

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>16 October 2012</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### **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:** Bury West - Elton **App No.** 55312  
**Location:** Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG  
**Proposal:** Residential development comprising of 111 dwellings, access and associated works  
**Recommendation:** Minded to Approve **Site Visit:** N
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- 02 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
- 
- 03 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 55406  
**Location:** Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ  
**Proposal:** Erection of three bay junior golf practice area  
**Recommendation:** Approve with Conditions **Site Visit:** N
- 
- 04 Area Board-Ward:** Prestwich - St Mary's **App No.** 55533  
**Location:** Marks and Spencer PLC, 492 Bury New Road, Prestwich, Manchester, M25 7AN  
**Proposal:** Temporary siting of 1 no. chilled storage container over the peak christmas period for a period of 3 years (1st December to 31st January each year).  
**Recommendation:** Approve with Conditions **Site Visit:** N
- 
- 05 Area Board-Ward:** Prestwich - Sedgley **App No.** 55548  
**Location:** 56 Bury New Road, Prestwich, Manchester, M25 0JU  
**Proposal:** Change of use from solicitors office (Class A2) to hot food takeaway (Class A5); Installation of extraction flue at rear  
**Recommendation:** Approve with Conditions **Site Visit:** N
- 
- 06 Area Board-Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 55561  
**Location:** 3 Copper Lane, Whitefield, Manchester, M45 7TP  
**Proposal:** Demolition of existing bungalow and erection of replacement detached dwelling house.  
**Recommendation:** Approve with Conditions **Site Visit:** N
-

**07**      **Area Board-Ward:** North Manor      **App No.** 55621

**Location:**                  86 Bolton Road, Hawkshaw, Bury, BL8 4JA

**Proposal:**                  Demolition of existing dwelling and erection of 1 no. dwelling  
(resubmisison)

**Recommendation:** Approve with Conditions      **Site Visit:** N

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**Ward:** Bury West - Elton

Item 01

**Applicant:** Persimmon Homes North West

**Location:** Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG

**Proposal:** Residential development comprising of 111 dwellings, access and associated works

**Application Ref:** 55312/Full

**Target Date:** 02/11/2012

**Recommendation:** Minded to Approve

**It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1; a one-off payment to compensate for loss of employment land in accordance with Policy EC2/2 of the adopted Unitary Development Plan and SPD14 and the provision of 28 affordable units in accordance with Policy H4/1 of the adopted Unitary Development Plan and SPD5. 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 was formerly occupied by Elton Cop Dye Works, which has been demolished. The site measures 2.3 hectares and contains a tarmac road. There are a number of trees along the boundary with Walshaw Road, which are protected by a Tree Preservation Order. The site is bounded by 2.4 metre high screen hoarding and mesh.

The site is predominantly bounded by other industrial and commercial uses to the north, east and west with Guardian Angels Primary School to the south. There is a small amount of residential development adjacent to the site and this is formed by the extremity of a housing estate to the south-west of the site and rows of terraced housing along Walshaw Road and Pilling Street.

The proposed development involves the erection of 111 dwellings. The proposed dwellings would be 2 and 2 and a half storeys in height and would be constructed from brick and tile. The access for the majority of the dwellings would be taken from Walshaw Road with 6 dwellings being served from Leigh Lane.

#### **Relevant Planning History**

40770 - Outline - residential development 95 dwellings at Former Elton Cop Dyeworks, Walshaw Road, Bury. Withdrawn - 28 July 2003

42312 - Mixed employment (Class B1) and residential development at Former Elton Cop Dyeworks, Walshaw Road, Bury. Approved with conditions - 9 June 2004

44835 - Mixed use development (Class B1) employment and residential development - 84 houses at Former Elton Cop Dyeworks, Walshaw Road, Bury. Withdrawn - 7 September 2005

46286 - Reserved matters application for mixed use development (Class B1 - business) and residential development of 84 dwellings at Former Elton Cop Dyeworks, Walshaw Road, Bury. Approved with conditions - 29 August 2006

48166 - Reserved matters application for erection of 79 dwellings and associated infrastructure comprising Class B1 office development (resubmission of 46286) at Former Elton Cop Dyeworks, Walshaw Road, Bury. Approved with conditions - 7 September 2007

## **Publicity**

198 neighbouring properties were notified by means of a letter on 6 August and a press notice was published in the Bury Times on 16 August. Site notices were posted on 14 August 2012.

4 letters of support have been received from the occupiers of 13 Pilling Street, 5 Portinscale Close, 34 Moreton Drive, 21 Hawstone Close, which has raised the following issues:

- It would be nice if the adjacent streets (Redford Street and Pilling Street) could be landscaped to tie in with the new development.
- The site is currently a mess and pleased it is being developed.
- Welcome the development and would like to see a streetlamp placed on footpath between Guardian Angels school and Moreton Drive.

A petition has been received with 12 signatures, which has raised the following issues:

- Existing residents have problems with car parking due to the new access to Guardian Angels RC Primary School.
- The Council stated that the main access to the school would be from Leigh Lane.
- The new access is dangerous with no yellow markings or turning facilities.
- The developer should provide a safe parking and drop off zone for parents on Leigh Lane.

7 letters of comments have been received from the occupiers of 35, 51 David Street, G Mortimer Crane Hire, Camp Street, 7, 17 Portinscale Close, Elton Fold Mens Working Club, Leigh Lane, 4 Wigglesworth Close which has raised the following issues:

- Query whether the amount of parking is correct. Any parking on surrounding roads and streets would cause problems.
- The field across from the site is regularly used for sports and where would these people park?
- There should be more than one exit from the proposed estate
- Would object if the land between Moreton Drive and Leigh Lane would be opened up to make a new throughroute.
- No objections to the redevelopment of the site but seek assurances that the boundary fence would be replaced if damaged.
- There is a feeder pipe for a reservoir located within the site.

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

## **Consultations**

**Traffic Section** - No objections in principle. Further comments to be reported following analysis of revised plan.

**Drainage Section** - Comments awaited.

**Environmental Health - Contaminated Land** - No objections, subject to standard conditions relating to contaminated land remediation and an informative relating to Japanese Knotweed removal.

**Environmental Health - Pollution Control** - Comments awaited.

**Wildlife Officer** - Require a bat survey prior to determination.

**Public Rights of Way Officer** - Comments awaited.

**Bury West Township Forum** - Comments awaited.

**Waste Management** - No objections.

**Environment Agency** - Assessing additional information. Further comments awaited.

**Design for security** - Comments awaited.

**United Utilities** - No objections, providing there is an access strip width of 6 metres, 10 metres either side of centre line of sewer

**Electricity North West Ltd** - No objections.

**GM Fire Service** - No objections.

## **Unitary Development Plan and Policies**

EC2/2	Employment Land and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/6	Public Art
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
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
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD4	DC Policy Guidance Note 4: Percent for Art
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises

### **Issues and Analysis**

**Background** - The site benefits from an outline and reserved matters consent for a mixed use development of B1 office space and 79 residential dwellings. A material start was made on the development and the planning permissions are extant.

**Principle (Employment)** - Policy EC2/2 states that the Council will seek the retention of existing employment land and premises outside an EGA except where it can be clearly demonstrated that it is no longer suited in land use terms to continued employment use. In these circumstances consideration will be given to alternative development, providing it would not conflict with the character of the surrounding area and other policies of the Plan.

SPD14 sets out the Council's approach towards proposals to redevelop employment land and premises for higher value uses, such as residential. In basic terms, the SPD follows a sequential approach whereby the Council's starting point is to safeguard employment sites that are considered suitable, in land use terms, for continued employment use.

The site was assessed as part of the Employment Land Review and was found to be suitable in land use terms for continued employment use. SPD14 states that if the applicant were able to demonstrate that the retention of the site was no longer viable in financial and market terms, the applicant should provide a compensatory payment for the economic harm arising from the loss of the site to a higher value use (e.g. housing). The applicant has agreed to make a compensatory payment of £288,600.00 to compensate for the economic harm, which can be used to unlock other constrained employment sites. Therefore, the proposed development would be acceptable in principle, subject to the commuted sum and would be in accordance with Policy EC2/2 of the Bury Unitary Development Plan and SPD14.

**Principle (Housing)** - 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 a predominantly residential area and as such, would not conflict with the surrounding land uses. The site was a former dye works and would be previously developed land. Given that there is an extant planning permission for residential development on part of the site, it is considered that the proposed development would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

**Affordable Housing** - The Planning Statement indicates that 28 properties would be affordable, which equates to 25% of the total number of dwellings. The proposed affordable units include a mix of 2 and 3 bed dwellings and would be located throughout the site. The provision of the affordable units would be secured through a Section 106 agreement. Therefore, the proposed development would be in accordance with Policy H4/1 of the Bury Unitary Development Plan and SPD 5.

**Design and layout** - The proposed dwellings would be two storeys or two storeys with room in the roofspace and would be a mix of detached, semi detached and terraced properties. The proposed dwellings would be in proportion in terms of the size and scale and would include various details, such as porches, headers and cills to add visual interest to the elevations. The proposed dwellings would be constructed from brick with a tile roof, which would match the existing surrounding properties. It is considered that the proposed development would add visual interest in the streetscene and would be in accordance with Policies 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. Therefore, the proposed development would be in accordance with Policies EN1/2 and EN1/5 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 20 metres between the proposed dwellings and the existing dwellings on Redford Street. The relationships between the proposed dwellings in the site would on the whole comply with the aspect standards contained in SPD6. There are some instances where the distance would be between 0.2 and 1 metre below the aspect standards within SPD6. As any buyers of these properties would be aware of the relationships when purchasing the dwelling, it is considered that on balance, the proposed layout would be acceptable in this instance. Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

**Ecology** - As the site has 'greened over' since the buildings were demolished, an ecological assessment was provided as part of the application. The ecological assessment recommends that there is a need to build-in biodiversity mitigation within the landscaping plan to compensate for the loss of the current biodiversity value on the site. The Wildlife Officer has no objections to the proposal, subject to the inclusion of the following conditions relating to Japanese Knotweed, Himalayan Balsam, bird nesting, and the provision of a landscaping plan. Therefore, the proposed development would not cause harm to ecological features and would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan.

A bat survey is required prior to determination and this is currently being undertaken and will be submitted shortly. This will be reported in the supplementary report.

**Flood risk** - A flood risk assessment was submitted as part of the application and included assessment of the risk in relation to surface water drainage and the nearby brook. The Environment Agency have requested additional information in relation to calculations for surface water drainage, the drainage system to Walshaw brook and the culverted watercourse. The additional information has been received and is currently being assessed by the Environment Agency and further comments will be reported in the Supplementary report.

**Highways issues** - The proposed development would use the existing access onto Walshaw Road, with the exception of 6 units, which would be accessed from Leigh Lane. There would be acceptable levels of visibility at the access and at the junctions within the site. Bollards would be provided to prevent access between Redford Street and the site. A revised plan has been received with amendments to the access and parking and the Traffic Section are assessing this. The Traffic Section has no objections in principle to the proposal and will comment further in the supplementary report.

**Parking** - SPD11 states maximum number of parking spaces is 3 spaces per 4 bed dwelling, 2 spaces per 3 bed dwelling and 1.5 spaces per 2 bed dwelling. This equates to a maximum of 234 spaces.

The proposed development would provide 217 parking spaces, which would provide at least 1 space per dwelling. The site is located on a main bus route and there would be space for on-street parking within the site. Therefore, it is considered that the parking provision would be acceptable in this instance and the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

#### **Planning obligations**

- A payment for recreation provision would be required of £347,394.06 in accordance with Policy RT2/2 and SPD1.
- 28 of the proposed dwellings would be affordable units.
- A employment payment of £288,600.00 would be required in accordance with Policy EC2/2 and SPD14.
- Public art to the value of £27,000 would be provided on site.
- With the exception of the public art, which would be secured by a condition, the remainder of the planning obligations would be secured through a Section 106

agreement.

### **Response to objectors**

- The landscaping works must be proportionate to the proposed development and as such, the landscaping of Redford Street and Pilling Street by the applicant would not be appropriate in this instance
- The location and provision of streetlighting would be secured through a condition.
- The issues relating to parking provision and access are addressed within the report above.

### **Summary of reasons for Recommendation**

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

The proposed development would be acceptable in principle and would not be a prominent feature within the streetscene. The proposed development would not have an adverse impact upon features of ecological value nor would it be detrimental to highway safety. The proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

There are no other material considerations that outweigh this finding.

**Recommendation:** Minded to Approve

### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered LP\_WRB\_01 Rev A, WRB/001 Rev K 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 validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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. 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.

8. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. To ensure that the site is free from Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape

9. 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.

10. 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, to the written satisfaction of the Local Planning Authority 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.

11. 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.

12. The development hereby approved shall include an element of public art that would be sufficient to be in accordance with Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art.

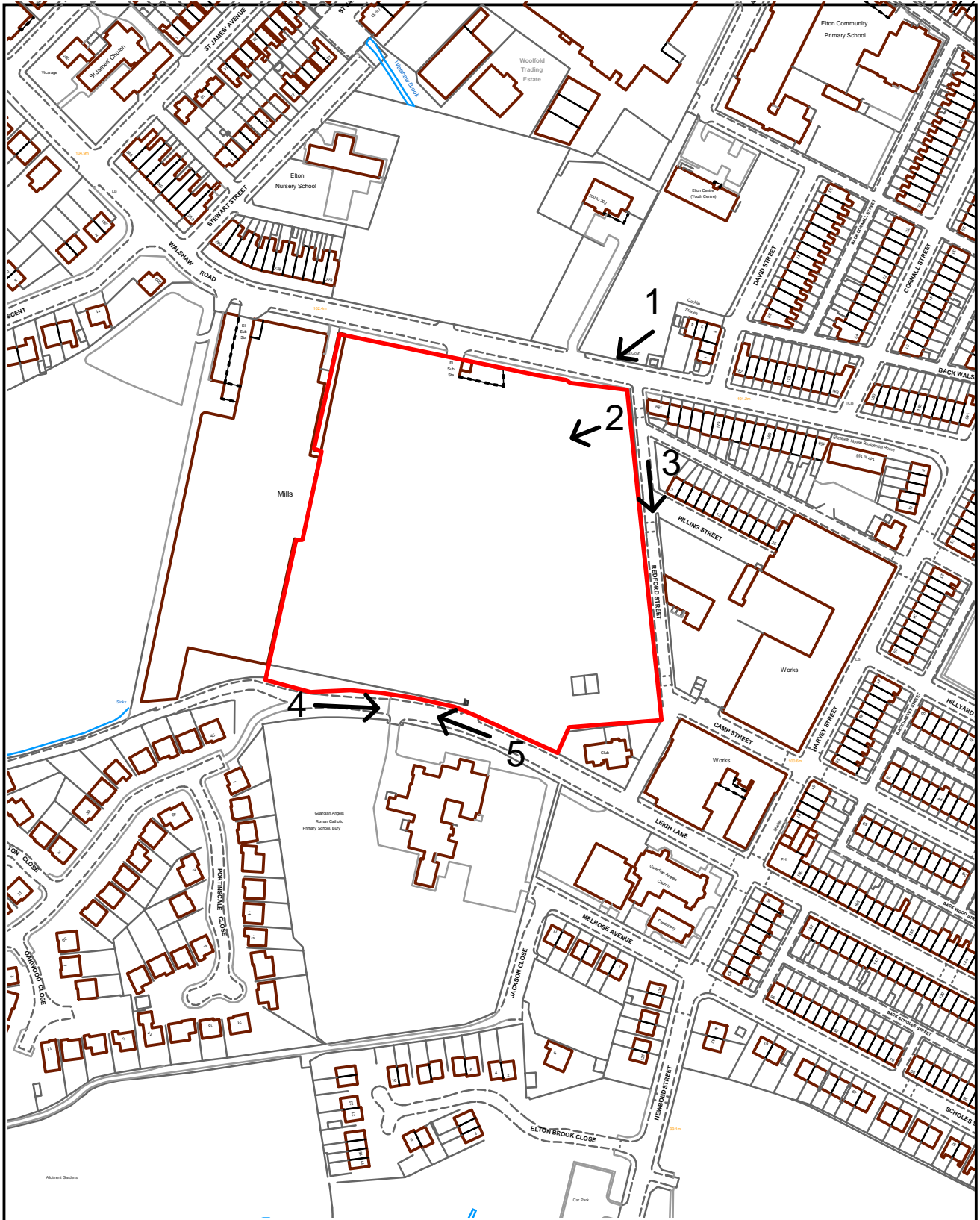
Reason - To ensure that the development would contribute to satisfying the need for public art pursuant Bury Unitary Development Plan Policy EN1/6 - Public Art and the associated Development Control Policy Guidance Note 4 Per Cent for Public Art.

13. 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 to plots 20, 21 and 37 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.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55312**

**ADDRESS: Former Elton Cop Dye Works  
Walshaw Road  
Bury**

**E D S**



**1:2500**

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

55312

Photo 1



Photo 2



55312

Photo 3



Photo 4

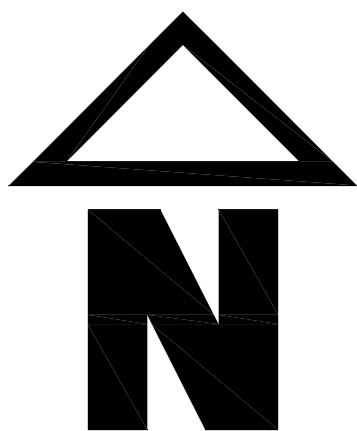


55312

Photo 5







HOUSE TYPE MIX				
Housetype	Description	SQFT	Number Of Units	%
Moulton	2 Storey 2 Bed	611 SQFT	9	8
Hanbury	2 Storey 3 Bed	761 SQFT	25	23
Rufford Semi	2 Storey 3 Bed	870 SQFT	4	4
Rufford Detached	2 Storey 3 Bed	870 SQFT	19	17
Souter	2.5 Storey 3 Bed	932 SQFT	30	27
Hatfield	2 Storey 3 Bed	969 SQFT	8	7
Crathorne	2 Storey 4 Bed	1154 SQFT	8	7
Lumley	2.5 Storey 4 Bed	1220 SQFT	8	7
<b>TOTAL</b>		<b>99238 SQFT</b>	<b>111</b>	
Gross Site Area:		6.04 Acres	2.44 Hectares	
Undevelopable:				
POS		0 Acres	- Hectares	
Undev		0.31 Acres		
<b>Nett Site Area:</b>		<b>5.73 Acres</b>	<b>2.32 Hectares</b>	
Gross Density:		18.38 Units/Acre	45.41 Units/Hectare	
<b>Nett Density:</b>		<b>19.37 Units/Acre</b>	<b>47.87 Units/Hectare</b>	
Gross Footage:		16430.13 SQFT/Acre	3771.80 SQM/Hectare	

- \* AFFORDABLE UNITS
- 6.0M SW DRAINAGE EASEMENT
- INDICATIVE BUFFER PLANTING
- DECORATIVE RAILING - DETAIL TBC
- VEHICLE BOLLARD - DETAIL TBC
- 100.30 FINISHED FLOOR LEVELS

DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS MUST BE VERIFIED AT THE SITE BEFORE SETTING OUT.  
COMMENCING WORK OR MAKING ANY SHOP DRAWINGS.

