07.30 and 18.00, it is not considered that noise levels would be sufficient to warrant refusal.

Traffic generation - The premises are on a domestic street that is a cul-de-sac. The house is centrally located along the street and the traffic generated by parents dropping of and picking up takes place at normal commuting hours with some children being dropped off by foot. Given that there are 16 houses at this end of the cul-de-sac and a total of 40 served off this road, it is not considered that the maximum of 10 additional journeys in the morning and again in the evening are sufficient to cause congestion and warrant refusal.

Parking - The property has sufficient off street parking for up to 1 vehicle with room for 2 vehicles to park at the front of the property. It is considered that this would be sufficient to allow the children to be dropped off and picked up without blocking the road. A number of neighbouring properties have written in support of the application. As such it is considered that the parking arrangements are acceptable and as such conform with Policy H3/1.

Hours of operation - These are 07.30 to 18.00 Monday to Friday. The applicant has agreed to a condition restricting the business to these hours and it is not considered that they are excessive or that they would cause such a disturbance as to warrant refusal.

Given the unique nature of this business it is recommended that should permission be granted that it is initially for a 3 year period so as to ensure that there is no unreasonable disturbance to the neighbours and that the operation of the business remains acceptable in a primarily residential area. With this condition it is considered that the proposal would accord with Unitary Development Plan Policy H3/1 and be acceptable.

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 proposal has been assessed as a non-conforming use in a residential area due to the number of children cared for at any one time. It is considered that the proposed development, subject to conditional control, would not be detrimental to the amenity of the nearby residents to such an extent as to warrant refusal of planning permission. Therefore, the proposal would conform to Policy H3/1.

There are no other material considerations that outweigh this finding.

Recommendation: Approve with Conditions

Conditions/ Reasons

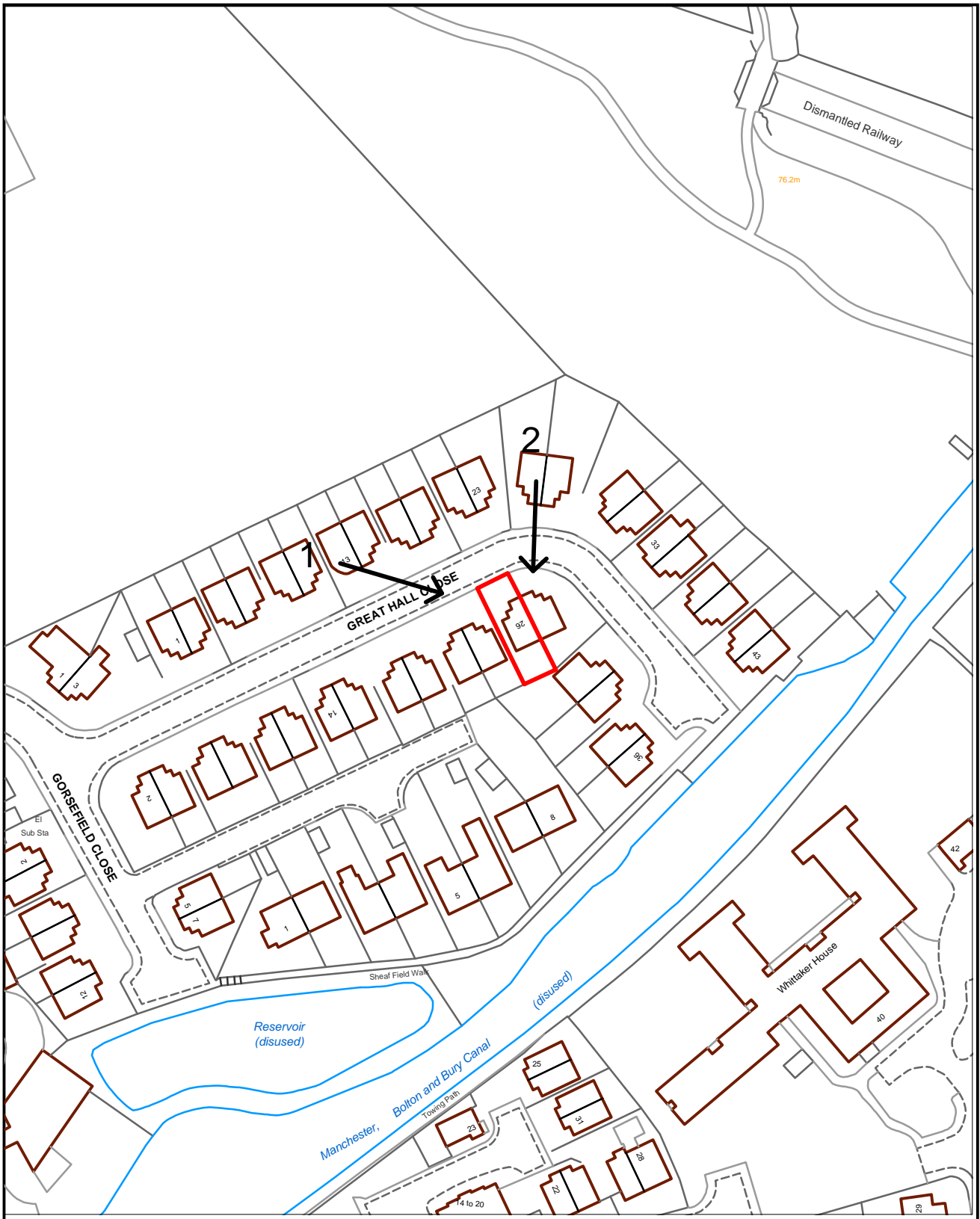
1. This decision relates to drawings received on 23 July 2012 and the development shall not be carried out except in accordance with the drawings hereby approved. Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to policies of the Bury Unitary Development Plan listed below.

2. The use hereby permitted shall be carried on only by Mr or Mrs 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 D 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.

3. The premises shall only be used for Childminding between the hours of 07.30 and 18.00 Monday to Friday and at no other time. Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small Businesses and H3/1 – Assessing Non-Conforming Uses 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 55452

**ADDRESS: 26 Great Hall Close
Radcliffe**

Planning, Environmental and Regulatory Services 1:1250

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55452

Photo 1



Photo 2





0m 4m 8m

Ward: Bury West - Church

Item 11

Applicant: St Vincents Housing Association

Location: Elton Square House, Bolton Road, Bury, BL8 2NL

Proposal: Demolition of existing building and erection of 9 no. dwellings

Application Ref: 55501/Full

Target Date: 09/10/2012

Recommendation: Approve with Conditions

The application is brought before the Planning Control Committee as it is proposed that the requirements of SPD1 for on site recreation provision or a commuted sum contribution be waived.

Description

The site fronts onto Bolton Road and currently comprises a vacant 2 storey building situated centrally in the site formally sheltered bed -sit accommodation for 16 people. There is a smaller block of 4 flats to the northern end. An access road to the rear off Stephen Street leads to a car park in between these 2 buildings, and there is a grass verge with mature tree planting along the frontage.