REV	DESCRIPTION	DATE
A	Housetype mix amended	02/03/2012
B	Layout amended as per comments from land tech meeting	05/03/2012
C	Rear parking added to plots fronting Walshaw Road	27/03/2012
D	Public Open Space removed	12/04/2012
E	Swale amended to Souter	12/06/2012
F	Various parking spaces updated	25/06/2012
G	FFLs added	27/06/2012
H	Site boundary to Leigh Lane corrected	02/08/2012
J	Amendments to LPA Highway Department comments	02/08/2012
K	Further amendments made as per comments from Highways dept	26/09/2012

**PERSIMMON**  
Persimmon Homes (North West)  
30-34 Crofts Bank Road  
Urmston  
Manchester  
M41 0UH  
Tel: 0161 746 3737 Fax: 0161 748 3272

SITE  
**WALSHAW ROAD**

BURY

TITLE  
**PLANNING LAYOUT**

SCALE  
**1:500**

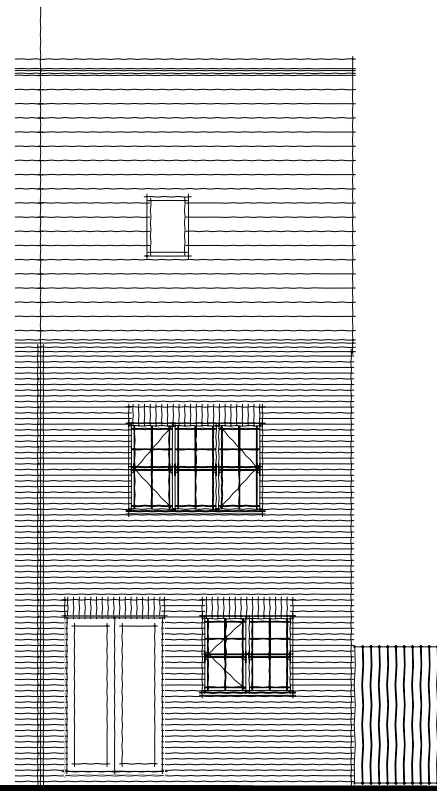
DATE  
**FEB 2012**

NUMBER  
**WRB/001**

REVISION  
**K**



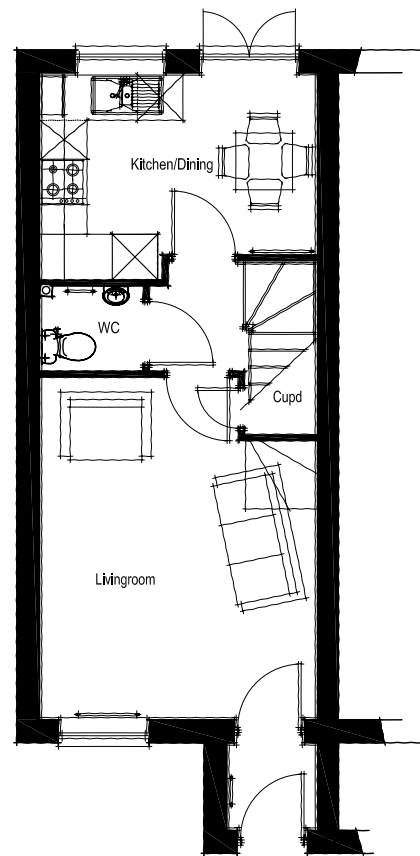
**FRONT ELEVATION**



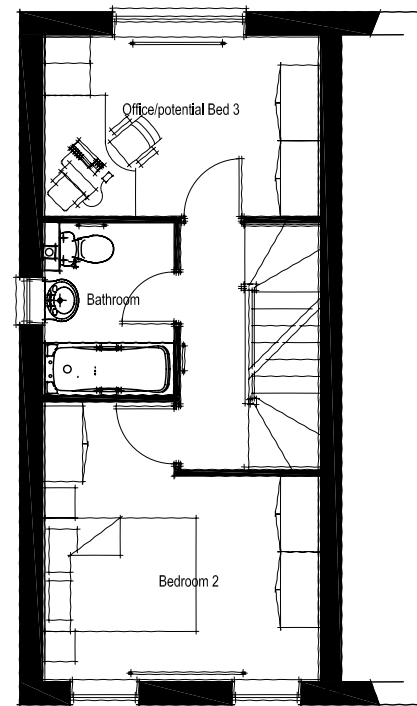
**REAR ELEVATION**



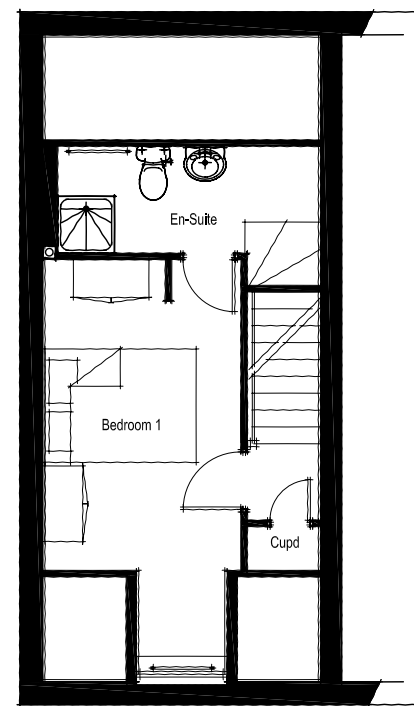
**SIDE ELEVATION**



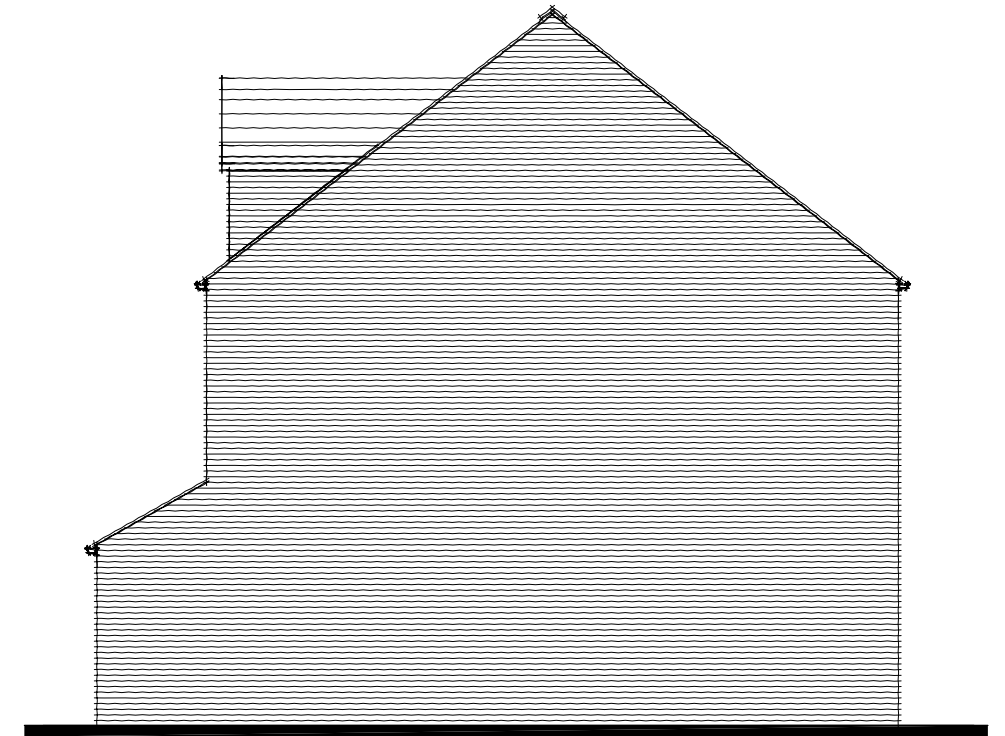
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**




**SECOND FLOOR PLAN**



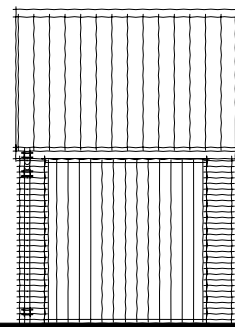
**SIDE ELEVATION**

**3 Bed Detached (932 sq.ft)**

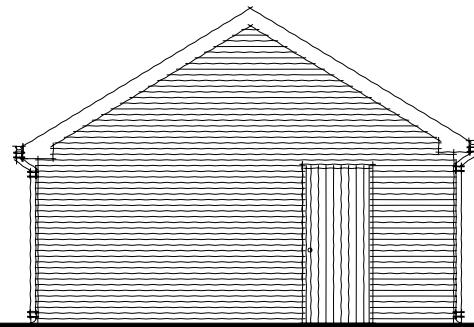
  
**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 tel: 0161 746 3737  
 fax: 0161 748 3272

HOUSE TYPE **Souter House Type**

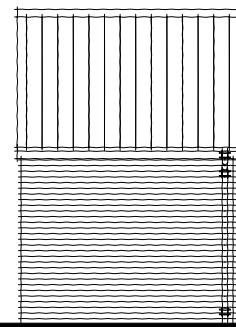
SCALE **1:100 @ A3** DATE **May 2012**



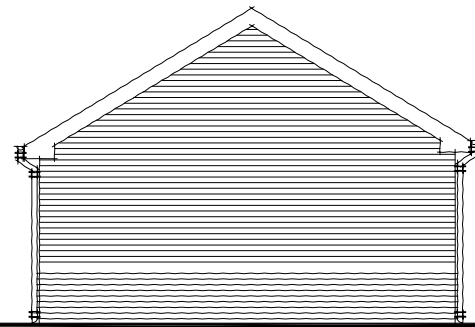
**FRONT ELEVATION  
SINGLE GARAGE**



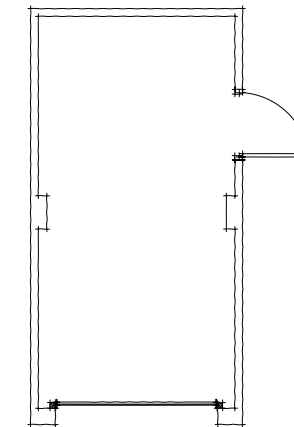
**SIDE ELEVATION**



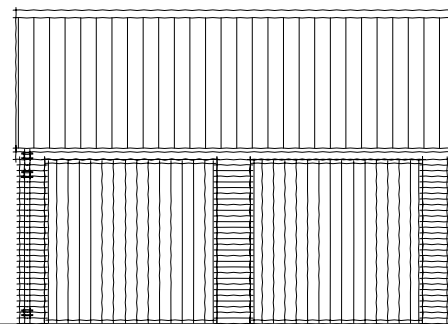
**REAR ELEVATION**



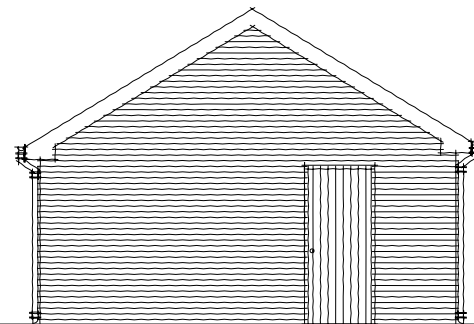
**SIDE ELEVATION**



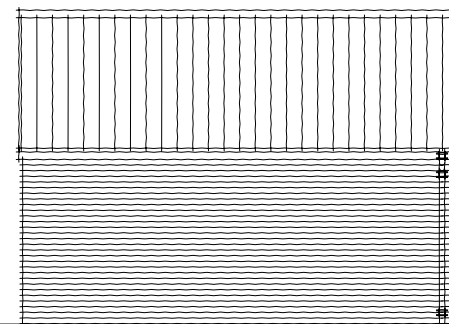
**PLAN**



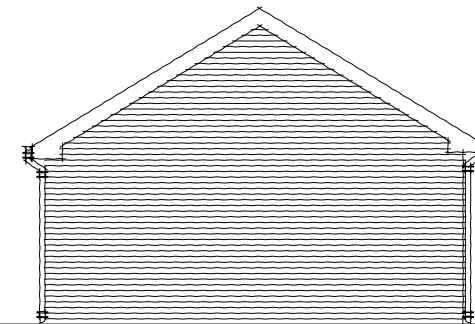
**FRONT ELEVATION  
DOUBLE GARAGE**



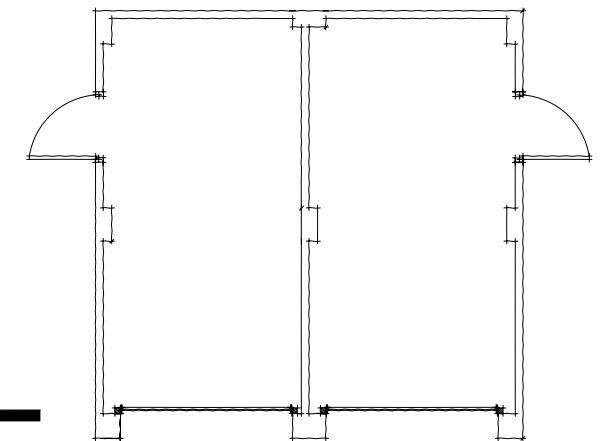
**SIDE ELEVATION**



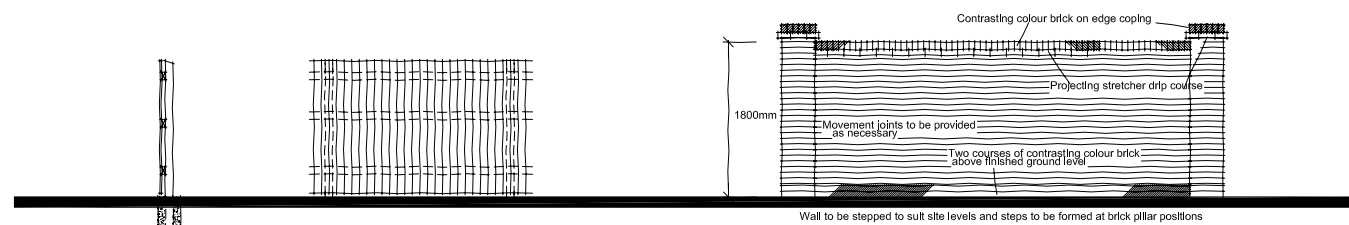
**REAR ELEVATION**



**SIDE ELEVATION**



**PLAN**



**SECTION ELEVATION  
1.8m TIMBER SCREEN FENCE**

**ELEVATION  
1.8m BRICK WALL**

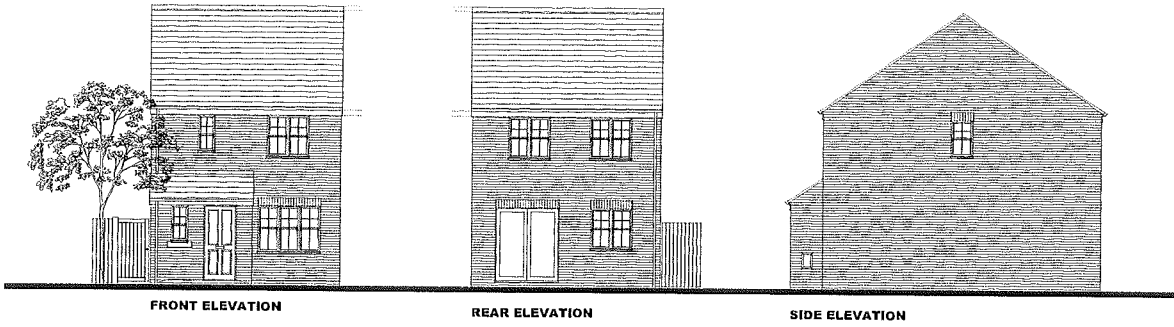


**SECTION ELEVATION  
0.9m POST & RAIL FENCE**

  
**PERSIMMON**  
30-34 Crofts Bank Road  
Urmston  
Manchester  
M41 0UH  
tel: 0161 746 3737  
fax: 0161 748 3272

HOUSE TYPE  
**Garage , Fence & Wall  
Details**

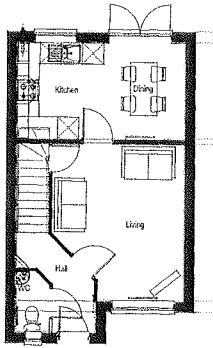
SCALE: 1:100 @ A3      DATE: Apr 2012



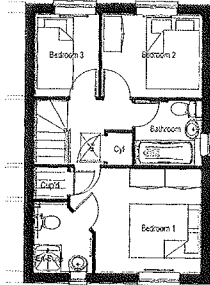
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN

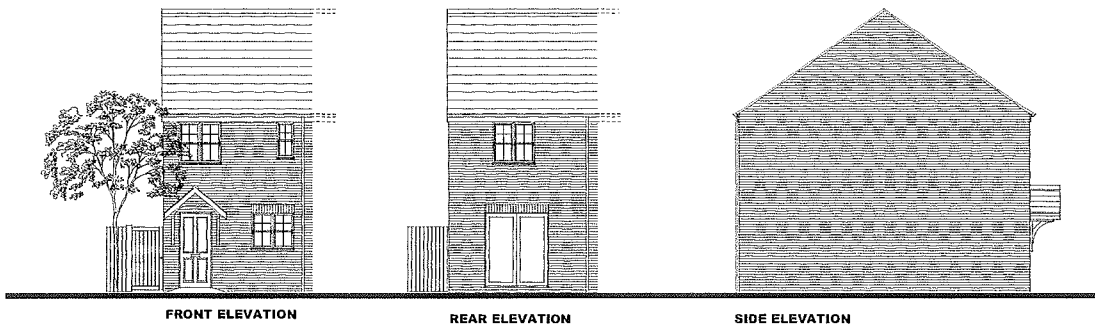


FIRST FLOOR PLAN

**3 Bed Semi Detached/Mews (761 sq.ft)**

**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 tel: 0161 746 3737  
 fax: 0161 748 3272

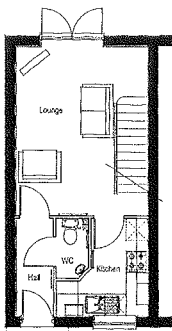
HOUSE TYPE: **Hanbury House Type**  
 SCALE: 1:100 @ A3 DATE: Apr 2012



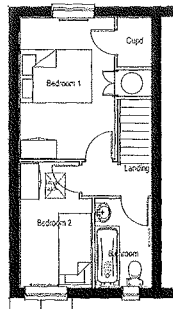
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION



GROUND FLOOR PLAN

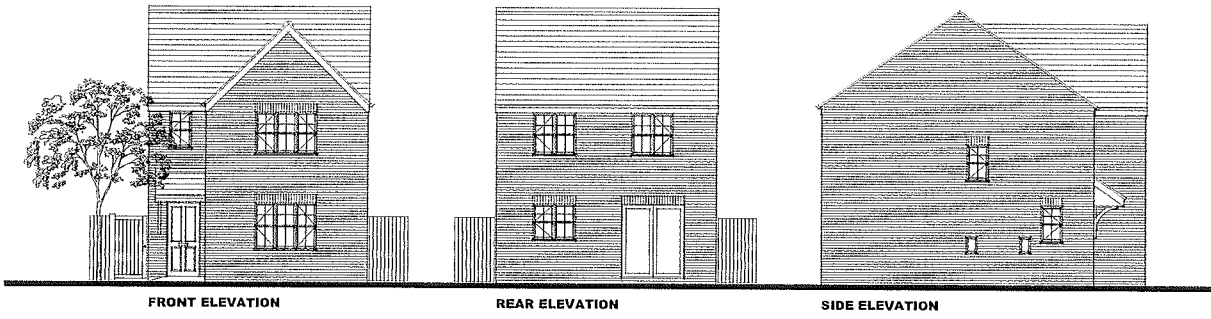


FIRST FLOOR PLAN

**2 Bed Semi Detached/Mews (612 sq.ft)**

**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 tel: 0161 746 3737  
 fax: 0161 748 3272

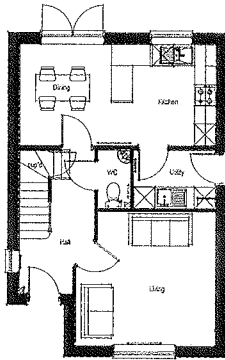
HOUSE TYPE: **Moulton House Type**  
 SCALE: 1:100 @ A3 DATE: Apr 2012



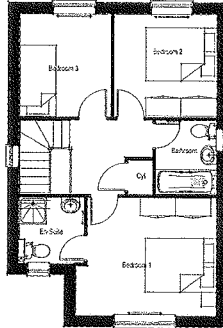
FRONT ELEVATION

REAR ELEVATION

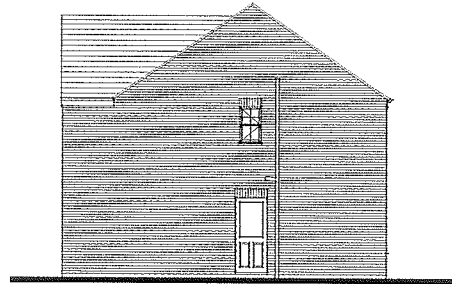
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

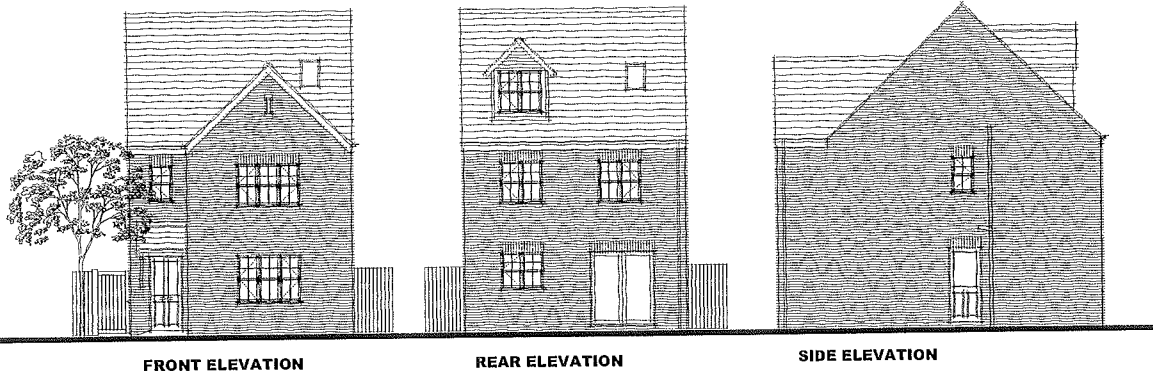


SIDE ELEVATION

**3 Bed Detached (969 sq.ft)**

**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 Tel: 0161 746 3737  
 Fax: 0161 746 3272

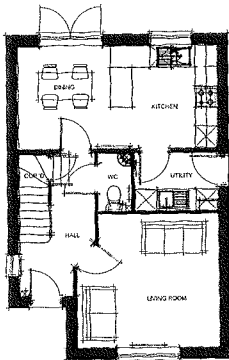
HOUSE TYPE: Hatfield House Type  
 SCALE: 1:100 @ A3 DATE: May 2012



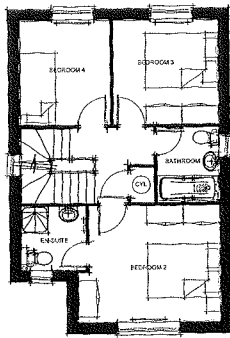
FRONT ELEVATION

REAR ELEVATION

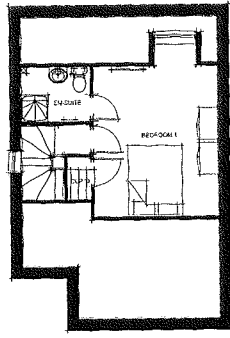
SIDE ELEVATION



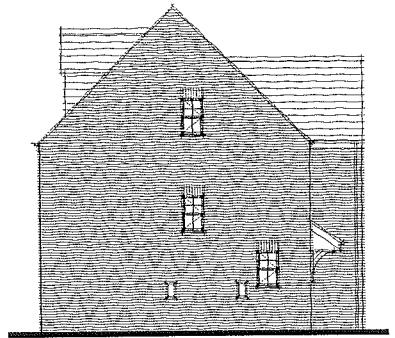
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECONDFLOOR PLAN



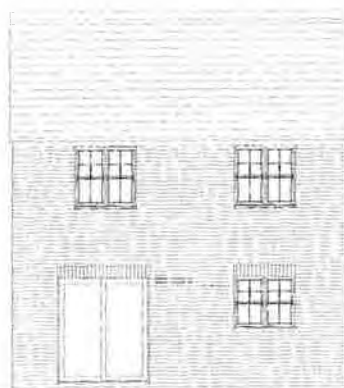
SIDE ELEVATION

**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 Tel: 0161 746 3737  
 Fax: 0161 746 3272

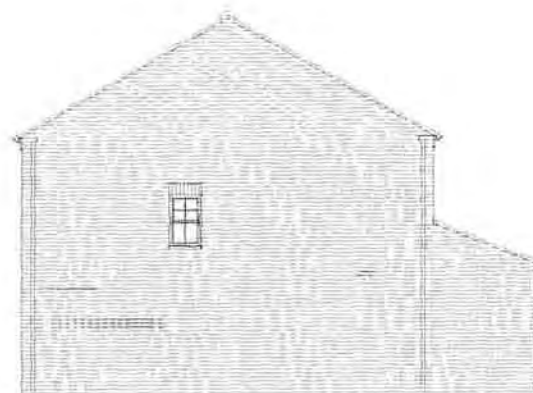
HOUSE TYPE: Lumley House Type  
 SCALE: 1:100 @ A3 DATE: Apr 2012



**FRONT ELEVATION**



**REAR ELEVATION**



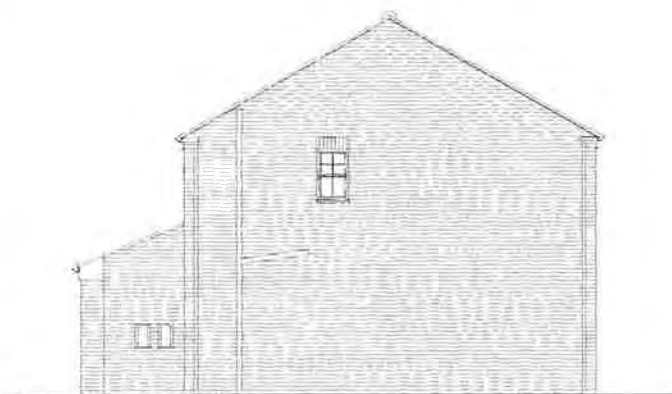
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SIDE ELEVATION**

**3 Bed Detached (870 sq.ft)**

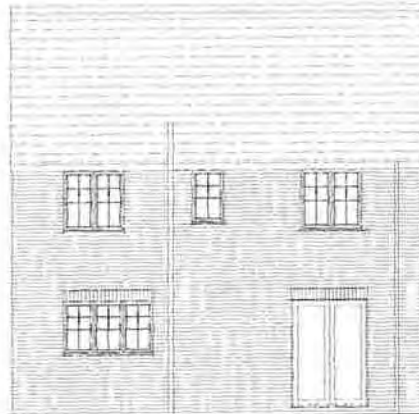
  
**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 tel: 0161 746 3737  
 fax: 0161 748 3272

HOUSE TYPE: **Rufford House Type**

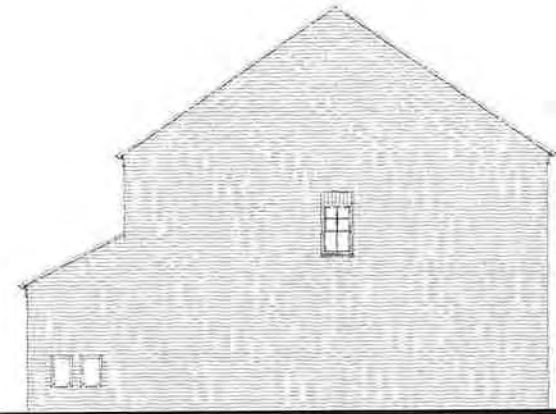
SCALE: **1:100 @ A3** DATE: **Apr 2012**



**FRONT ELEVATION**



**REAR ELEVATION**



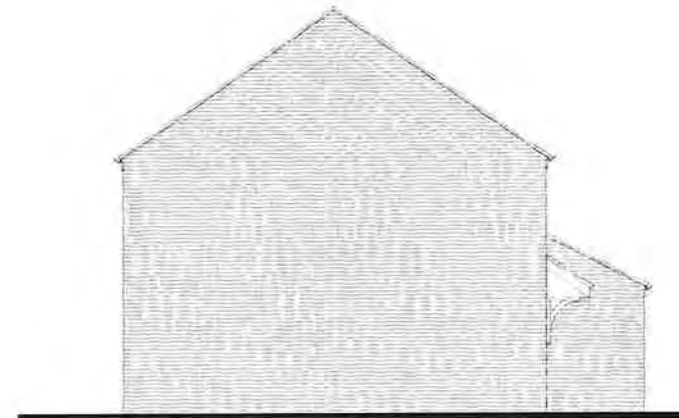
**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SIDE ELEVATION**

**4 Bed Detached (1154 sq.ft)**

  
**PERSIMMON**  
 30-34 Crofts Bank Road  
 Urmston  
 Manchester  
 M41 0UH  
 tel: 0161 746 3737  
 fax: 0161 748 3272

HOUSE TYPE  
**Crathorne House Type**

SCALE: 1:100 @ A3      DATE: Apr 2012

**Ward:** North Manor

Item 02

**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 on and set at right angles 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 neighbouring properties were notified by means of a letter on 4 September relating to revised plans and on 25 September relating to the tree survey. 1 letter has been received from the occupier of 514 Holcombe Road, which has raised the following issues:

- There is no information within the report to state how or when the trees would be replaced.
- What impact would the proposed dwelling have on the trees during construction?
- What protection measures would be put in place?
- 5 trees are to be removed and where will these be replaced? The outline application included a condition requiring the trees to be removed were replaced? There are no details within the application with regard to replacement trees.

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. As such, the principle is acceptable.

**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, which is a bungalow. 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 and would be permeable. 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 to Holcombe Road, to ensure that there would be 20 metres between the proposed dwelling and the rear elevation of No. 6 Hillstone Close. The relocation of the proposed dwelling would not impact upon the access or parking at the front of the proposed dwelling. 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.

An arboricultural survey has been submitted as part of the application. T20 and T21 are located to the north of the existing dwelling and are recommended for removal due to their condition along with T7 and T8, which are immediately to the south of the existing building. There are a further 3 trees, which would need to be removed to facilitate the development. While one of the trees is of good quality, it is not native to the UK or Europe and there would be no objections to the removal of the 3 trees, subject to replacement planting of 3 trees, which would be secured by a condition. The remainder of the trees along the northern and western boundary would be retained. Measures to protect the remaining trees during construction was secured by condition 6 on the outline planning consent (53484). Therefore, the proposed development, subject to conditional control would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

**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, subject to the inclusion of conditions relating to visibility splays and turning facilities. 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, when the policy was introduced.

#### **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 issues of the removal of trees and the replanting of trees has been addressed within the main report.

The impact during construction is temporary and is subject to the Environment Protection Act. As such, it 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. The proposal would comply with UDP Policies and 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. Pursuant to Condition 7 of outline consent ref 53484, a landscaping scheme, including details of the size and species of the 3 replacement trees, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The approved details 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.

8. No development, other than the removal of the boundary wall abutting Holcombe Road, shall be commenced unless and until full details of the provision of adequate visibility splays at the junction of the proposed access with Holcombe Road and the widening/improvement of the footway from the porch to be retained and the northerly site boundary have been agreed on site and submitted in writing to the Local Planning Authority. The details subsequently approved shall implemented to the written satisfaction of the Local Planning Authority before the proposed access and garage is brought into use and the visibility splays shall subsequently be maintained free of obstruction above the height of 0.6m.

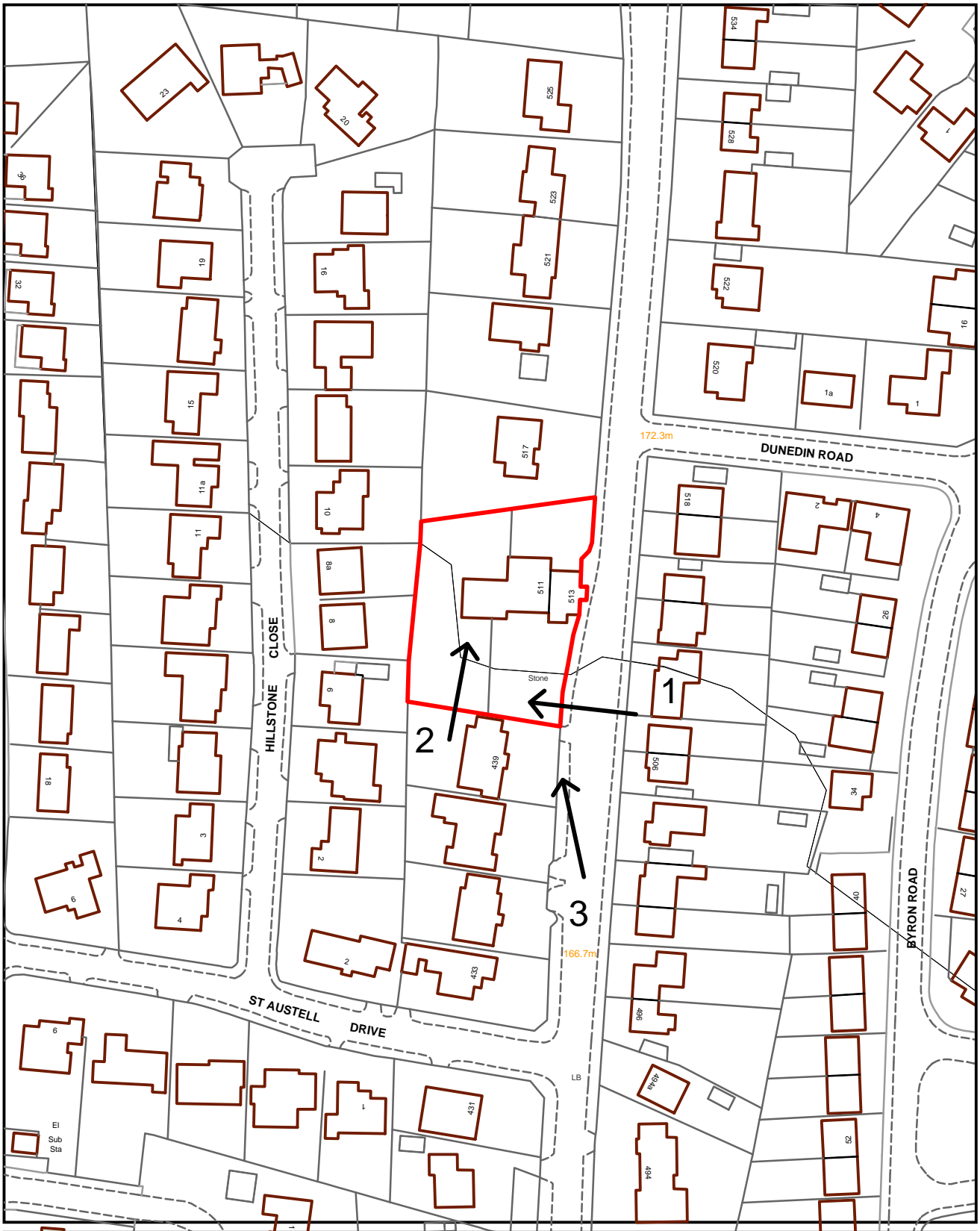
Reason. \to ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety and to ensure adequate pedestrian facilities adjacent to the site pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

9. The turning facilities for the new and existing dwellings indicated on the approved plans shall be provided before the new dwelling is first occupied and the proposed access and garage is brought into use and the areas used for manoeuvring shall subsequently be maintained free of obstruction at all times.

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

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



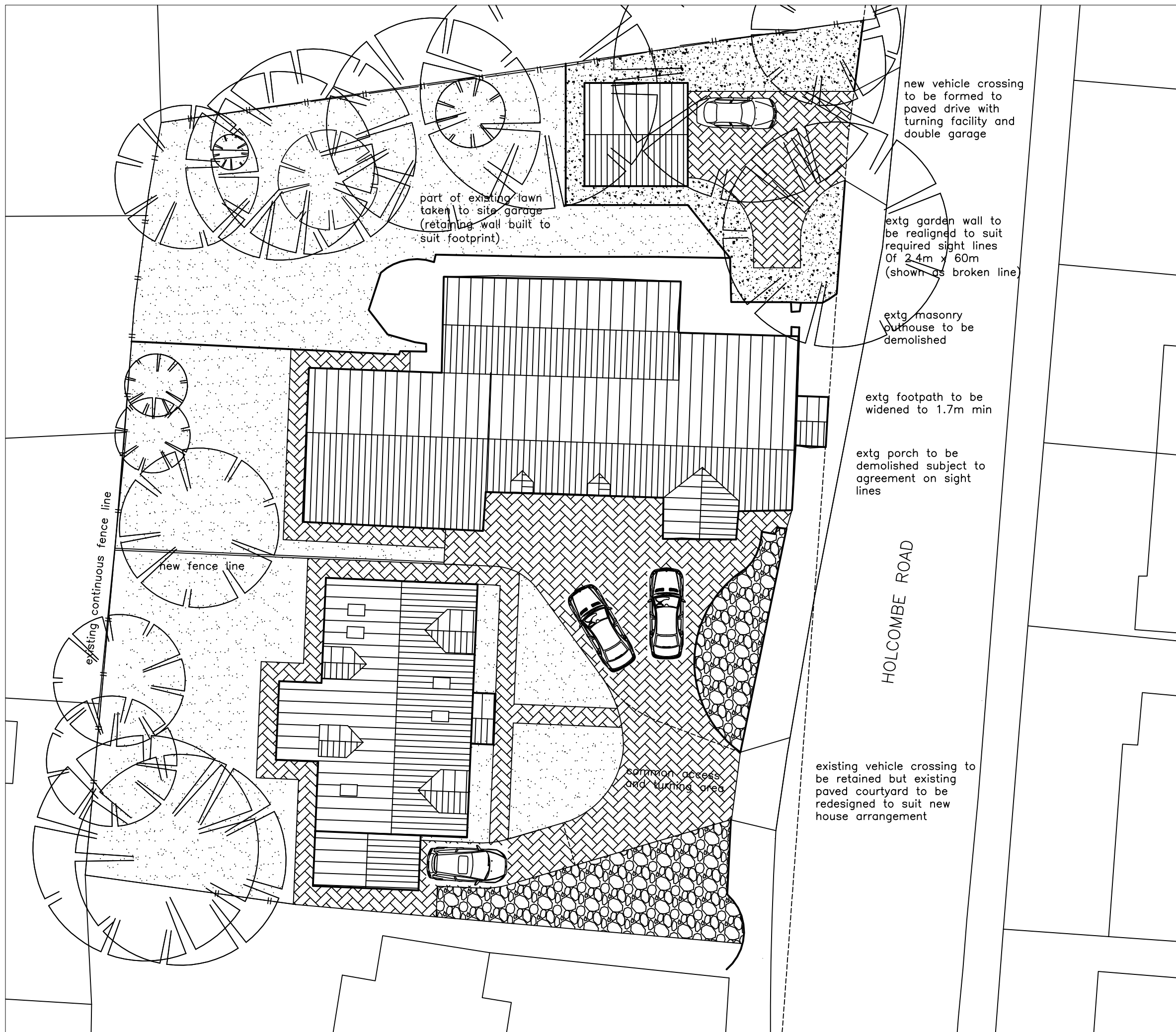
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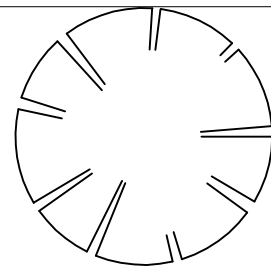
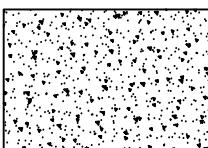
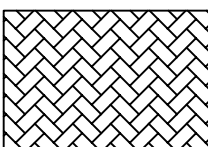
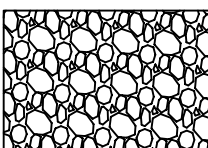
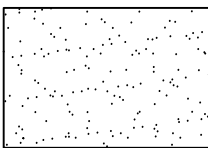