Immediately to the rear are semi detached properties on Alder Close, to the west is a row of Victorian terrace properties, the one closest to the site being in use as a children's nursery, which are set back from the main road, and opposite are rows of traditional red brick terrace houses.

The proposal is for the demolition of the existing sheltered accommodation and redevelopment of the site for 9 dwellings. The proposed houses would all be 3 bedroomed and front onto Bolton Road, arranged in two rows of terraces, one block of 4 and one block of 5. The main vehicular access would utilise the existing access at the back of the site of Stephen Street and lead to 12 designated parking spaces, private rear gardens and bin store area. There would be a pathway up to each of the front doors straight from Bolton Street, and the end terraces would have a private side access to their back garden and parking. 6 trees would require removal and there is replacement planting proposed.

The smaller block of 4 flats fronting Stephen Street would be retained and 3 designated parking spaces and a private garden provided. This site would be divided by a 2100mm high boundary fence to separate these flats from the development.

The scheme seeks to provide family accommodation in the area and would comprise 100% affordable rented housing.

Relevant Planning History

54731 - Demolition of existing building and construction of 9 no. 3 bedroom houses. - Withdrawn - Invalid 09/01/2012

55504 - Prior notification of proposed demolition of block of flats - Ongoing application.

Publicity

53 letters sent on 15/8/2012 to properties at 199-243 (odds) Bolton Road; 240 Bolton Road; St Stephens Church Stephen Street; 1,2,3, 2A,2B,2C,2D, Flats 1-4 Wellington Villas; 1-21 (odds) Alder Close; 2 ,4 Stephen Close; 1,3,5,7 Stephen Street; Abbeydale Bolton Road.

No correspondence received as a result of the publicity.

Consultations

Traffic Section - No objections subject to conditions.

Drainage Section - No objection subject to condition to provide details of drainage aspects.

Environmental Health Contaminated Land - No objection subject to conditions.

Waste Management - No objection.

Performance & Housing Strategy - Support the objectives and aims of the scheme.

Design for security - No response received to date.

Canal & River Trust - No objection.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT4	New Development
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
H4/1	Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
RSS 13	Regional Spatial Strategy for the North West
SPD5	DC Policy Guidance Note 5: Affordable Housing

Issues and Analysis

Principle - Bury's statutory housing targets are set out in the Regional Spatial Strategy for the North West (RSS) at 500 dwellings per annum between 2003 and 2021. In addition to this annual target, housing delivery in the Borough also needs to take account of the shortfall in completions in the past six years, which has only averaged around 280 per annum, mainly as a result of the prevailing housing market conditions.

Whilst the Government has indicated that it is seeking to remove RSS and its housing targets, they have not indicated when this will be done and, therefore, the RSS target remains the statutory housing target until such time as RSS is removed or it is replaced by a new target in Bury's emerging Local Plan. It is currently proposed that the new housing target in the Local Plan should be set at 400 dwellings per annum, which is currently timetabled to be adopted in 2014.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land (4.7 years with a 5% buffer applied in accordance with the NPPF) and this needs to be treated as a material factor when determining applications for residential developments.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, 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.

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

There is existing infrastructure in place to support the scale of the development and as such the principle is in general accordance with national and regional planning policy and will help to contribute to meeting local housing targets. The proposed site would redevelop a former bedsit sheltered accommodation scheme and will bring benefits to the area and the Borough as a whole. As such it complies with NPPF, RSS and UDP Policies H1/2 - Further Housing Development.

Layout - The proposed dwellings would front onto Bolton Road each with separate front garden and pathway access. Parking would be to the rear of the site, accessed from Stephen Street, and located next to the garden area, with 4 spaces would be located in between plots 4 and 5. The back of the houses would be securely gated and there would be bin storage within the private amenity areas for each property.

Currently, the site is also shared by a smaller block of 4 flats which front onto Stephen Street. These would be retained, and 3 parking spaces and a garden area would be provided.

The layout of the scheme is such that there would be adequate space for 9 dwellings and associated amenity and parking areas, without detriment to the surrounding properties and visual amenity of the area.

As such, the proposed layout is considered to be acceptable and would comply with UDP policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The houses opposite and in the locality comprise traditional red brick terraces with symmetrical window openings, stone string course work and stone lintels and cill detail. The proposed dwellings, also of a terrace type, have been designed to reflect the characteristics of the existing street scene, by using red facing brickwork, evenly proportioned top opening windows, and art stone headers and cills. Each unit would have a recessed entrance to give shelter to the front door, the design of which would follow the clean lines of the other openings. The rear elevation would be simple in design, again maintaining symmetrical window and door proportions and overlook the private rear gardens.

As such, the design and appearance is considered to be appropriate to the area and this type of development and would comply with EN1/2 - Townscape and Built Design and H2/1 - The Form of New Residential Development.

Impact upon residential amenity - From the proposed dwellings, there would be a distance of 29m from the rear elevations of the houses on Alder Drive, 21m from the gable of No 19 and 14.2m from the rear elevation of Nos 1 and 3 Stephens Street, the adjacent flats on the site. As such, the aspect standards would be comfortably met. The existing timber boarded fence which separates the houses on Alder Close from the site would be retained.

The properties directly to the south west are set back 21m from Bolton Road, and would be 8.5m from the rear elevation of the new buildings. However, there is a distance of 2.5m to the side boundary and given the commercial use as a nursery of the nearest property No 1 Wellington Villas, it is considered there would not be a detrimental impact on the amenity of these occupiers.

As such, the layout is considered not to have an adverse impact on the amenity of nearby residents and would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Parking and access - Supplementary Planning Document 11 - Parking Standards in Bury states the *maximum* parking provision required would be 2 spaces per 3 bed property in a high access area, which would equate to 18 spaces in this case. The development proposes 12 spaces in total, with at least 1 space per unit and 2 designated spaces for units 1,4, and 5. However, these are maximum standards and given the type of accommodation proposed where car ownership is likely to be lower, and that the site fronts a quality bus route corridor, the parking is considered to be acceptable. An additional 3 spaces have also been provided for the existing flats.

Access to the parking and rear of the proposed houses would utilise the existing shared access along the back of the site off Stephen Street, although this would be widened and incorporate a full turning head to allow access for deliveries, emergency and refuse collection vehicles. The highways officer has raised no objection and as such the proposal is considered to be acceptable and complies with HT6/2 - Pedestrian and Vehicle Conflict and HT2/4 - Car parking and New Development.

Ecology - A bat report has been submitted detailing the surveys which have been carried out on the property. Evidence of use of the building by bats has been found in the loft space and there is roost potential. As such, a license will be required by the applicant from Natural England prior to demolition of the building.

Lifetime Homes - The scheme demonstrates that when cross referenced with the Lifetime Homes Checklist, 12 out of the 16 criteria would be fulfilled. In addition, the development would deliver energy efficiency housing to Code level 3. As such it is considered the design has considered the needs of the future occupiers of the houses and satisfies UDP Policy HT5/1 - Access for those with Special Needs.

Trees - A tree survey has been submitted which identifies the need to remove 6 individual trees. All have been categorised as being of moderate value and quality. One is located along the eastern boundary on Stephen Street and 3 on the site frontage, and it is these which contribute to the visual amenity of the street scene. However, these trees should not constrain the viability of the scheme, and given 4 trees would be retained along the eastern boundary and 5 new trees to be planted, their removal would be considered acceptable. The two trees are located to the rear of the site do not have significant amenity value and would therefore also be acceptable to remove.

Tree protection measures for those to be retained would be adopted whilst works take place and a condition included. As such the proposals comply with UDP Policy EN8/2 - Woodland and Tree Planting.

Contributions - The scheme as proposed would normally include either on site recreation provision or a commuted sum contribution to the value of £25,976.59 and it is proposed that these requirements be waived.

The financial constraints of the scheme are such that any financial contribution would jeopardise the development and the support offered by Housing Associations in terms of meeting the Borough's affordable housing needs as set out in the Council's Affordable Housing Strategy. Other Local Planning Authorities in the North West have chosen not to charge recreational payments for Affordable Housing Programme (AHP) developments. Given that AHP funded developments which are typically 100% affordable are far in excess of normal affordable housing requirements under planning policy, it is considered that this is a reasonable argument in this case to accept.

There are currently over 3,000 households on the Council's waiting list, and the provision of

these new units will help to address this housing need. The Council will have 100% nominations rights to the first letting of these dwellings and 50% nominations rights on all subsequent lettings. Therefore, the development supports the aims of both the Affordable Housing Strategy and the over-arching Housing Strategy for the Borough.

It is considered that the benefits accruing from the development in terms of affordable housing outweigh the normal requirements for recreational open space, thereby justifying support for the scheme as submitted.

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 is acceptable in principle and would contribute to the provision of affordable housing in the Borough. There would be no adverse impact on the amenity of the adjacent residents and the layout, design and appearance would respect the character of the surrounding area. There would be no adverse impact on 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 - Site location plan P3218-001; Site layout P3218-002; Floor plans P3218-003; Elevations P3218-004 Revision A; Landscape plan P3218-005; AO 11E1 Site Survey; Design and Access Statement P3218 dated November 2012; BS5837 Arboricultural Survey Indigo Surveys Ref 11544/A1 dated November 2011; Bat survey received 6/8/2012; Preliminary GeoEnvironmental Assessment Report 5017/G/01 dated November 2011 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.

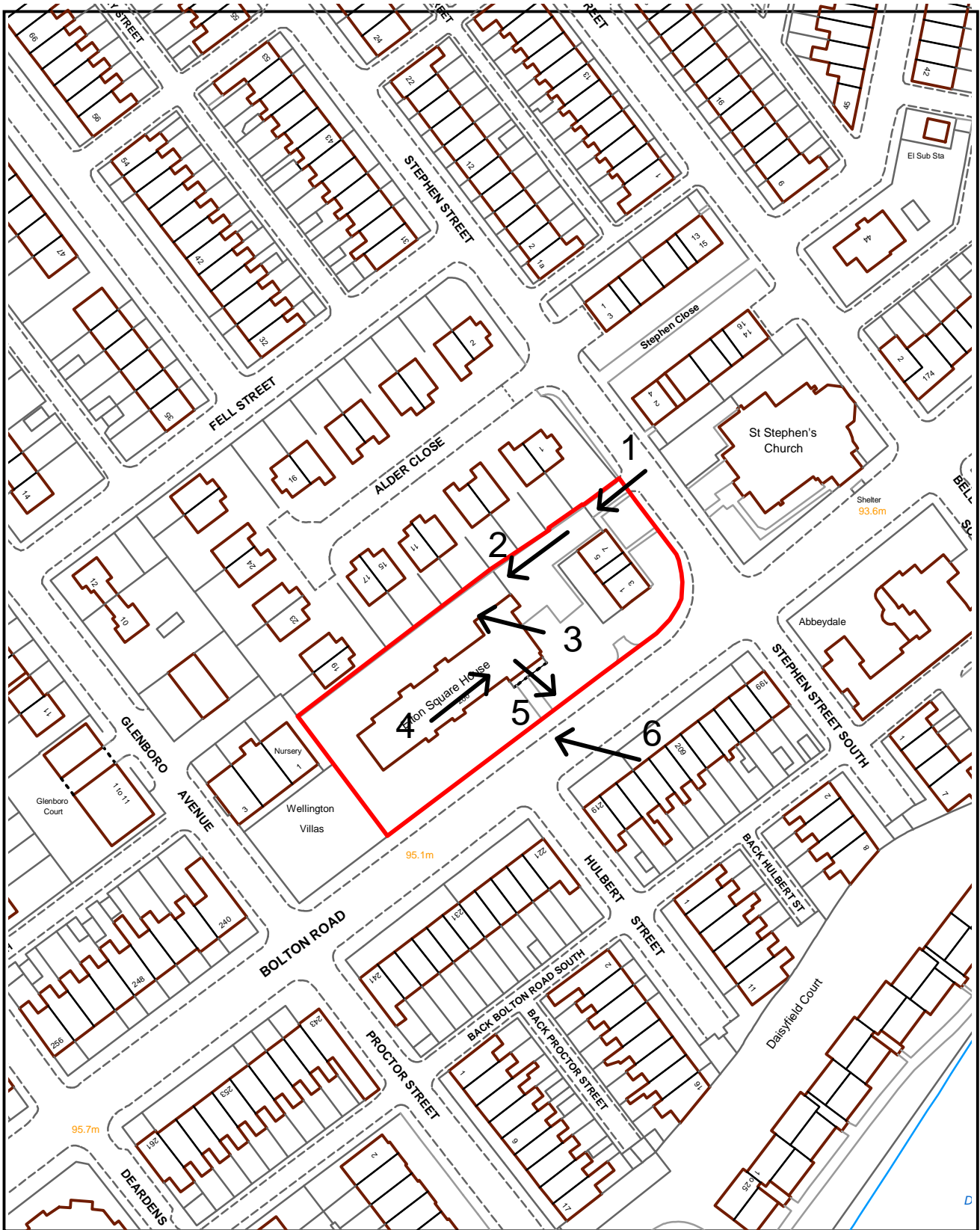
5. Following the provisions of Condition 3 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. The development hereby approved shall be carried out in accordance with the recommendations and tree protection measures of the submitted Tree Survey Report ref 11544/A1 Indigo Surveys dated November 2011.
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.
7. Details of the proposed replacement tree planting, to include the species and size shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The approved species only shall be implemented not later than 12 months from the date the building(s) is first occupied; 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.
8. 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.
9. Development shall not commence until details of foul & surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. This must include assessment of potential SuDS schemes for surface water drainage. The approved scheme only shall be incorporated before first occupation of the development hereby approved.
Reason. The proposal contains insufficient information regarding the proposed drainage scheme to fully assess the impact, in accordance with the National Planning Policy Framework Chapter 10 - Meeting the challenge of climate change, flooding and coastal change.
10. Should demolition be delayed beyond April 2013, a further bat assessment would be required to be submitted for approval by 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 Chapter 11 of the NPPF.