Photo 3







-  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

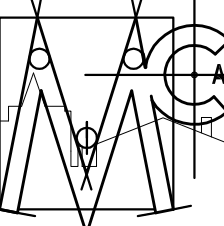
Scale: 1:200

Date: May 2012

**PETER K**



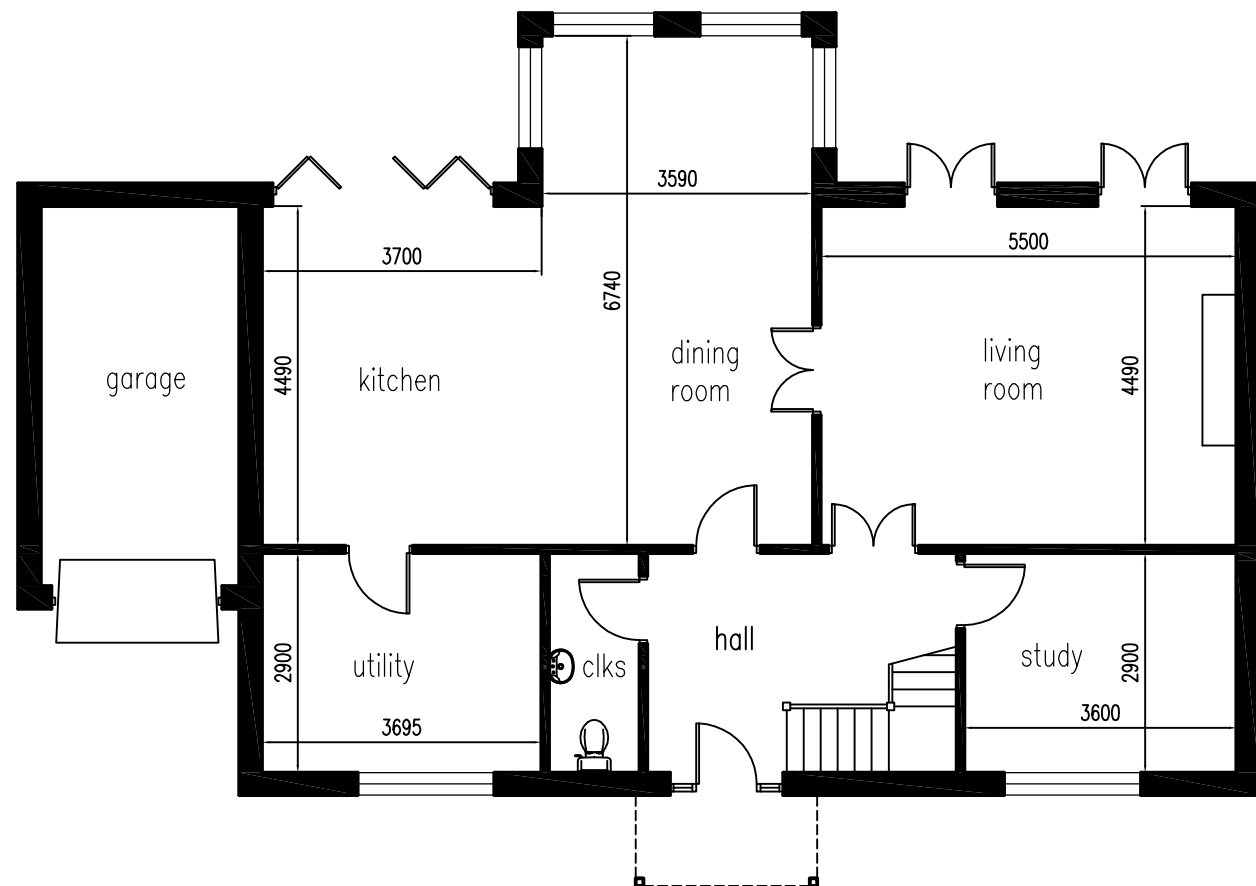
**ANDREW & CO**



Telephone 0161 654 5700  
Facsimile 0161 654 9428  
Email [pkmcanrew@aol.com](mailto:pkmcanrew@aol.com)  
[www.northernsurveyors.com](http://www.northernsurveyors.com)

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

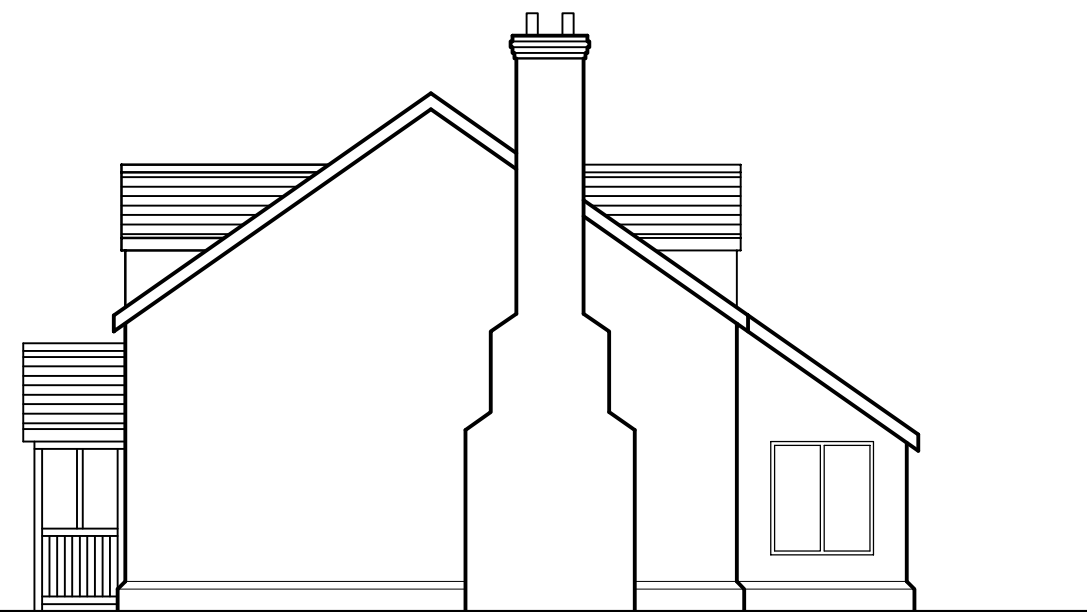
Dwg N°: 212-13-01b



Project:	Proposed Dwelling 511 Holcombe Road Greenmount
Client:	Mr P & Mrs W Power
Title:	Proposed Floor Plans
Scale:	1:100
Date:	May 2012
<p><b>PETER K ANDREW &amp; CO</b> Chartered Surveyors 46 / 48 Long Street Middleton Manchester M246UQ Mobile 07976 352461</p> <p>Telephone 0161 654 5700 Facsimile 0161 654 9428 Email pkmandrew@aol.com www.northernsurveyors.com</p>	
Dwg N°:	212-13-02



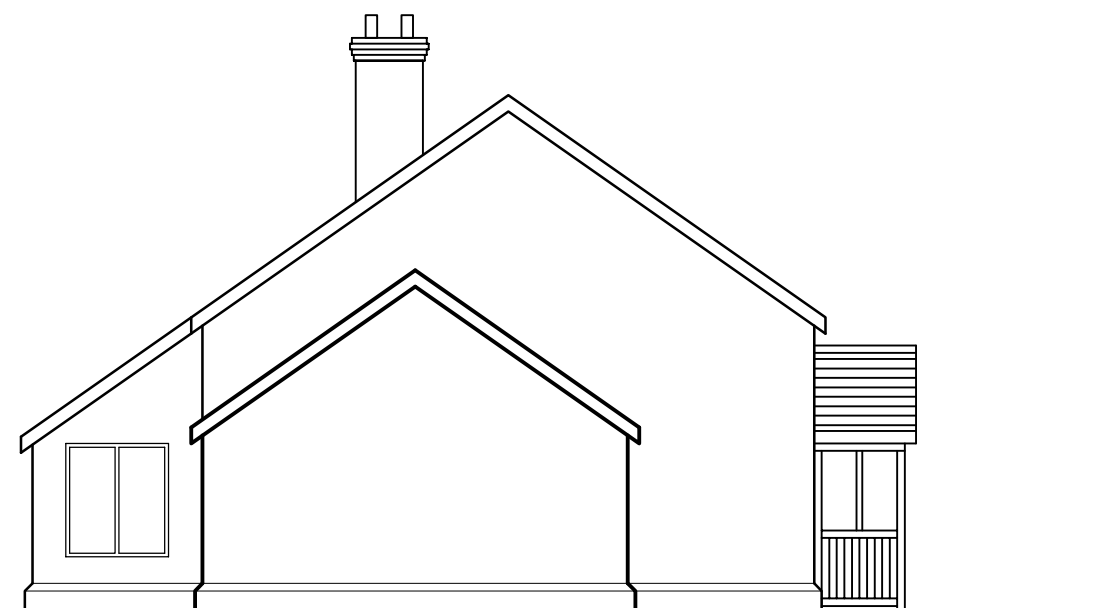
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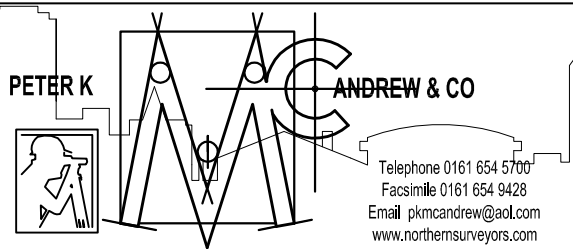
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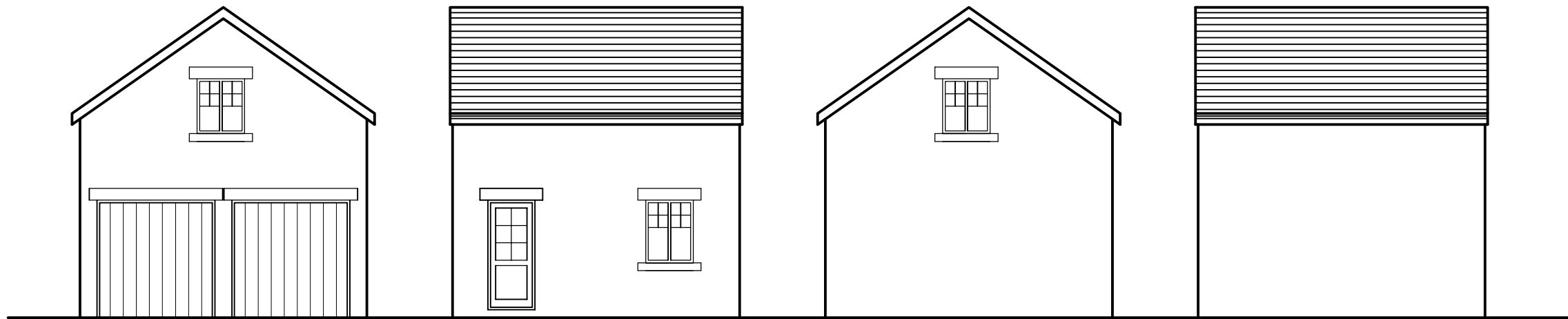


prop rear elevation



prop side elevation

Project:	Proposed Dwelling 511 Holcombe Road Greenmount	 <p><b>PETER K ANDREW &amp; CO</b> 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

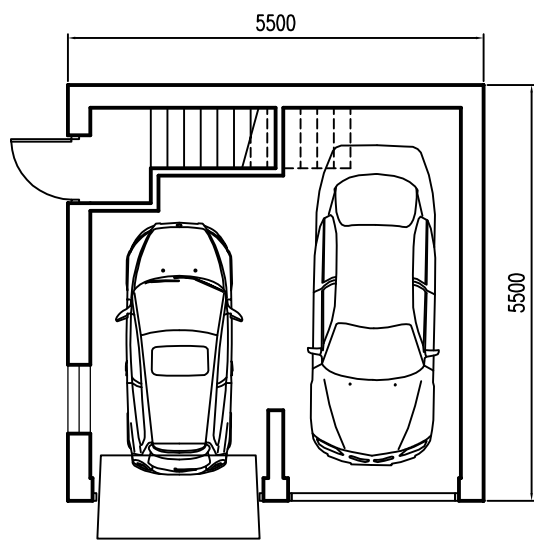


prop front elevation

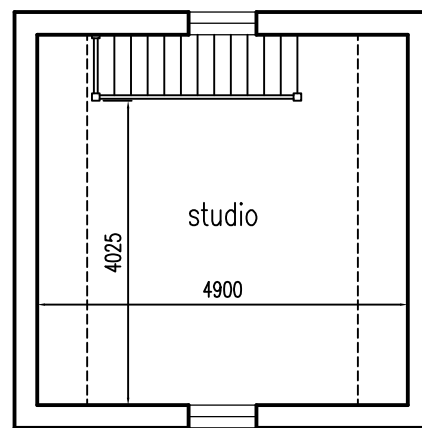
prop end elevation

prop rear elevation

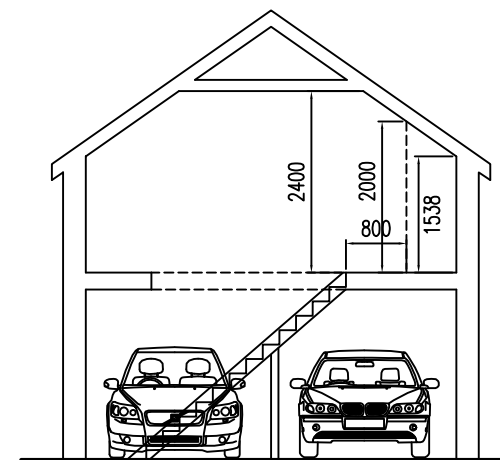
prop side elevation



prop ground floor



prop first floor



prop indicative section

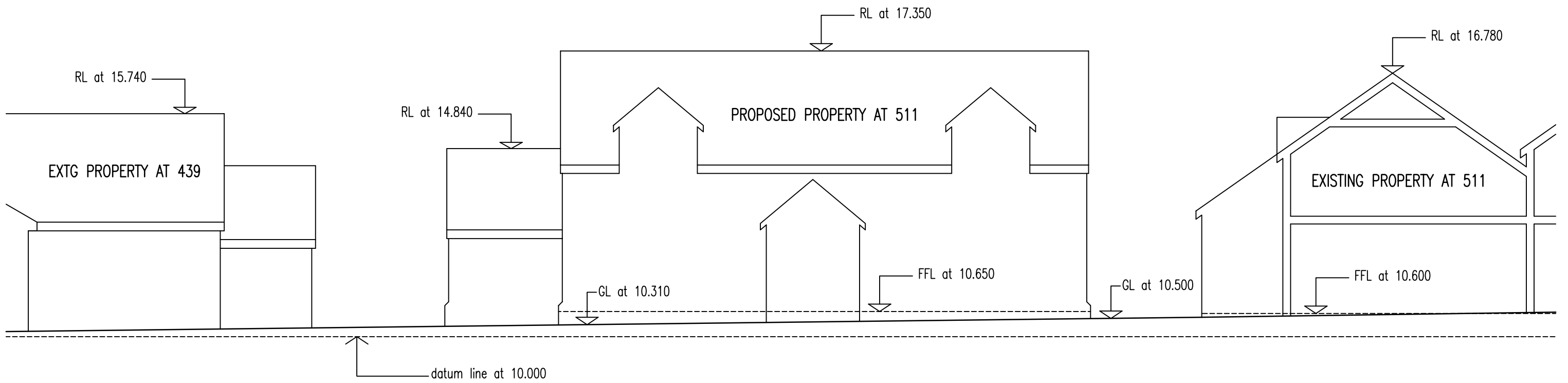
Project:	Proposed Dwelling 511 Holcombe Road Greenmount
Client:	Mr P & Mrs W Power
Title:	Proposed Replacement Detached Garage Details
Scale:	1:100
Date:	June 2012

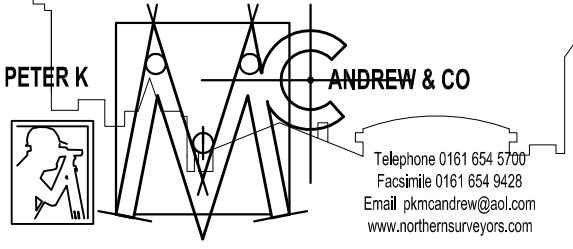
**PETER K ANDREW & CO**

Telephone 0161 654 5700  
Facsimile 0161 654 9428  
Email [pkmccandrew@aol.com](mailto:pkmccandrew@aol.com)  
[www.northernsurveyors.com](http://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><b>PETER K ANDREW &amp; CO</b> Chartered Surveyors 46 / 48 Long Street Middleton Manchester M246UQ Mobile 07976 352461</p> <p>Telephone 0161 654 5700 Facsimile 0161 654 9428 Email pkmcandrew@aol.com www.northemsurveyors.com</p>
Client:	Mr P & Mrs W Power	
Title:	Proposed street scene	
Scale:	1:100	
Date:	July 2012	
Dwg N°:		212-13-06

**Ward:** Whitefield + Unsworth - Pilkington Park

Item 03

**Applicant:** Whitefield Golf Club Ltd

**Location:** Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ

**Proposal:** Erection of three bay junior golf practice area

**Application Ref:** 55406/Full

**Target Date:** 27/09/2012

**Recommendation:** Approve with Conditions

### **Description**

The application site is located in the North East section of the golf club, to the rear of No.69 Higher Lane. There are residential properties to the north and the golf course lies to the south and west. The boundary along the rear of No.69 comprises a substantial boundary hedge and tree planting several metres high.

The structure, located on part of the existing outdoor practice area, would have a footprint measuring 7540mm by 4965mm and a mono-pitched roof, sloping from 2670mm at the rear to a maximum height of 3715mm at the front. The walls and roof would be dark green powder coated profiled steel sheeting with a green roller shutter across the front. Internally the building would be split into three teaching bays, mainly for juniors. The bays would face south across the course to accommodate hitting practice.

It is intended to have the course professional manage the bays with the following opening hours: These hours reflect the amount of daylight as the area is not proposed to be floodlit.