11. The development shall be carried out in accordance with the submitted Lifetime Homes Checklist P3218-Q dated August 2012.
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.
12. The development hereby approved shall not be first occupied unless and until the access improvements on Stephen Street indicated on approved plan reference P3218-002 and all necessary footway remedial works on the Bolton Road site frontage have been implemented to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policy HT6/2 - Pedestrian/Vehicular Conflict.
13. The turning facilities indicated on approved plan reference P3218-002 shall be provided before the development is 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 adjacent highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
14. The car parking indicated on approved plan reference P3218-002 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the dwellings 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 Policies HT2/4 - Car Parking and New Development and H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.
15. There shall be no direct means of vehicular access between the site and Bolton Road.
Reason. To ensure good highway design in the interests of road safety pursuant to Bury Unitary Development Plan Policy HT6/2 - Pedestrian/Vehicular Conflict and H2/2 - The Layout of New Residential Development.
16. The development hereby approved shall only be developed by or on behalf of the applicant as an affordable housing scheme and each and every residential dwelling constructed as part of the scheme shall subsequently be occupied only and at all times as affordable housing, as defined in Supplementary Planning Document 5 - Affordable Housing Provision in New Residential Developments.
Reason - The proposed development has been granted given the particular circumstances of the applicant following a funding package from the Homes & Communities Agency (HCA) which provides an opportunity to promote increased affordable housing, but as a result a recreational contribution pursuant to Supplementary Planning Document 1 (Open Space, Sport and Recreation Provision in New Housing Development) will not be provided. This condition is thereby to ensure that in order to make the development acceptable in planning terms, as a result of not making a recreational contribution the whole development shall instead contribute to satisfying the need for affordable housing provision.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 55501

**ADDRESS: Elton Square House, Bolton Road
Bury**



Planning, Environmental and Regulatory Services 1:1250

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55501

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





Site Layout Plan
1 : 200

NOTE
The Contractor to check all dimensions and conditions on site before commencing. Do not work from this drawing.
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SMALL BIRMS - TO BE USED ONLY AS GUIDANCE

1	2 Bedrooms 5 Parking House	103 sqm
2	2 Bedrooms 5 Parking House	103 sqm
3	2 Bedrooms 5 Parking House	103 sqm
4	2 Bedrooms 5 Parking House	103 sqm
5	2 Bedrooms 5 Parking House	103 sqm
6	2 Bedrooms 5 Parking House	103 sqm
7	2 Bedrooms 5 Parking House	103 sqm
8	2 Bedrooms 5 Parking House	103 sqm

Summary

Number	Type	Area
1	2 Bedrooms 5 Parking House	103 sqm
2	2 Bedrooms 5 Parking House	103 sqm
3	2 Bedrooms 5 Parking House	103 sqm
4	2 Bedrooms 5 Parking House	103 sqm
5	2 Bedrooms 5 Parking House	103 sqm
6	2 Bedrooms 5 Parking House	103 sqm
7	2 Bedrooms 5 Parking House	103 sqm
8	2 Bedrooms 5 Parking House	103 sqm

Parking Provision
Plot 1 & 2 - 2 parking spaces per unit (20SP)
Plots 3 & 4 - 1 - 1 parking space per unit (10SP)
Leaving 20 spaces (20 SP) - 20 parking spaces

- Key**
- Shaded area indicates proposed to satisfy Code for Sustainable Homes, CH3. Please refer to the CH3 and CH4 for boundary after date.
 - Shaded area indicates proposed to satisfy Code for Sustainable Homes, CH4.
 - Shaded area indicates proposed to satisfy Code for Sustainable Homes, CH4.
 - Shared road surface - Red surface.
 - Shared road surface - Red surface.
 - All Driveways to be PCC block pavers laid in herringbone pattern.
 - All tree planting from tree shed to new gate (trees excluded for new boundary for the driveway) must be 10m.
 - All tree planting from tree shed to new gate (trees excluded for new gate) must be 10m.
 - Driveway area.

Client
St. Vincent's Housing Association

Job
Elton Square, Bolton Road, Bury

Drawn
Site Layout Plan

<input type="checkbox"/> Final Rev	Scale	1 : 200	or A1
<input type="checkbox"/> Design	Maker	EMc	
<input type="checkbox"/> Tender	Sheet	EMc	
<input type="checkbox"/> Contract	Checked		
<input type="checkbox"/> Construction	Issue Date	22/11/11	Rev
<input type="checkbox"/> As Built	Dep. No.	PQ218 - 002	