Jan-Feb	8.15am to 3pm
March	8.30am to 4pm (5pm Tues/Thurs)
April	8.30am to 5pm (6.30pm Tues/Thurs)
May	8.00am to 6pm (8pm Tues/Thurs)
June/Jul/Aug	8.00am to 6.00pm (8.45pm Tues/Thurs and 7.30am to 5pm Sat/Sun)
Sept	8.00am to 6.00pm (7.30pm Tues/Thurs and 7.30am to 5pm Sat/Sun)

### **Relevant Planning History**

43773 - Outline - demolition of existing clubhouse & stores & construction of replacement golf clubhouse, car parking & new access to higher lane, together with erection of 24 no. apartments - Approved 17/03/2005

44276 - Reserved matters - demolition of existing clubhouse & stores & construction of replacement golf clubhouse, car parking & new access to higher lane, together with erection of 24 no. two bedroom apartments - Approved 31/05/2005

50494 - Toilet extension to existing refreshment hut adjacent 10th tee (retrospective) with new pitched roof to building (resubmission) - Approved 26/11/2008

### **Publicity**

The following six neighbours were notified by letters dated 2/08/12 and 13/08/12 - 67-73 (odd) Higher lane, 2 Top O'Th Fields and Green Hollows Top O' Th Fields. Objections have been received from 71, 73 and 69 Higher Lane and are summarised below:

- The hut would be obtrusive and out of keeping with the nearby listed building (No.73 Higher Lane)
- Noise and disturbance caused by activities in and around the building.
- Increased anti-social behaviour from gangs of youths congregating in the area.
- The golf club have already damaged boundaries and party walls.

Those residents who have made representations have been notified of the Planning Control

Committee.

### **Consultations**

**Pollution Control** - No objection subject to acoustic treatment.

**United Utilities** - No objections.

**Access Officer** - No objections

### **Unitary Development Plan and Policies**

OL1 Green Belt

OL1/2 New Buildings in the Green Belt

EN1/1 Visual Amenity

EN2/3 Listed Buildings

EN7/2 Noise Pollution

CF1 Proposals for New and Improved Community Facilities

EN1/5 Crime Prevention

### **Issues and Analysis**

**Use** - The use of the building for junior golf teaching purposes would be in keeping with the overall use of the site as a golf course. The golf course is within the Green Belt and UDP Policy OL1/2 New Buildings in the Green Belt states that new buildings in the Green Belt can be allowed if they are for essential outdoor sport and recreation and are unobtrusive.

UDP Policies RT1/2 Improvement of Recreational Facilities and CF1/1 Location of New Community Facilities supports proposals that improve existing facilities including those that involve the wider community. It is noted in this regard that the teaching facility would cater for small supervised groups from nearby schools.

Given the above, the proposal is acceptable in principle subject to detailed considerations set out below.

**Visual Amenity and Character of the Green Belt** - The proposed structure would be modest in scale, low level and coloured dark green and as such would not be visually obtrusive within the immediate locality. It would be completely screened from the houses immediately to the north by a substantial hedge and tree planting along the shared boundary. Existing trees and shrubs on either side would also partly screen the building from longer range views from houses to the east. It is not considered that the building would have a seriously detrimental impact on the character or openness of the Green Belt in which the golf course is located. Given its appearance and screening, the proposed building is considered to be acceptable in terms of visual amenity and complies with UDP Policies EN1/1 Visual Amenity and OL1/2 New Buildings in the Green Belt.

**Impact on the setting of a Listed Building** - The listed building (grade II) 'Broxups' and 'Beech House' to the north west and fronting Higher Lane is approximately 43m away from the development with the curtilage about 22m away, over the garden of No.69 Higher lane with its substantial boundary hedging and trees. Given the screen planting and separation distance, the proposal would not have a detrimental impact on the character of the listed building. The proposal is considered to be acceptable in terms of the impact on the listed building and complies with UDP Policy EN2/3 Listed Buildings.

**Residential Amenity** - As already reported, the site is well screened by substantial hedging and trees along the 60m long boundary with 69 Higher Lane, the nearest residential property. Whilst there is substantial planting along the boundary with the nearest residential properties to the north, it is considered that some type of soundproofing is required to reduce possible noise outbreak. The applicant has agreed to this suggestion and an appropriate condition can be added to any approval.

The proposed hours of use would be during daylight hours and this is considered acceptable. An hours condition could be attached to any approval but given that the site is on an existing practice ground and with the proposed acoustic insulation to the building, on

balance it is not considered that this would be required.

With the existing screening, proposed acoustic attenuation and the proposed hours of use, the proposal is considered to be acceptable in respect to residential amenity and complies with UDP Policies EN7/2 Noise Pollution and H3/1 Assessing Non-Conforming Uses.

**Trees** - No trees are affected by the proposed building and therefore the proposal complies with UDP Policy EN8 Woodland and Trees.

**Objections** - The points raised by the objectors have been addressed 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 structure would improve facilities within the golf club without serious harm to the visual amenity of the locality and residential amenity of the nearby residents. The proposal is considered to be acceptable and complies with UDP Policies listed. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

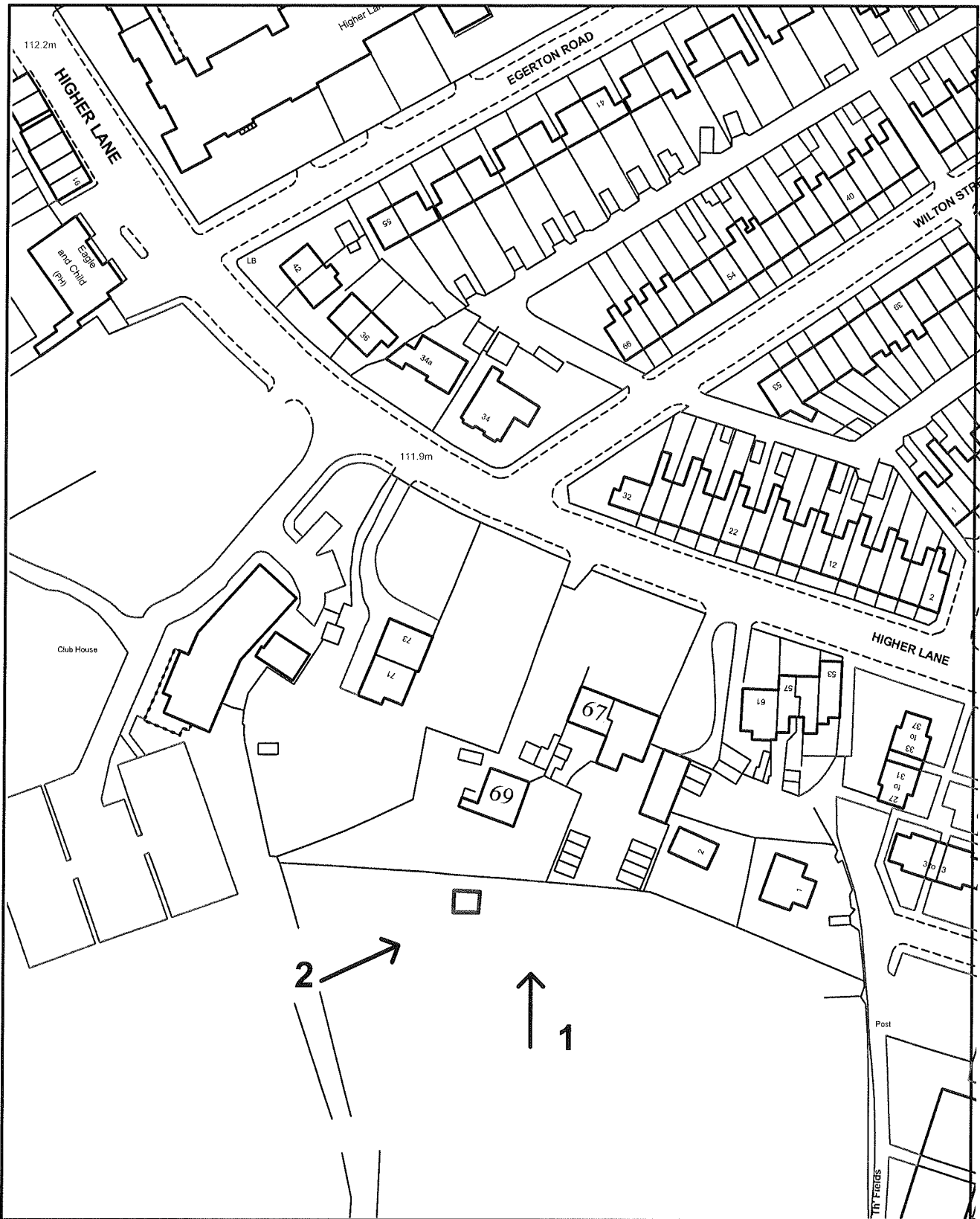
### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1203-001/P3, 002/P3, 003/P2 and 004/P2 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 walls and roof shall be coloured dark green (RAL 6005 or equivalent).  
Reason. In the interests of visual amenity pursuant to UDP Policy EN1/1 Visual Amenity.
4. Before the building hereby approved is first used, a scheme of acoustic attenuation for the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and maintained thereafter to the satisfaction of the Local Planning Authority whilst the building is in use.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to UDP Policy EN7/2 Noise Pollution.
5. The building hereby approved shall be removed from site and the land reverted back to its former condition to the written satisfaction of the Local Planning Authority within three months of it ceasing operation.  
Reason: In the interests of the visual amenity pursuant to UDP Policies EN1/1 Visual Amenity and OL1/2 New Buildings in the Green Belt.

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



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55406**

**ADDRESS: Whitefield Golf Club  
Higher Lane, Whitefield**

**E D S**

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**Bury**  
COUNCIL

**1:1250**

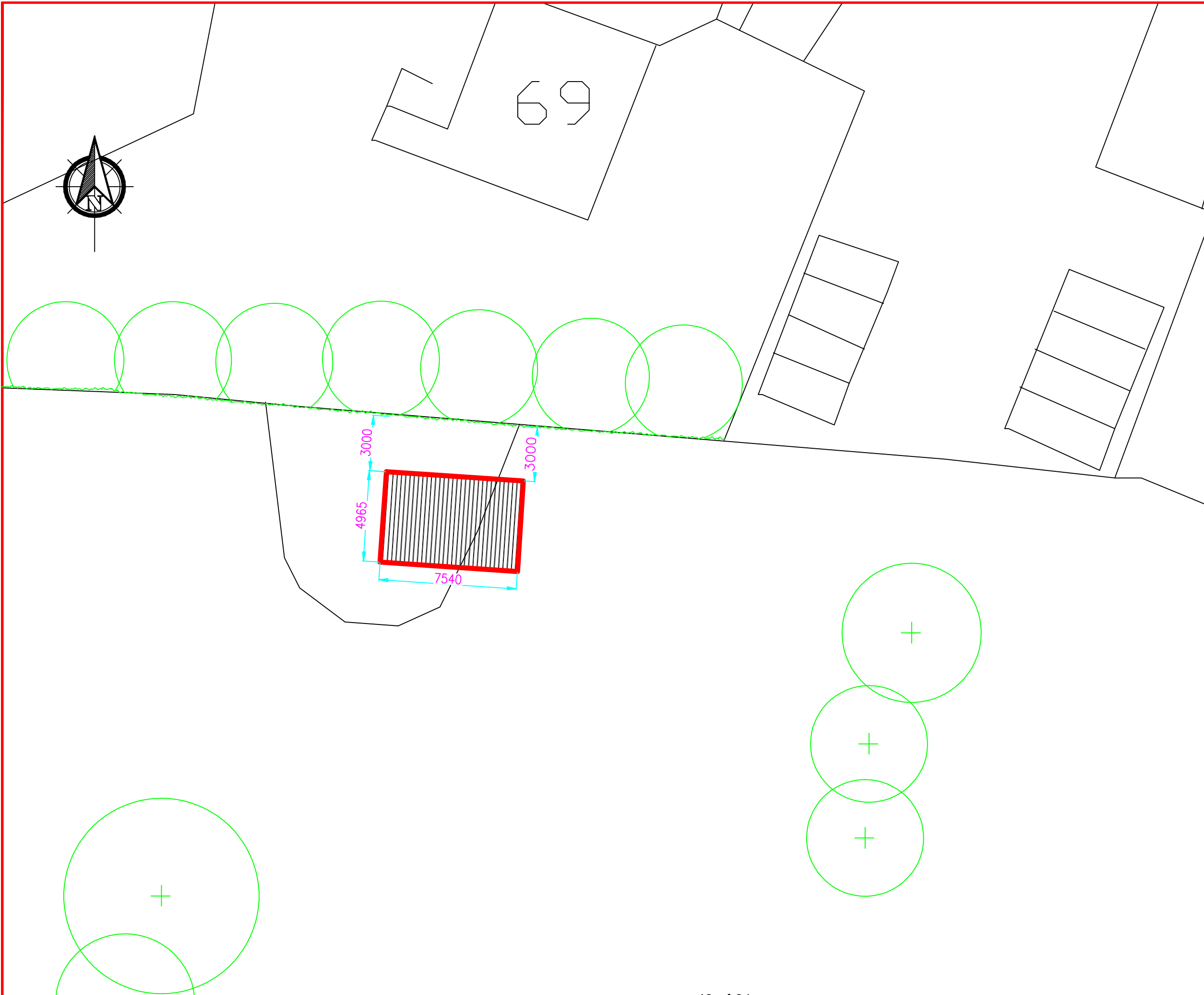
55406

Photo 1



Photo 2



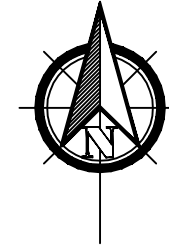
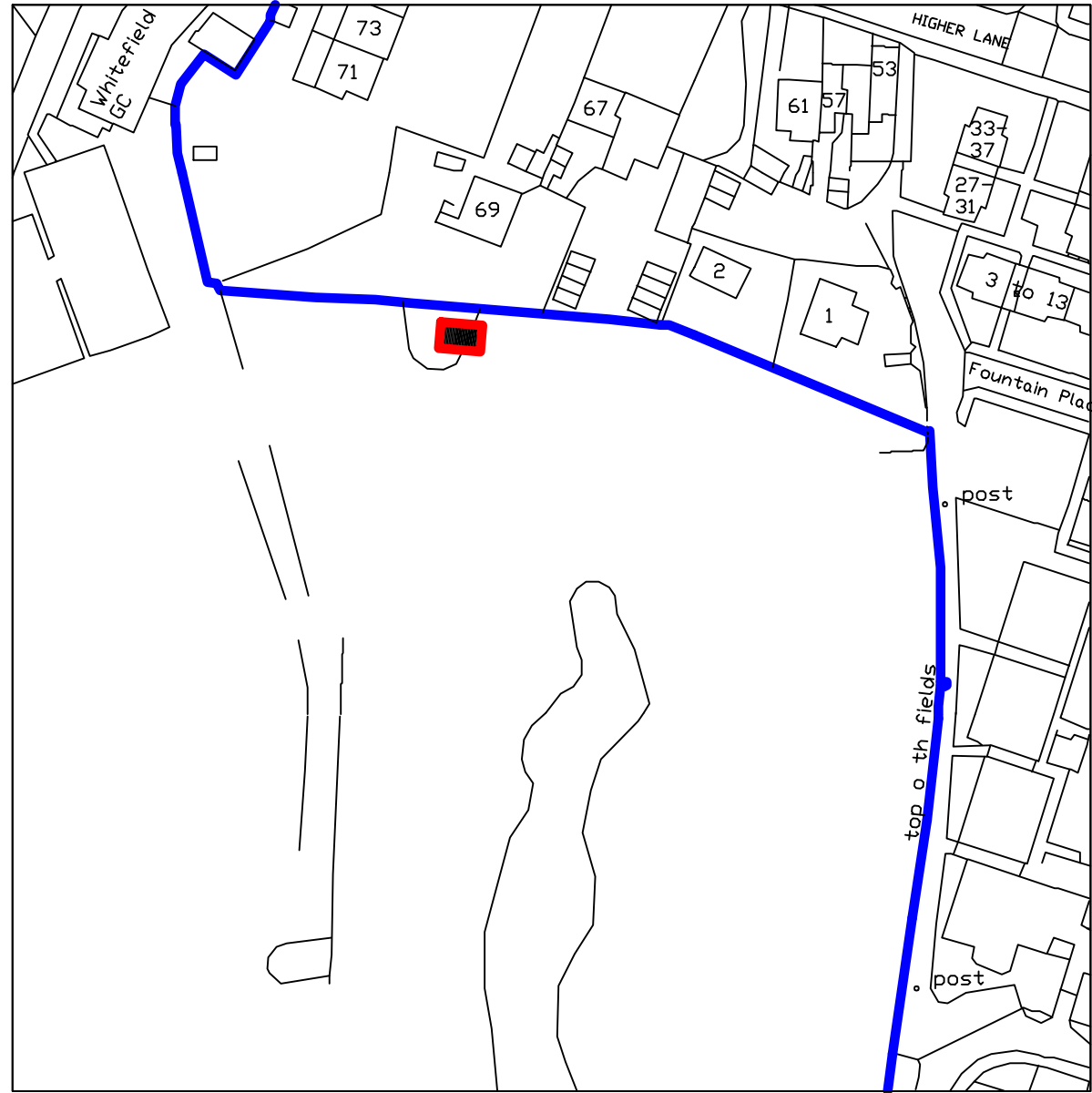


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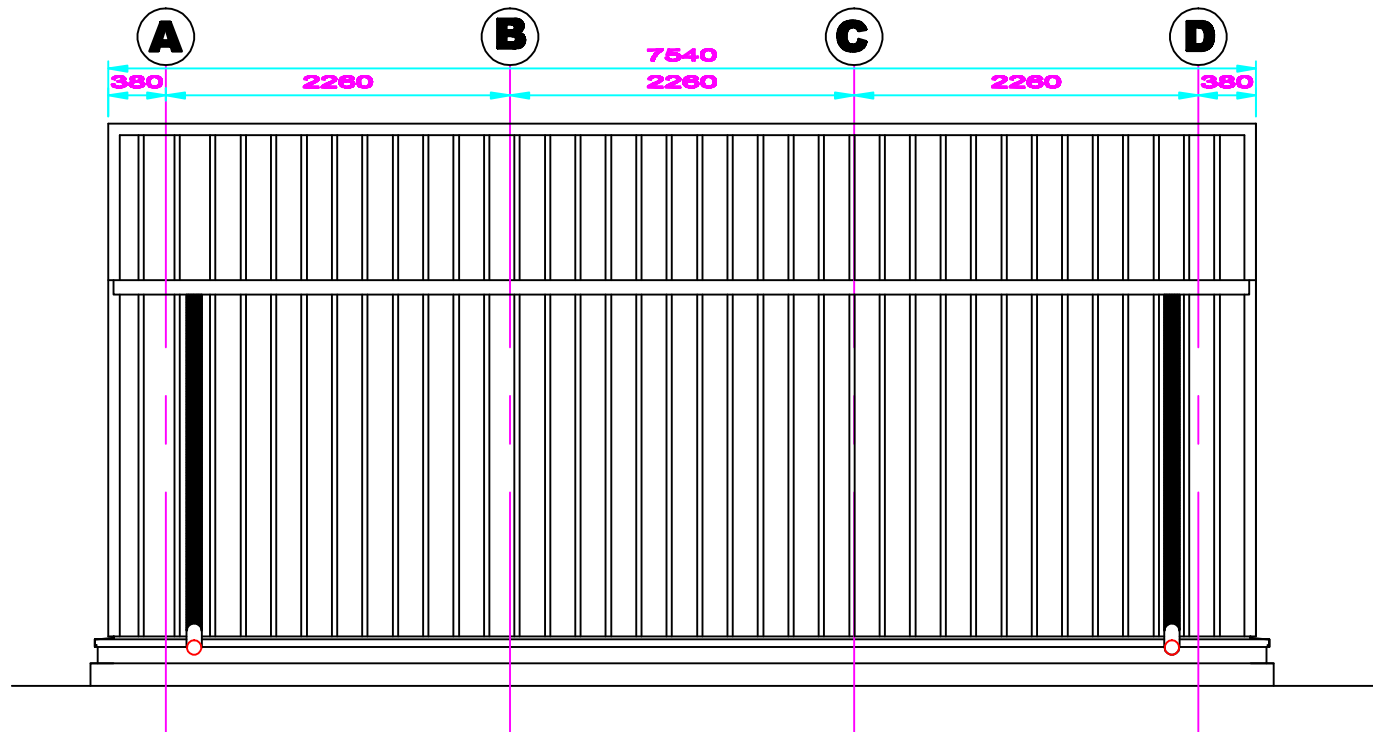
-  TREES
-  TREES CURRENTLY CUT BACK TO FORM HEDGE (SEE PHOTOS WITHIN DESIGN AND ACCESS STATEMENT)