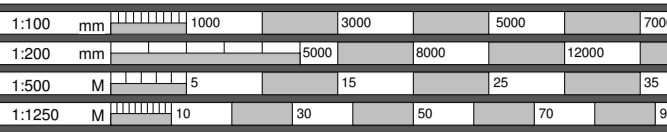
POZZONI

Tel: 0161 220 9448
Fax: 0161 220 9428
C: 0161 220 9428

2 Watsons Road
Milesford
WALSLEY

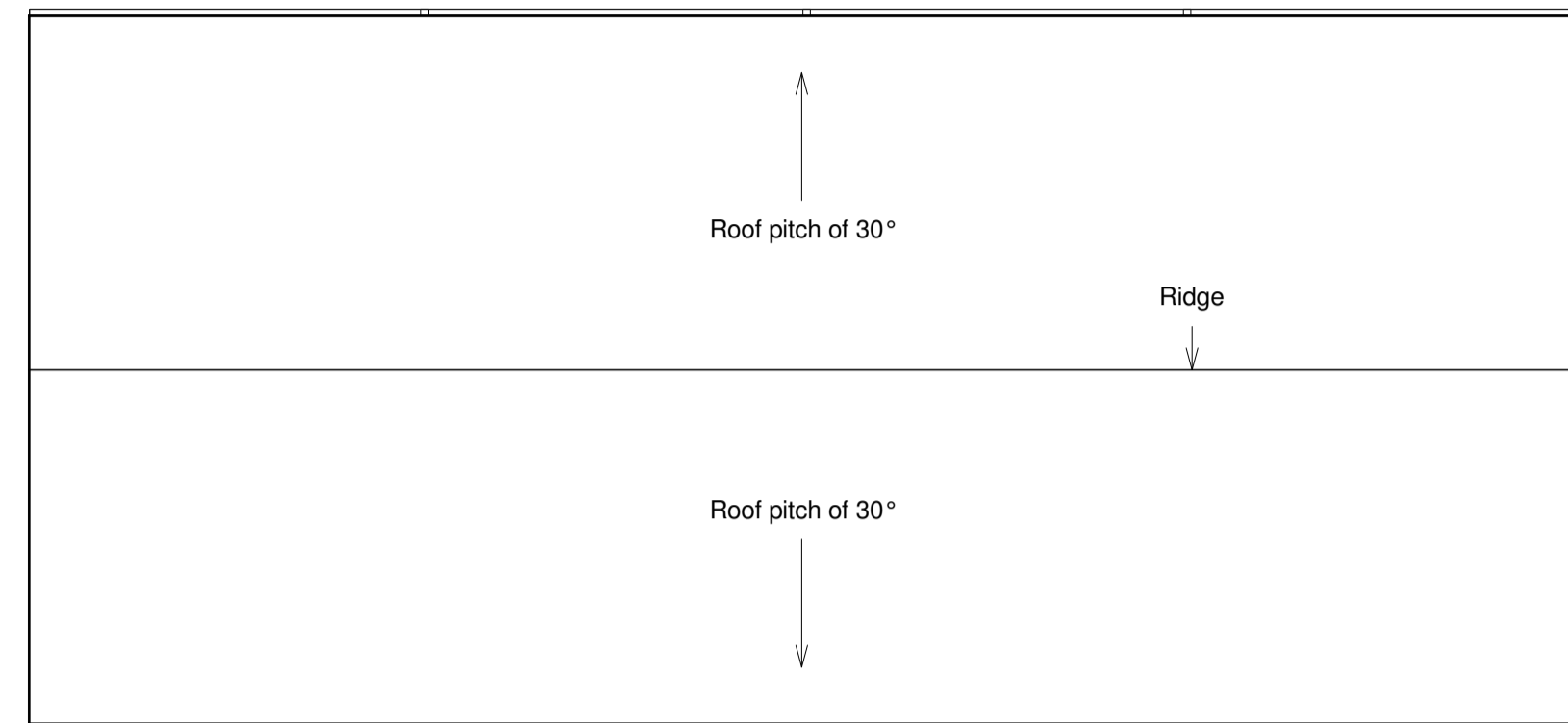
NOTES
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SCALE BARS - TO BE USED ONLY AS GUIDANCE

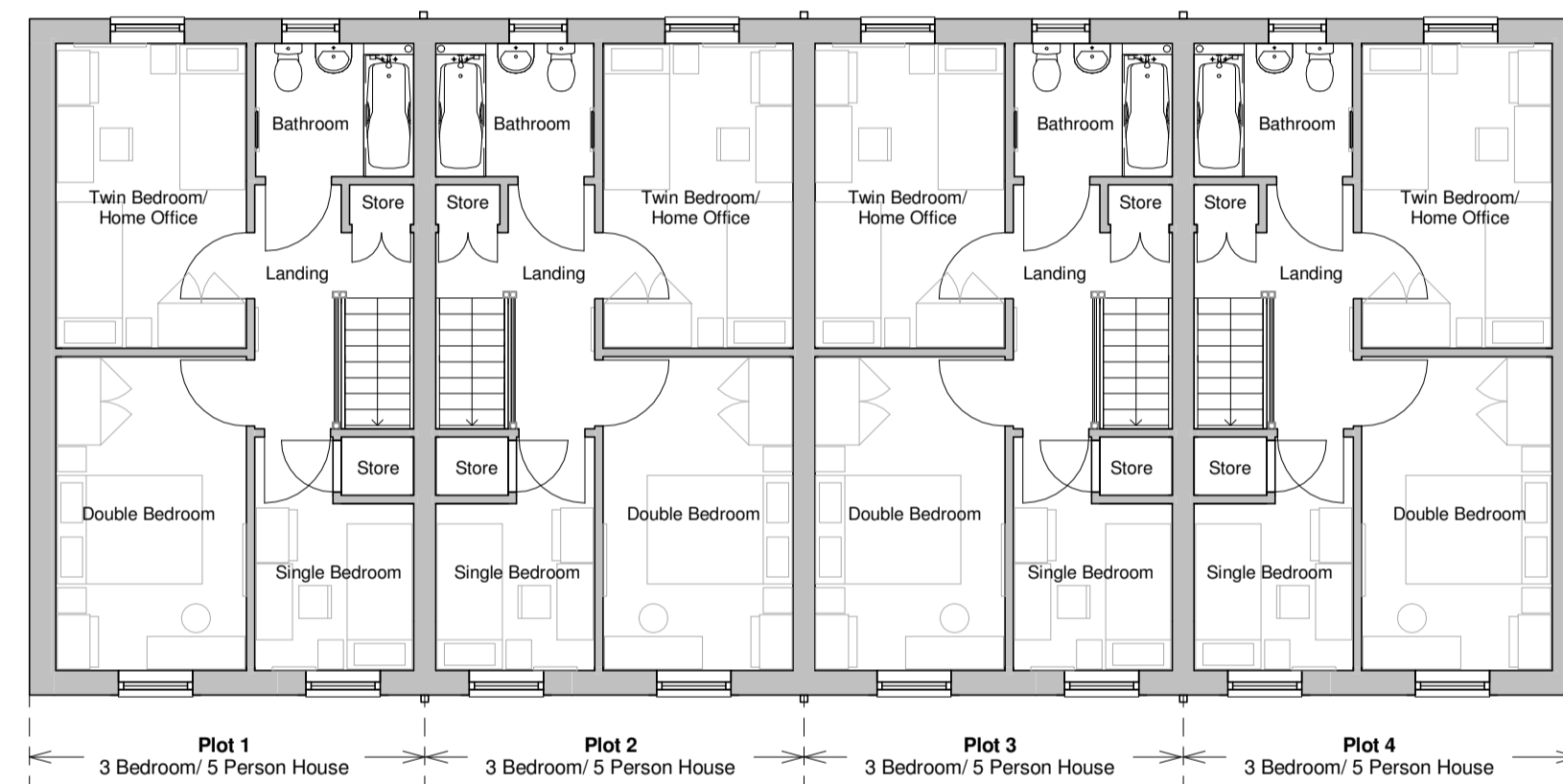


Dwelling Schedule (GIFA)		
Number	Type	Area
1	3 Bedroom/ 5 Person House	84 m ²
2	3 Bedroom/ 5 Person House	84 m ²
3	3 Bedroom/ 5 Person House	84 m ²
4	3 Bedroom/ 5 Person House	84 m ²
5	3 Bedroom/ 5 Person House	84 m ²
6	3 Bedroom/ 5 Person House	84 m ²
7	3 Bedroom/ 5 Person House	84 m ²
8	3 Bedroom/ 5 Person House	84 m ²
9	3 Bedroom/ 5 Person House	84 m ²

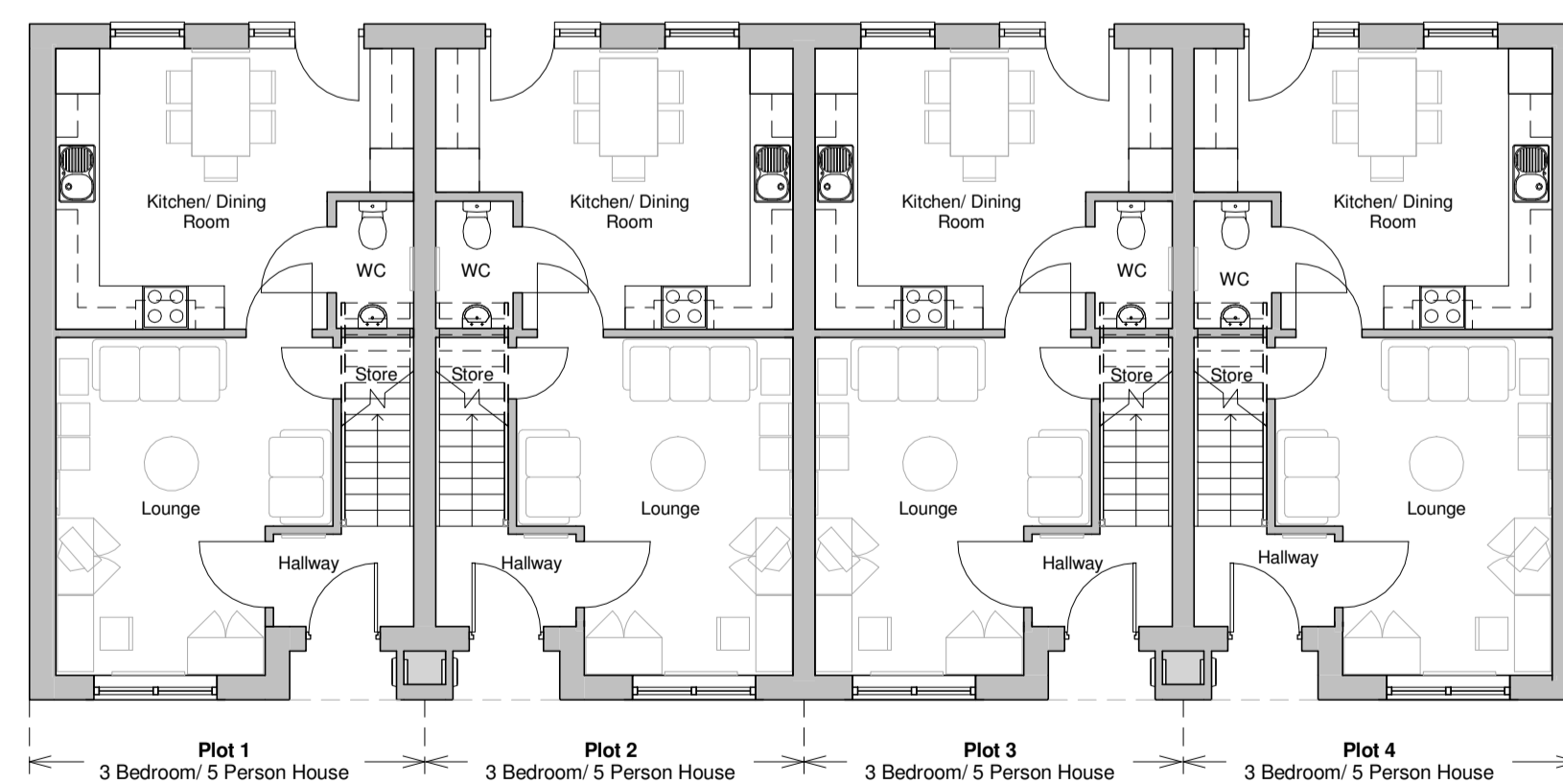
Plots 1 to 4 Plans



Roof Plan
1 : 100

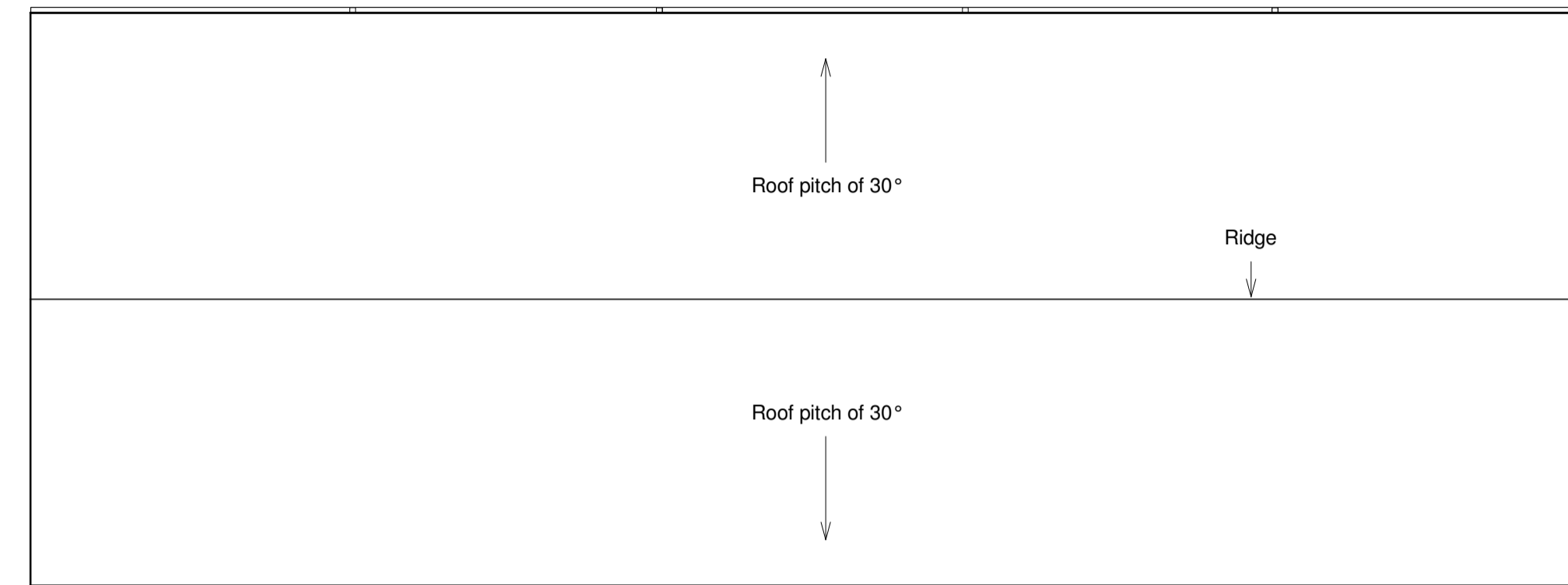


First Floor Plan
1 : 100

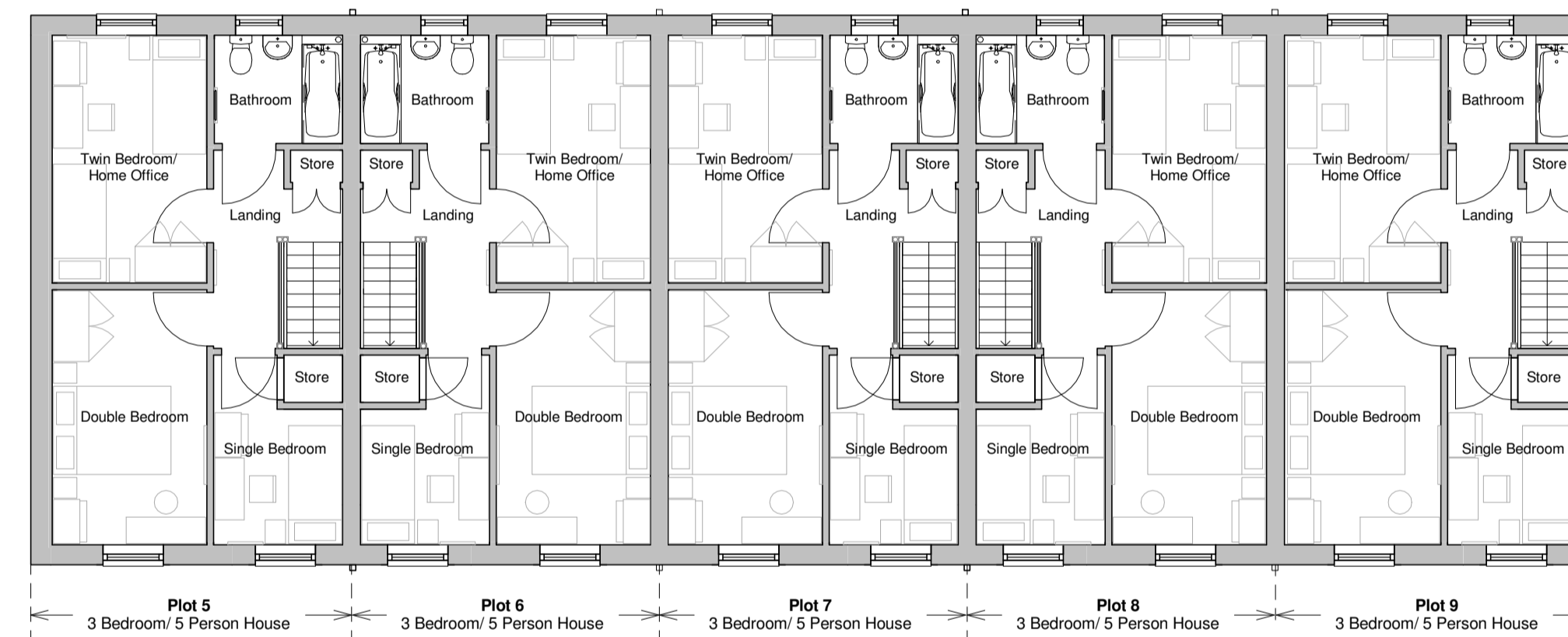


Ground Floor Plan
1 : 100

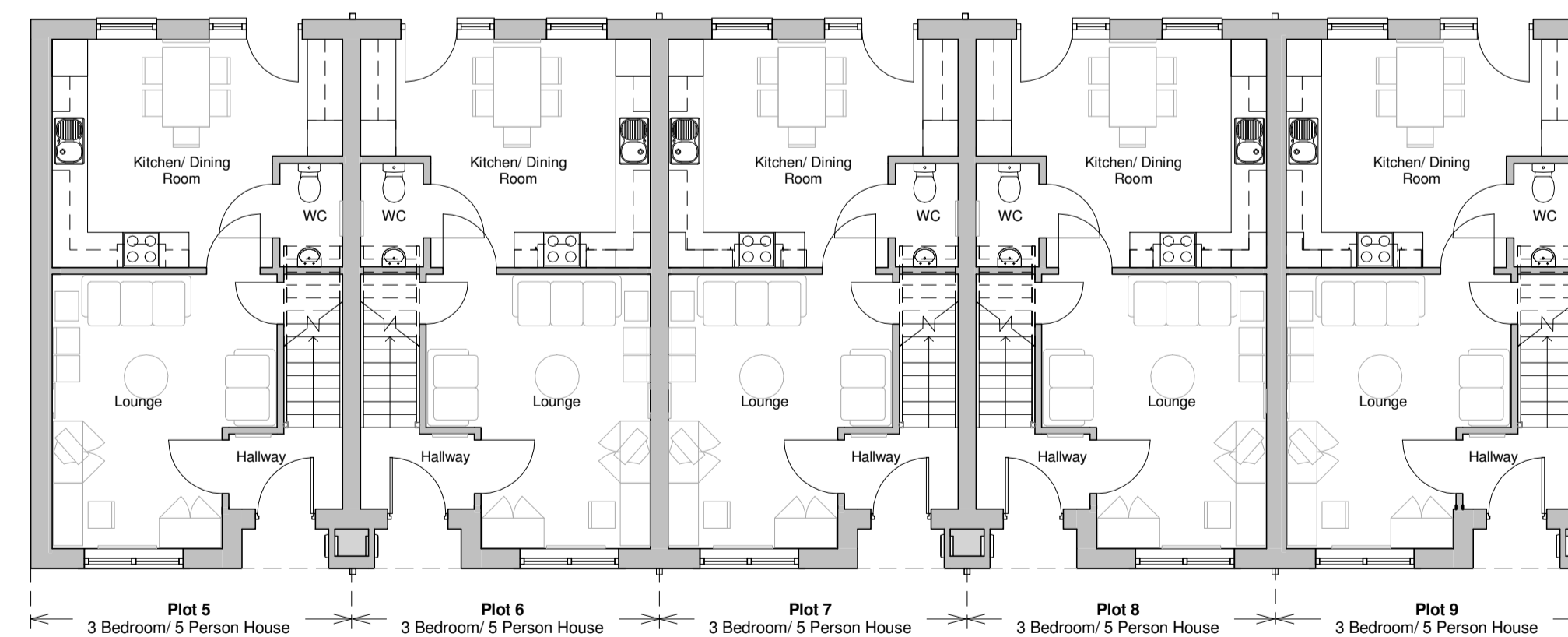
Plots 5 to 9 Plans



Roof Plan
1 : 100



First Floor Plan
1 : 100



Ground Floor Plan
1 : 100

Rev	Description	By	Date

Client
St. Vincent's Housing Association

Job
Elton Square, Bolton Road, Bury

Drawing
Floor Plans

<input type="checkbox"/> Feasibility	Scale	1 : 100	@ A1
<input checked="" type="checkbox"/> Design	Model	EMc	
<input type="checkbox"/> Tender	Sheet	EMc	
<input type="checkbox"/> Contract	Checked		
<input type="checkbox"/> Construction	Issue Date	15/11/11	Rev
<input type="checkbox"/> As Built	Drg. No.	P3218 - 003	