	P3 BAYS LOCATION AMENDED P1 ISSUED FOR APPROVAL	15.09.12 21.07.12
<b>Rev</b>	<b>Description</b>	<b>Name/Date</b>
		
<b>Client</b>		
<b>Project</b>		
<b>JUNIOR PRACTICE AREA AT WHITEFIELD GOLF CLUB</b>		
<b>Drawing Title</b>		
<b>SITE LOCATION PLAN</b>		
<b>Date</b>	<b>Scale</b>	
21.07.12	1:200 @A3	
<b>Drawn</b>	<b>Checked</b>	
R SPENCER	-	
<b>Status</b>		
<b>FOR APPROVAL</b>		
<b>Drawing No.</b>	<b>Rev.</b>	
1203-004	P2	

**PROPOSED SITE PLAN**



**REAR ELEVATION**



**KEY:**

P3	BAYS LOCATION AMENDED	15.09.12
P2	ISSUED FOR APPROVAL	18.03.12
P1	ISSUED FOR INFORMATION	03.04.12

Rev	Description	Name/Date
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Client

Project  
**JUNIOR PRACTICE AREA  
 AT WHITEFIELD GOLF CLUB**

Drawing Title  
**PROPOSED SITE PLAN AND  
 ELEVATIONS 2 OF 2**

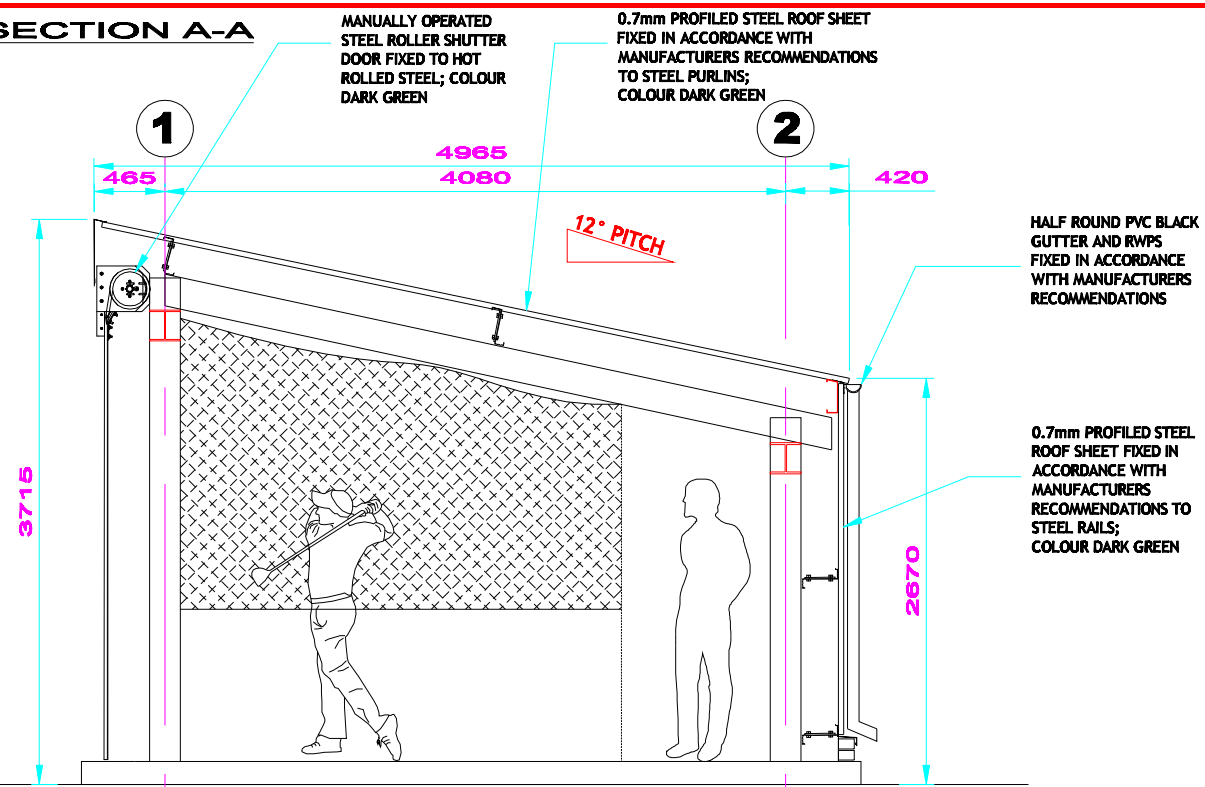
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Drawn	R SPENCER	Checked	-
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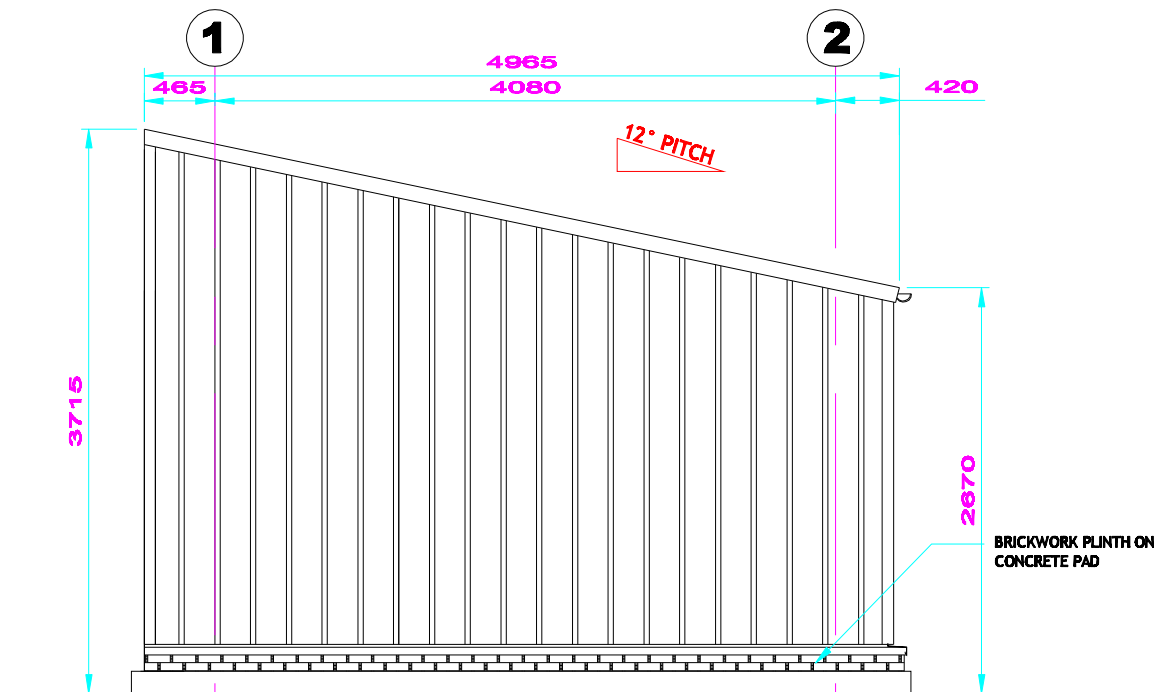
Status  
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Drawing No.	1203-002	Rev.	P3
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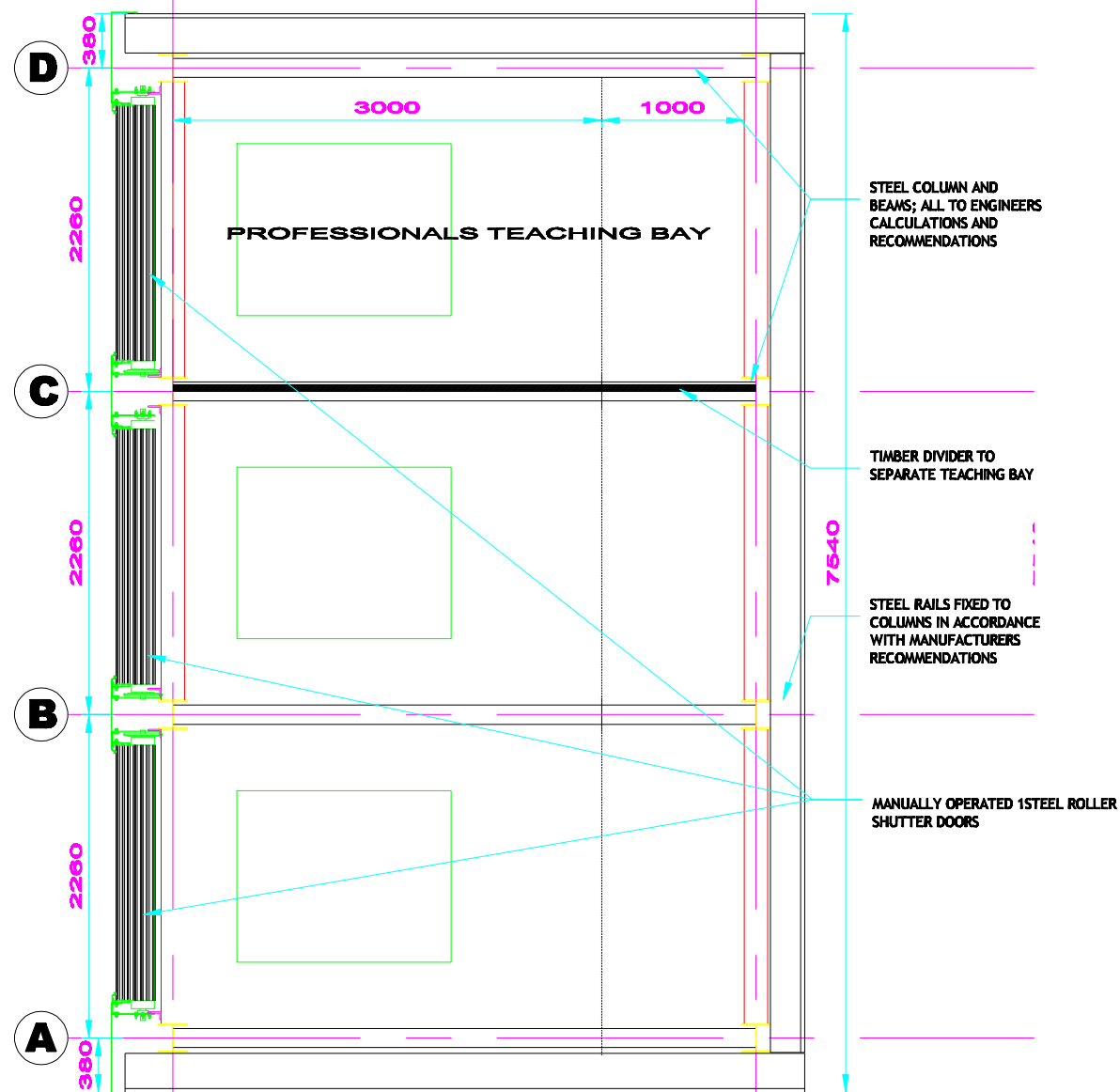
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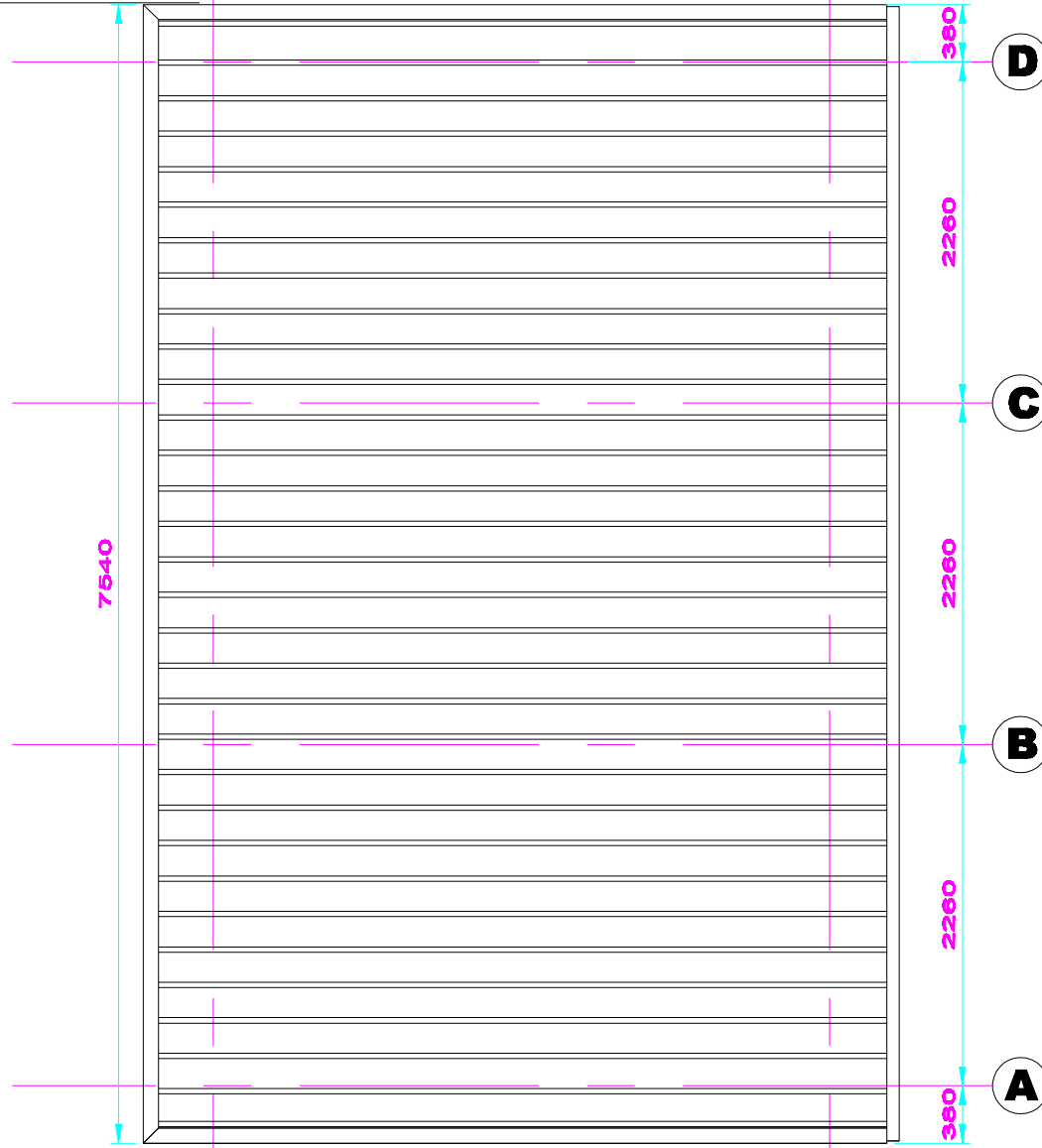
**SIDE ELEVATION**



**STEEL PLAN**



**ROOF PLAN**



P3	ISSUED FOR APPROVAL	18.06.12
P2	ROLLER SHUTTER DOORS ADDED	28.05.12
P1	TIMBER DIVIDER ADDED	28.05.12
	ISSUED FOR INFORMATION	03.04.12

Rev	Description	Name/Date
-----	-------------	-----------



**Client**

**Project**  
**JUNIOR PRACTICE AREA AT WHITEFIELD GOLF CLUB**

**Drawing Title**  
**PROPOSED PLANS AND ELEVATIONS 1 OF 2**

**Date** 03.04.12 **Scale** 1:50 @A3

**Drawn** R SPENCER **Checked** -

**Status**  
**FOR APPROVAL**

**Drawing No.** 1203-001 **Rev.** P3

**Ward:** Prestwich - St Mary's

Item 04

**Applicant:** Marks and Spencer PLC

**Location:** Marks and Spencer PLC, 492 Bury New Road, Prestwich, Manchester, M25 7AN

**Proposal:** Temporary siting of 1 no. chilled storage container over the peak christmas period for a period of 3 years (1st December to 31st January each year).

**Application Ref:** 55533/Full

**Target Date:** 29/10/2012

**Recommendation:** Approve with Conditions

### **Description**

The refrigerated container would be sited within the existing enclosed service yard to the rear of M&S within Prestwich Town Centre. The site is bounded to the west by M&S itself, to the north by the side of the large Carpet Right store, to the south by commercial properties (Citizens Advice, Police Station and cafe/sandwich bar) fronting Fairfax Road. To the east is Highfield Road with Our Lady of Grace Church and the Presbytery. The service yard is accessed from Highfield Road which runs north from Fairfax Road and comprises, further along, mostly semi-detached houses.

A chilled storage container, albeit a smaller version, has been sited in the service yard for the past three Christmases following the temporary approval, granted in 2009.

The proposed profiled steel container would be positioned in the south west corner of the yard and on site for 3 months from 1st November to 31st January over the next three years - terminating January 2015.

The container would have a footprint 12m by 2.4m and a total height of 2.6m. It would have a painted white finish. The refrigeration unit would have an average noise level of 51db when measured at a distance of 10m.

### **Relevant Planning History**

38117 - New Retail unit - Approved 12/09/01

48631 - Temporary siting of refrigeration container for storage - Refused 31/10/2007

50723 - Temporary siting of 1 no. chilled storage container over the peak Christmas period for a period of 3 years (1st December to 31st January each year between 2008 and 2011) - Approved 05/01/2009

11/0451 - Advertisements - 27/09/2011

### **Publicity**

The following twelve neighbours were notified by letter dated 4/09/12. Nos.3-11 Fairfax Road, Nos.2, 3, 4, 6 and 8 Highfield Road, No.494 Bury New Road. Four objections have been received from nearby residents at 8, 10, 16 and 20 Highfield Road. Concerns are summarised below:

- For the last 3 years at Christmas, the chilled container is quite noisy. A quieter one would be better.
- Last year M&S started night time deliveries which was particularly noisy.
- Deliveries should only take place during the day and not at night in this residential area.

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

### **Consultations**

**Traffic Section** - No objections.  
**Drainage Section** - No objections.  
**Environmental Health** - No objections.

## **Unitary Development Plan and Policies**

### **Issues and Analysis**

**Use** - The chilled container is required to increase storage capacity at the store over the Christmas peak trading period. It reduces the need to restock with an increased number of deliveries to the store and improves the viability of the store over what is an important retailing period. In principle, the proposal is considered to be acceptable and complies with UDP Policy S1/2 Shopping in Other Town Centres.

**Design and appearance** - The container is not designed to be visually attractive but reflects its function. However when viewed within the yard area and against the backdrop of the existing retail unit with its white/grey panelling, it would not appear to be particularly obtrusive. Views from the public arena are restricted to Highfield Road, in front of the site with longer views restricted by the buildings surrounding the service yard. The proposal is considered to be acceptable and complies with UDP Policy EN1/2 Townscape and Built Design in respect to visual amenity.

**Residential Amenity** - Policy EN7/2 - Noise Pollution indicates that development which could lead to an unacceptable noise nuisance to nearby occupiers should not be permitted. The site is within the town centre with properties to the south on Fairfax Road in commercial use. There is, however, a flat above No.3 Fairfax Road and The Presbytery at No.11 is also in residential use. The noise impact assessment states that there should not be any serious harm to residential amenity from noise from the refrigeration unit itself. However Environmental Health have previously suggested that it would be appropriate to attach a condition limiting noise levels to 45db measured from the bedroom of the nearest residential property. A combination of the distances involved and the proposed condition, the 45db figure should be achievable.

Additionally, in the light of comments from neighbours on Highfield Road, Marks and Spencer have stated that lorry drivers and store personnel will be provided with a specific brief for accepting deliveries with the hope of alleviating any potential noise problems previously experienced by nearby residents. These measures include no reversing alarms, to turn off the refrigerators when the lorry is parked and to take special care to avoid the banging of roll cages. A restriction on delivery times is not considered practical or particularly enforceable given the temporary nature of the development and the lack of restrictions on the main store with regard to deliveries.

Given the temporary nature of the development within an existing commercial service yard and the noise mitigation measures that are being employed by M&S and imposed by the Local Planning Authority, it is not considered that the proposal would have a seriously detrimental impact on the amenity of nearby residents. The proposal complies with UDP policies EN7/2 Noise Pollution, H3/1 Assessing Non-Conforming Uses and S2/1 All New Retail Proposals with regard to residential amenity.

### **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 chilled storage container is within the existing service area and, with noise mitigation measures in place, would not have a seriously detrimental affect on the visual or residential amenity. The development is acceptable and complies with UDP Policies listed. There are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

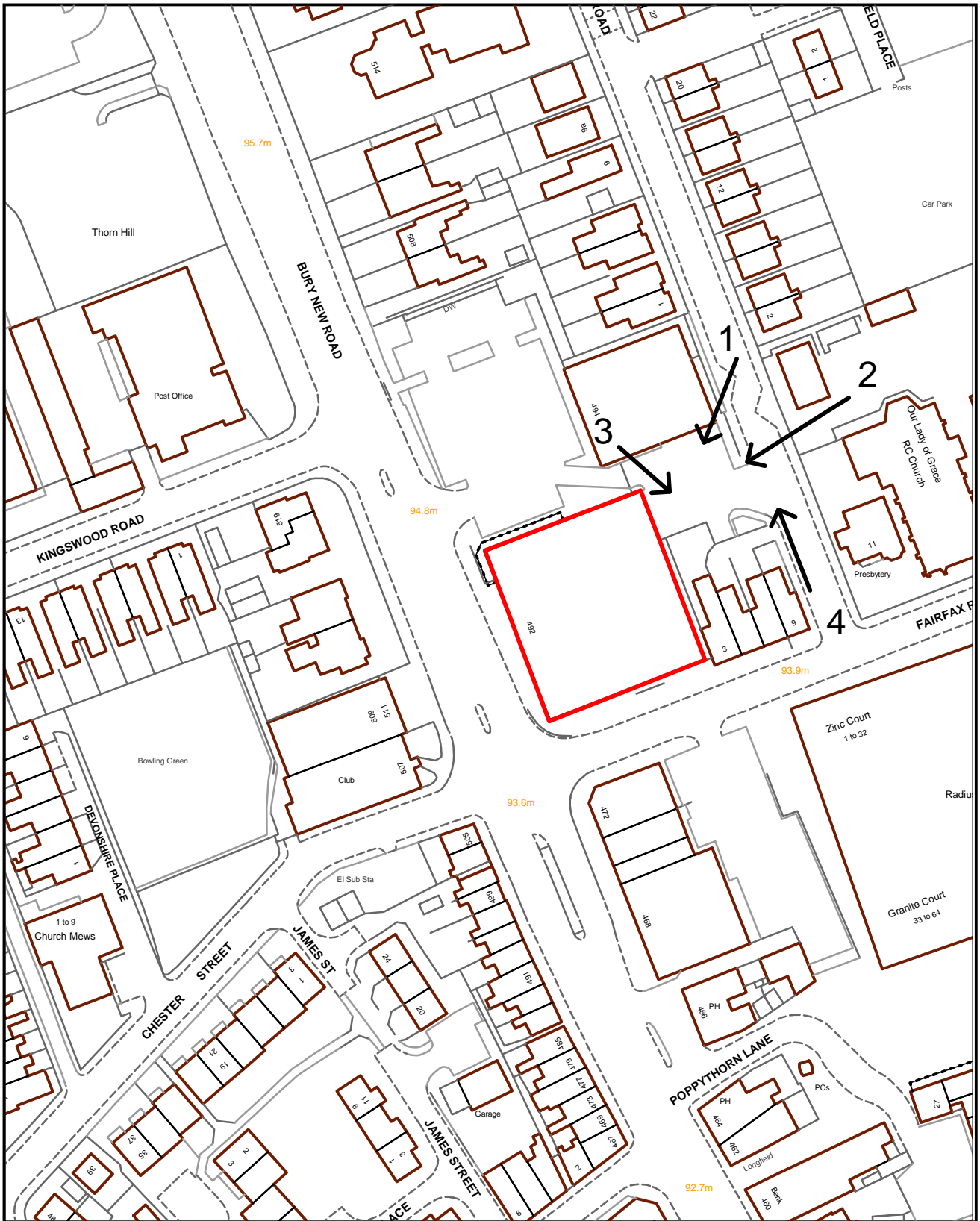
## Conditions/ Reasons

1. The permission hereby granted is for a limited period only, namely from 1st December to 31st January between 2012 and 2015, and the container and use comprising the development for which permission is hereby granted are required to be removed and discontinued at the end of the said period in each year and the land reinstated to its former condition.  
Reason. The development is of a temporary nature only pursuant to policies of the Unitary Development Plan listed below.
2. This decision relates to drawings numbered 9001/F, 9002/F, PR01/F 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 refrigeration equipment shall be so designed, installed and maintained such that noise emitted shall not exceed 45 dB L<sub>Amax</sub>(F) within the bedroom of any residential property.  
Reason: To protect the amenities of occupiers of nearby properties pursuant to UDP Policy EN7/2 Noise Pollution.

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



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55333**

**ADDRESS: Marks & Spencer PLC  
492 Bury New Road  
Prestwich**

**E D S**



**1:1250**

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

55533

Photo 1



Photo 2



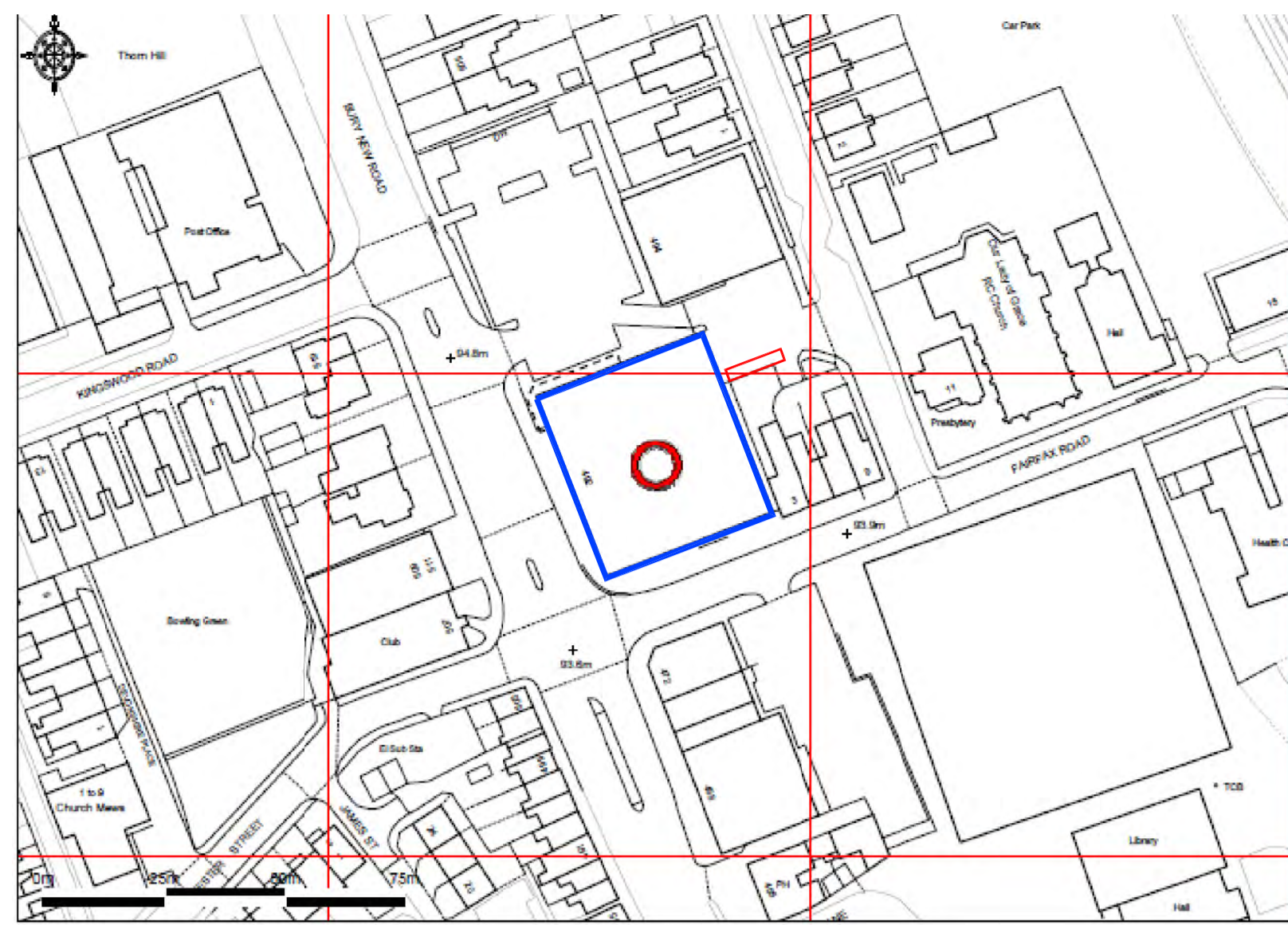
55533

Photo 3

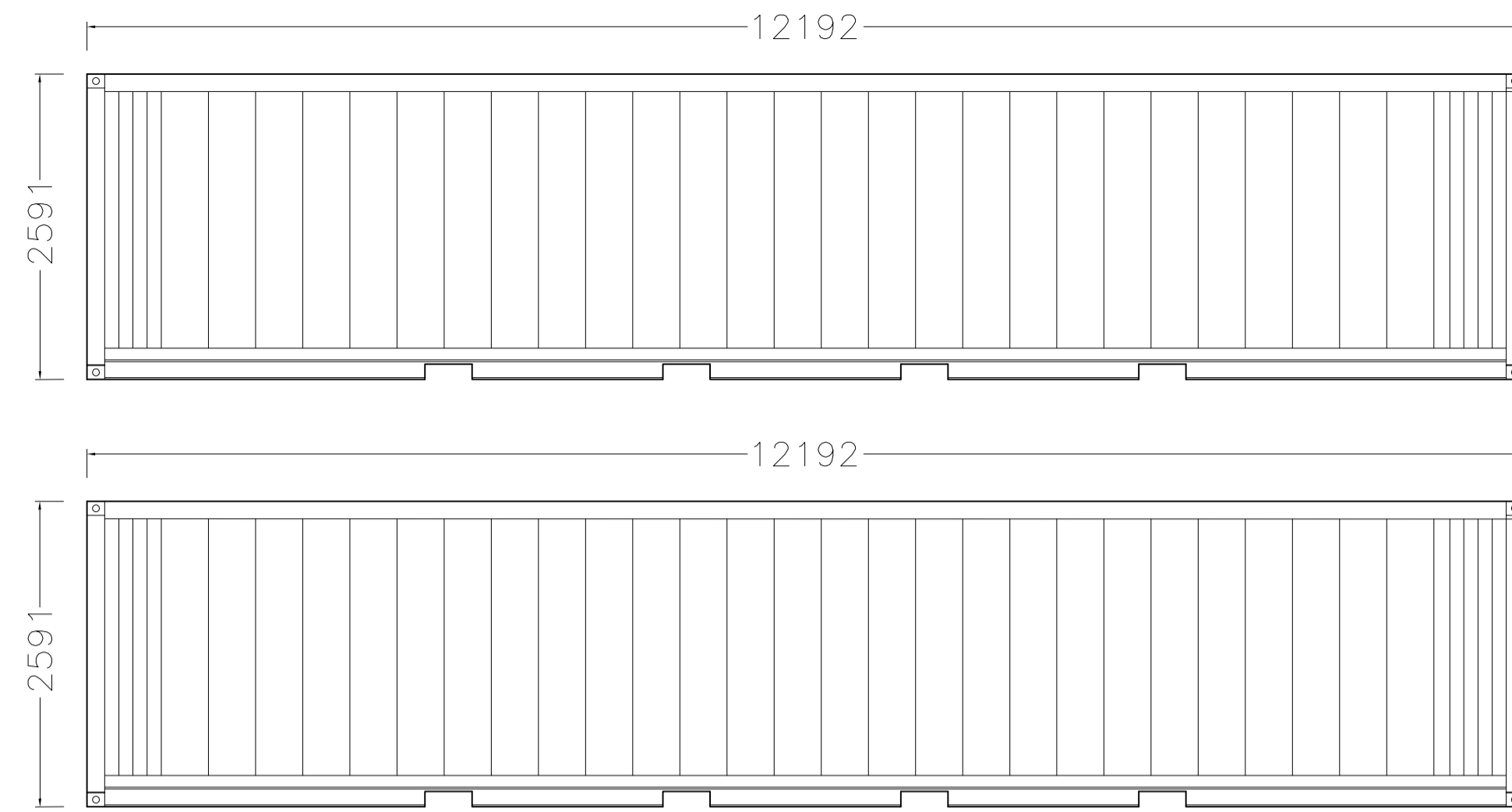


Photo 4

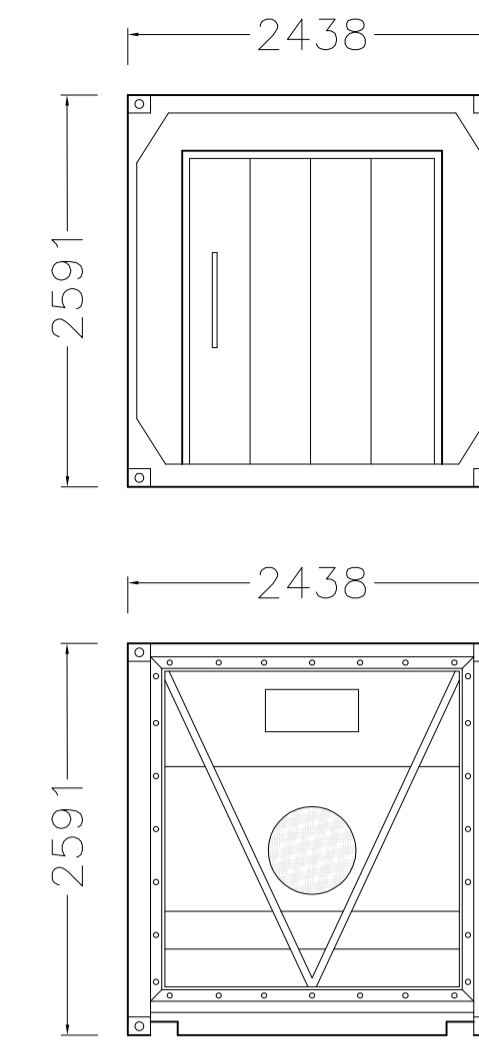




LOCATION PLAN  
SCALE 1:1250

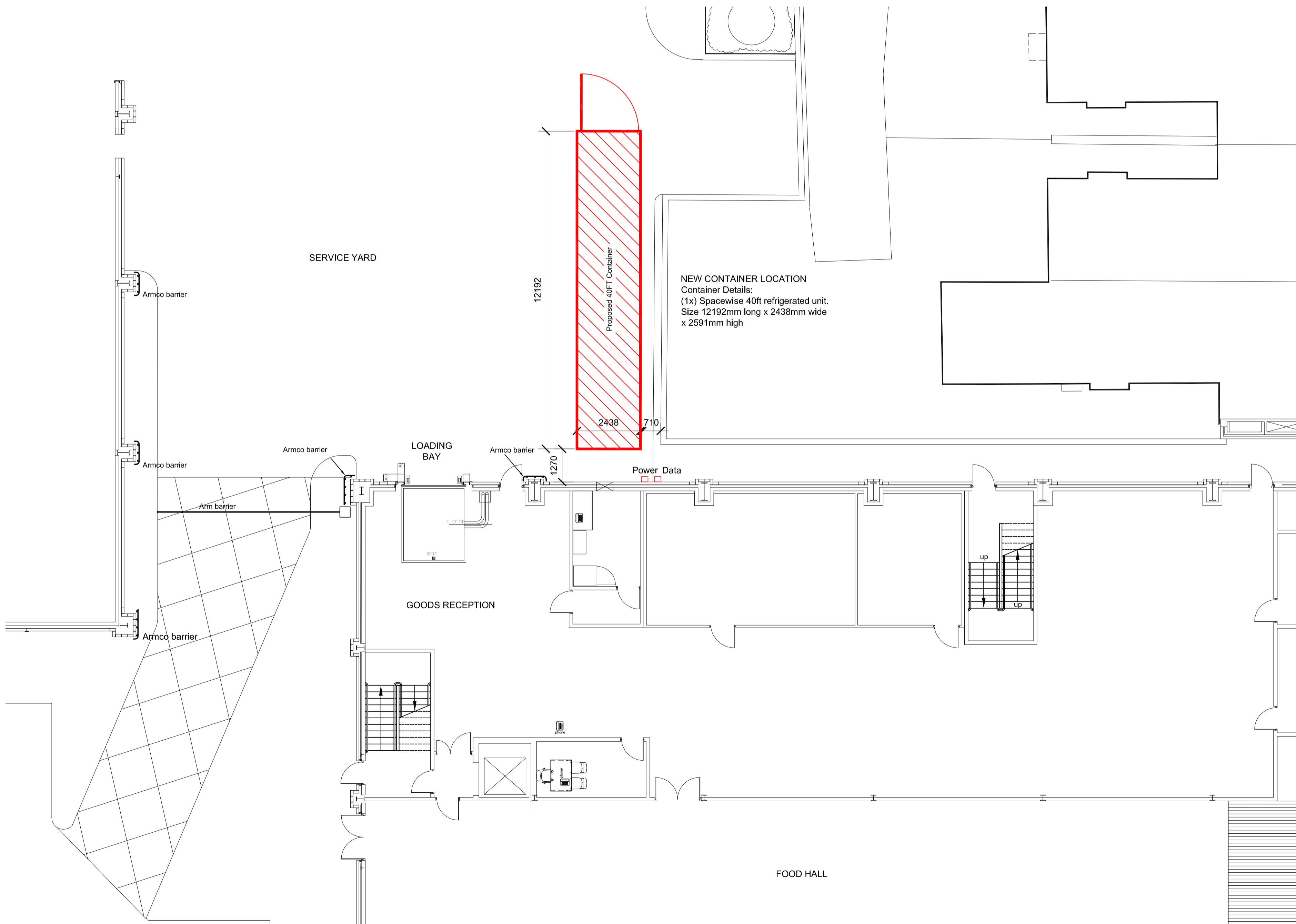


PROPOSED STORAGE CONTAINER ELEVATIONS  
SCALE 1:50



Refrigerated unit

DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS TO BE CHECKED ON SITE.  
COPYRIGHT PROTECTED.