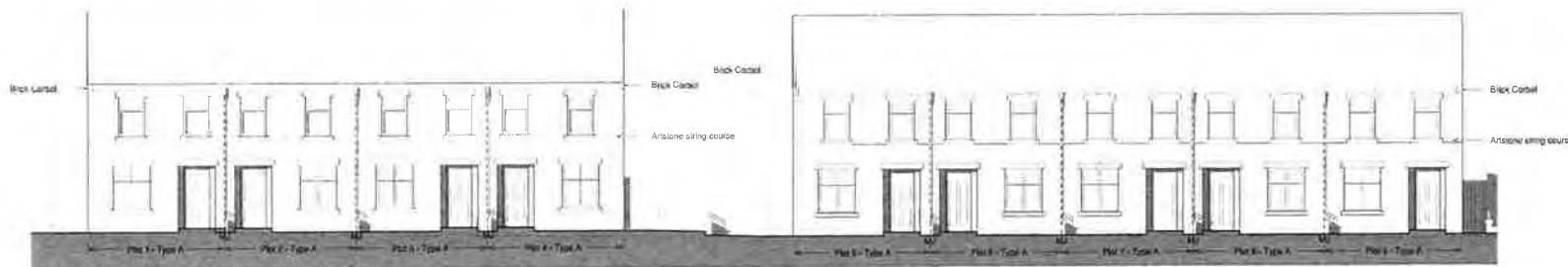
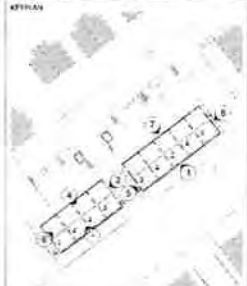


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E architects@pozzoni.co.uk

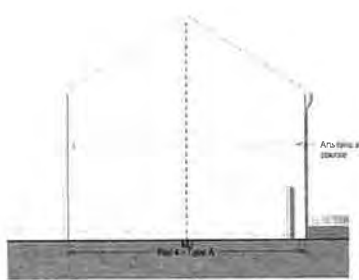
2 Woodville Road
Atrincham
WA14 2FH

NO BS
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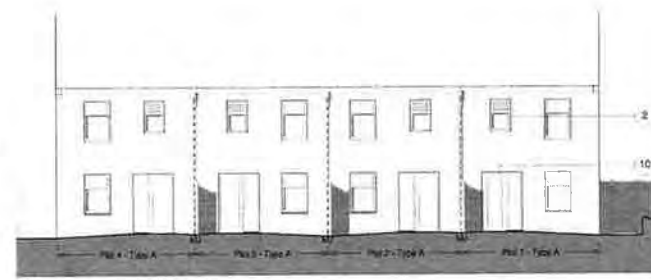
SCALE BAR - TO BE USED ONLY AS GUIDANCE



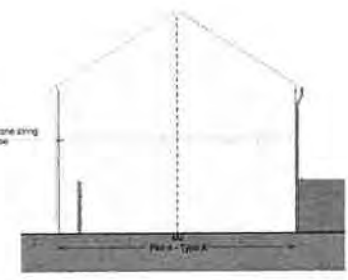
3 Front Elevation plots 5 to 9
1/100



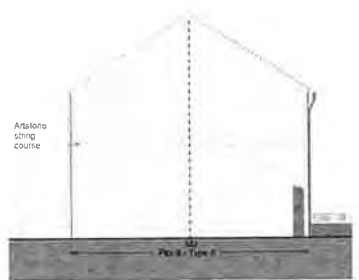
6 Side Elevation Plot 1
1/100



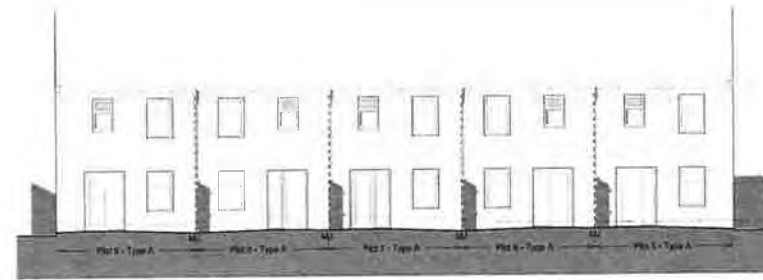
4 Rear Elevation Plots 1 to 4
1/100



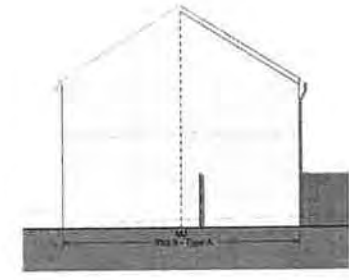
2 Side Elevation Plot 4
1/100



5 Side Elevation Plot 5
1/100



7 Rear Elevation Plots 5 to 9
1/100



8 Side Elevation Plot 9
1/100

Materials Key

- 1 Facing Brickwork - Red multi.
- 2 Windows - Secured by Design compliant U-PVC. White frames and glazing to BS EN 356 2000 Rating P2A.
- 3 Windows - Secured by Design compliant U-PVC White frames and secure glazing to BS EN 356 2000 Rating P2A.
- 4 Doors - Secured by Design PAS 24 compliant composite door and glazing with integral fan light: colour to be confirmed.
- 5 Rainwater Goods - U-PVC Black
- 6 Facades - To be agreed
- 7 Roof tile - To be agreed
8. Spung back arch constructed in smooth red chipmud brick eccentically cut into individual voussoirs to suit the arch required.
9. Bull wall cast airstone with projecting end joggle 225mm deep at the head 150mm deep at the sill
10. Doors & combination frame secured by design PAS24 compliant with glazing to BS EN 356 2000 rating P2A
11. External light to be provided to front porch.

A. Permitted to build. This will require being secured against fire & light risks.	35/04/14
By	Date

Client
St. Vincent's Housing Association

Address
Elton Square, Bolton Road, Bury

Elevations

<input type="checkbox"/> Feasibility	Scale	As indicated	01
<input type="checkbox"/> Design	Model	EMC	
<input type="checkbox"/> Tender	Draw	EMC	
<input type="checkbox"/> Contract	Checked		
<input type="checkbox"/> Construction	Issue Date	16/11/11	Rev
<input type="checkbox"/> As built	Orig. No.	P3218 - 004	A



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1 Bolton Road Street Elevation
1/200