PROPOSED GROUND FLOOR PLAN  
SCALE - 1:100

REV	DATE	DESCRIPTION	DRAWN	CHECKED
LOCATION	FIGURE			



STORE NAME  
**M&S Prestwich**

STORE NUMBER COUNTRY  
**7472 United Kingdom**

PROJECT  
**M&S Peak External Storage Project Prestwich**

DRAWING  
**Proposed Site Plan**

CONSULTANT  
**darstonegs**  
BUILT ENVIRONMENT CONSULTANCY  
LEEDS LONDON BRISTOL WARWICK

Leeds Office:  
The Coach House, Monk Fryston Hall, Monk Fryston, Leeds, LS25 5DU  
T: 01977 681001 F: 01977 681006 www.darstonegs.com

SCALE	PAPER SIZE	DATE	DRAWN	CHECKED
1:50,100,1250	A1	08.12.10	lh	RCP

PROJECT No	CONSULTANT PROJECT No	DRAWING No	STATUS	REV
PEAK10 7750	9002	F	-	

DISCIPLINE CODE	DISCIPLINE DESCRIPTION
A	Architecture

**Ward:** Prestwich - Sedgley

Item 05

**Applicant:** Joseph Schleider

**Location:** 56 Bury New Road, Prestwich, Manchester, M25 0JU

**Proposal:** Change of use from solicitors office (Class A2) to hot food takeaway (Class A5);  
Installation of extraction flue at rear

**Application Ref:** 55548/Full

**Target Date:** 02/11/2012

**Recommendation:** Approve with Conditions

### **Description**

The site is the end property in a terrace and is located within a district shopping centre. The property is constructed from red brick with a slate roof and is currently in use as a solicitors office (Class A2). There is a small rear yard with 3 parking spaces and access is taken from a track off Kings Road.

There are commercial premises to the south and west of the site and there are residential properties to the north.

The proposed development involves the change of use from a solicitors office (Class A2) to a hot food takeaway (Class A5). The opening hours would be from 11.00 to 23.00 and an extraction flue would be located internally and be located in the chimney. Three parking spaces would be provided at the rear of the building.

### **Relevant Planning History**

None relevant.

### **Publicity**

39 neighbouring properties (1 - 15 (odds), Flats 1 - 3 Rochester Avenue; 27 - 47 (odds), 29A, 29B, 31A, 43A, 48 - 62 (evens), 56A Flat 1 & 2, 62, Bury New Road) were notified by means of a letter on 7 September.

One letter has been received from the occupiers of 54 Bury New Road, which has raised the following issues:

- There is an issue with parking on the pavement in front of 50 - 56 Bury New Road.
- Inadequate public refuse bins on this side of Bury New Road.

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

### **Consultations**

**Drainage Section** - Comments awaited.

**Environmental Health - Pollution Control** - Comments awaited.

**Waste Management** - Comments awaited.

**Designforsecurity** - Comments awaited.

### **Unitary Development Plan and Policies**

EN1/2	Townscape and Built Design
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
S1/1	Shopping in Bury Town Centre
S2/6	Food and Drink
HT2/4	Car Parking and New Development

HT5/1	Access For Those with Special Needs
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

### **Issues and Analysis**

**Principle** - Policy S1/3 states that the Council will support proposals for new shopping development within the Borough's district centres at Tottington, Whitefield and Sedgely park, provided that such development is of a size, scale, function and character appropriate to serve the needs of the local area.

Policy S2/6 states that the Council will have regard to the following factors when considering proposals for hot food takeaways:

- the amenity of the nearby residents by reason of noise, smell, litter and opening hours;
- whether or not the proposal would result in an over concentration of food uses, which could adversely affect the nature or character of a centre as a whole.
- parking and servicing provision associated with the proposed development and the effects in terms of road safety, traffic generation and movement;
- provision for the storage and disposal of refuse and customer litter;
- the environmental impact of any ventilation flues and ducting.

The building is currently in use as a solicitors (Class A2). As such, the proposed change of use to A5, would not result in the loss of a retail unit within the district centre.

Of the 17 units in close proximity to the site, there is 1 cafe and 1 restaurant. As such, the proposed development would not lead to an over concentration of food uses within the area. The issues of parking and servicing, disposal of litter and environmental impact of ducting will be discussed later in the report. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policies S1/3 and S2/6 of the Bury Unitary Development Plan.

**Impact upon surrounding area** - The hours of opening would be from 11.00 to 23.00 and would be open during the day. The closing hours of 23.00 would correspond with the commercial premises in the centre and as such, would not have a significant adverse impact upon neighbouring properties in terms of noise.

A concern has been raised by a local resident in relation to litter bins. Refuse bins would be located in the rear yard and the provision of a bin on the Bury New Road frontage would be secured by a condition. The proposed flue would be located internally to the building and would be visible terminating above the chimney. The proposed flue would not be a prominent feature in the streetscene and would not impact adversely upon the amenity of the neighbouring properties.

Therefore, the proposed development would be in accordance with Policies EN1/2 and S2/6 of the Bury Unitary Development Plan.

**Parking** - SPD11 states that the maximum parking standards for a hot food takeaway is 1 space per 8.5 square metres of floorspace, which equates to 7 spaces. The proposed development would provide 3 parking spaces at the rear, which could be used by staff. The building is currently used for commercial purposes and is located within a district centre with parking lay bys on the opposite side of the road. As such, it is considered that the parking provision would be acceptable in this instance and the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

### **Response to objectors**

These issues raised have been addressed within the report above.

### **Summary of reasons for Recommendation**

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

The proposed development would be acceptable in principle and would not have a

significant adverse impact upon the amenity of the neighbouring properties. The proposed flue would not be a prominent feature in the streetscene.  
There are no other material considerations that outweigh this finding.

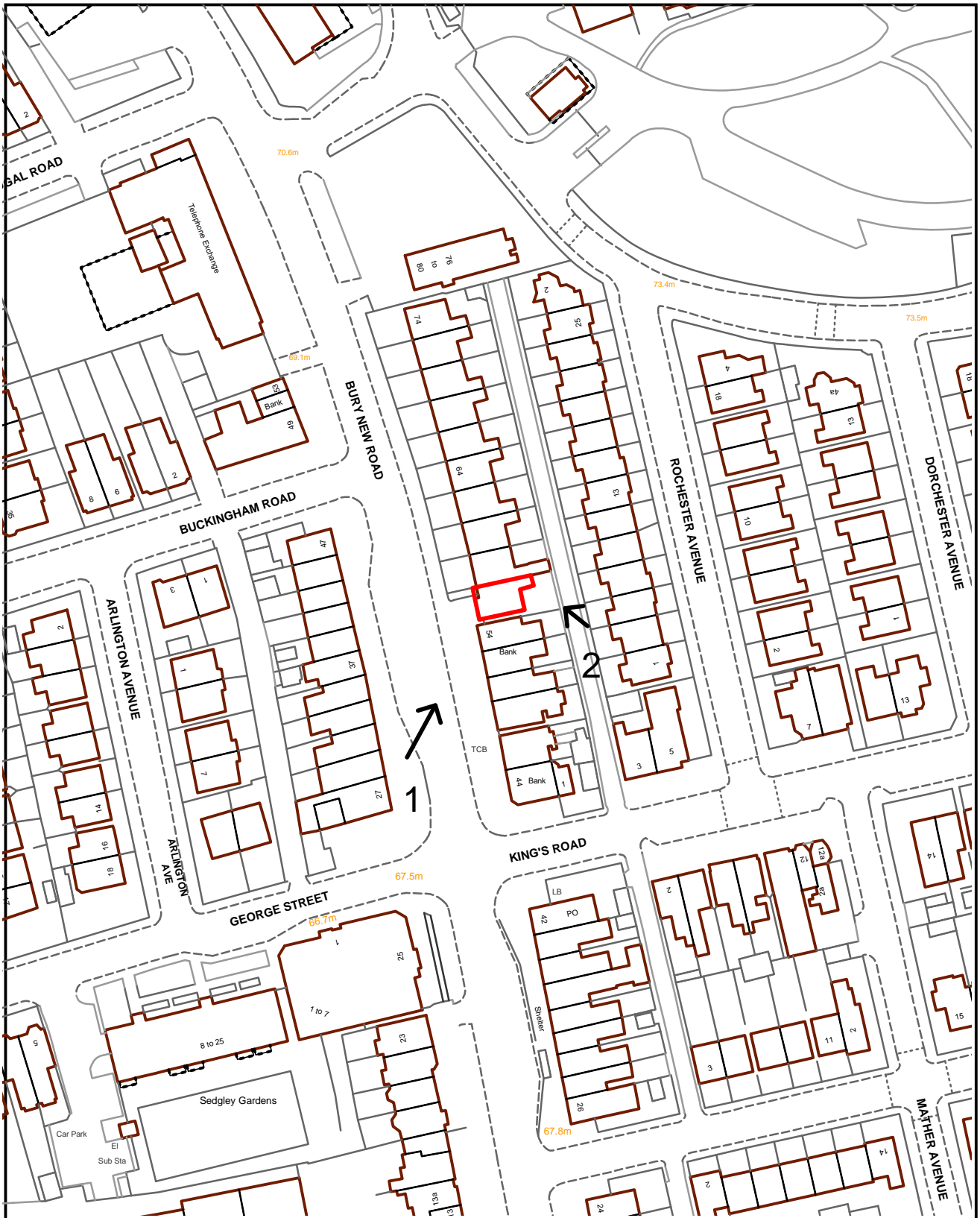
**Recommendation:** Approve with Conditions

**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 drawn on 9 August 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. A litter bin of a size and type to be approved by the Local Planning Authority shall be installed on the forecourt of the premises to the written satisfaction of the Local Planning Authority before the use commences.  
Reason. In the interests of amenity pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.
4. The use hereby permitted shall not be open to customers outside the following times:  
11.00 to 23.00 Daily  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan.
5. The development hereby approved shall not be brought into use unless and until a detailed scheme for treating/dispersing fumes and odours so as to render them inoffensive to local residents has been submitted to and approved by the Local Planning Authority. A written statement from a suitably qualified person shall be included with the submitted scheme, that the proposed scheme will achieve the requirements of adequate treatment/dispersion under all normal operating circumstances. All equipment installed shall be used and maintained in accordance with the manufacturers and installers instructions.  
Reason. To safeguard the amenities of the occupiers of nearby residential and office accommodation pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55548**

**ADDRESS: 56 Bury New Road  
Prestwich**

**Planning, Environmental and Regulatory Services 1:1250**

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55548

Photo 1



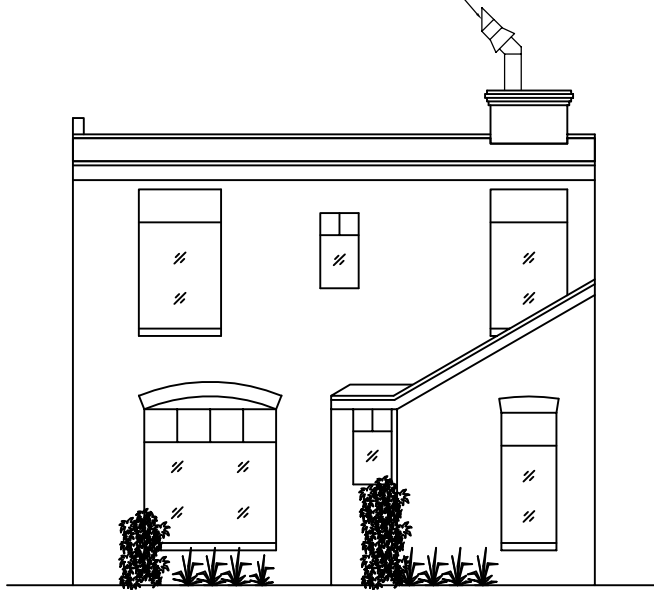
Photo 2





EXISTING FRONT ELEVATION (NO CHANGES)

PROPOSED EXTRACTION OUTLET OF COOKER RANGE VIA PREFORMED SPIRAL WOUND DUCTWORK TO A HIGH LEVEL OFF-SET COWL



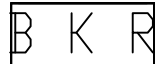
REAR ELEVATION

Property Details  
 (ELEVATION PLANS)  
 56 BURY NEW ROAD  
 PRESTWICH  
 MANCHESTER M25 0JU

SCALE  
 1:100 @ A4

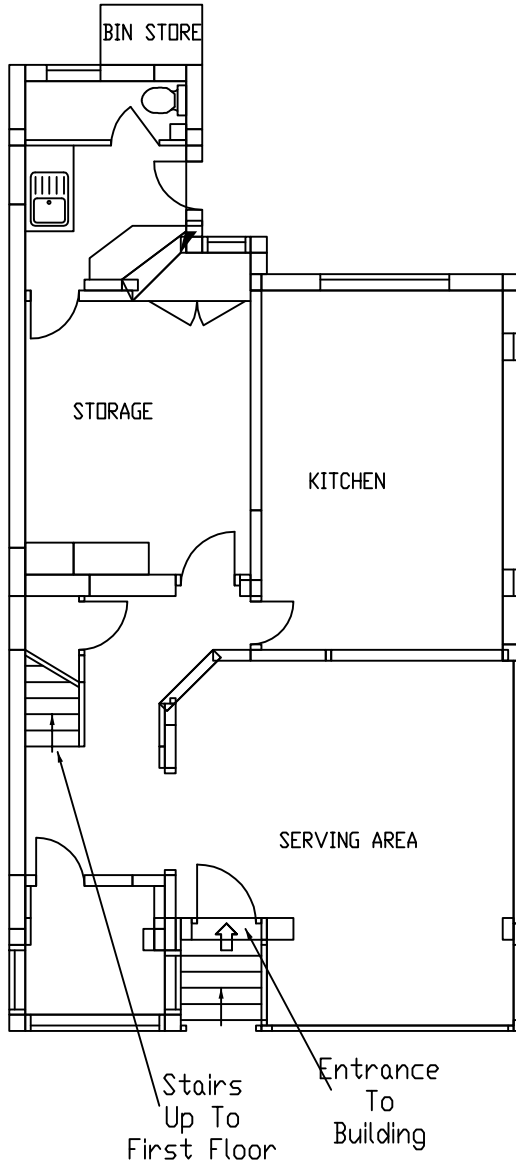
Plans Drawn: 09.08.2012

Surveyed and Drawn By:

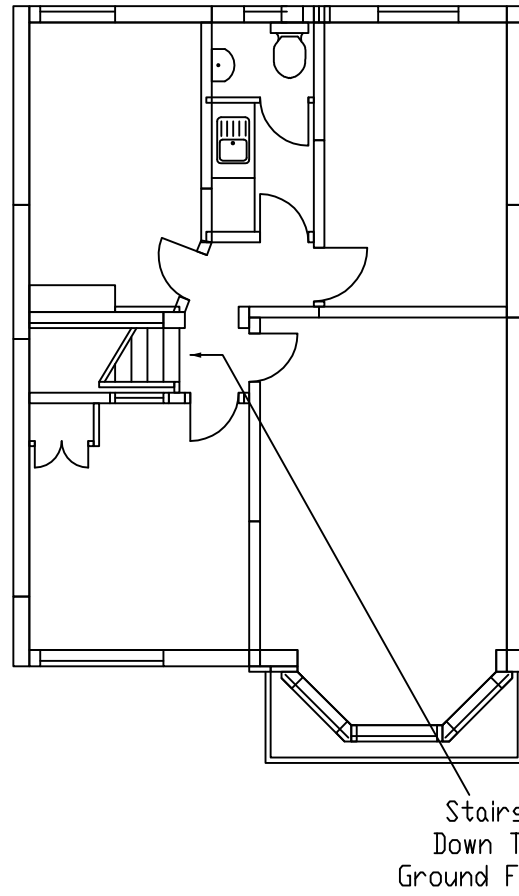


4th Floor, 59 Piccadilly,  
 Manchester, M1 2AQ

Tel: 0845 257 2023  
 Fax: 0845 257 2024  
 manchester@bkrfloorplans.co.uk  
 www.bkr-floorplans.co.uk  
 C BKR 2012



GROUND FLOOR



FIRST FLOOR

EXISTING PLANS  
56 BURY NEW ROAD  
PRESTWICH  
MANCHESTER  
M25 0JU



Surveyed and Drawn By:



4th Floor, 59 Piccadilly,  
Manchester, M1 2AQ

SCALE  
1:100 @ A4

Tel: 0845 257 2023  
Fax: 0845 257 2024  
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www.bkr-floorplans.co.uk  
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**Ward:** Whitefield + Unsworth - Pilkington Park

Item 06

**Applicant:** Mr & Mrs Lee Buckley

**Location:** 3 Copper Lane, Whitefield, Manchester, M45 7TP

**Proposal:** Demolition of existing bungalow and erection of replacement detached dwelling house.

**Application Ref:** 55561/Full

**Target Date:** 26/10/2012

**Recommendation:** Approve with Conditions

### **Description**

The site, measuring 350sqm, is on the western edge of Whitefield and is 'washed over' by the Green Belt and designated River Valley. There are residential properties immediately to the east along Copper Lane and land to the north, south and west is open countryside. The existing detached timber and white render bungalow sits centrally within the plot and has two vehicular accesses onto Copper Lane, one running up to a small single garage to the side of the property. The immediate neighbour at No.2 is a detached brick built bungalow with a side gable facing the site. Copper Lane is a single track road running from Old Hall Lane, past the site to a number farms in the open countryside to the west.

The proposal involves demolition of the existing bungalow and the construction of a replacement dwelling. The replacement house would be located in a similar position to the existing building within the plot but would accommodate additional living space in a basement and within the roof space and gabled outrigger. The basement would have five bedrooms that would have windows facing into the lightwells to the side of the property. The driveway to the front would accommodate a two parking spaces.

The new dwelling would have a footprint of 112sqm as opposed to the existing bungalow and garage of 101sqm. This is an increase of 11%. The ridge height would be 5850mm compared to the existing 5200mm, an increase of 550mm. Not including the basement level which would not be seen from outside the site, the volume of the new dwelling would be approximately 490 cubic metres which would represent an increase of approximately 37%.

There would be an enclosed balcony that would be incorporated into the rear roof plane which would also have solar panels fixed to it.

Externally the existing hardstanding/paving totals 142sqm. The Proposed hardstanding/paving would be 68sqm which is a 52% reduction.

The walls would be finished in a white render and the roof covered in grey slate tiles. The windows and door frames would be grey Upvc/aluminium.

A Design and Access statement, contamination report and Bat survey have been submitted with the application.

### **Relevant Planning History**

01040/E - Demolition of existing dwelling and erection of 1 no. dwelling - Enquiry completed 14/03/2012

01051/E - Option A - new dormer bungalow; Option B- two storey dwelling - Enquiry completed 10/04/2012

01070/E - Demolition and erection of 1no new dwelling - Enquiry completed 17/04/2012

### **Publicity**

The following 28 residents were notified of the proposal. Nos.1, 1a, and 2 Copper Lane, 33-61(odd) Rivington Court, 1-6 The Meadows Old Hall Lane, Copperhurst Bungalow, Hurst Farm and Copperhurst Cottage Copper Lane, 1 Sergeant's Lane.

One representation from the occupiers of 5 The Meadows Old Hall Lane, who states that they would object to anything other than a bungalow on the site as it would be out of keeping with the surroundings.

The representee has been notified of the Planning Control Committee.

### **Consultations**

**Traffic Section** - No objection.

**Drainage Section** - No objection.

**Environmental Health** - No objection.

**Ecology** - No objection and provides advice on ecological matters due to the SBI some 200m to the north of the site.

### **Unitary Development Plan and Policies**

OL1	Green Belt
OL5/2	Development in River Valleys
OL1/2	New Buildings in the Green Belt
EN1/1	Visual Amenity
EN4/1	Renewable Energy
EN4/2	Energy Efficiency
EN7	Pollution Control
NPPF	National Planning Policy Framework
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
EN6/3	Features of Ecological Value

### **Issues and Analysis**

**Principle** - 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 principle of housing on the site established by the current property and there would be no net gain in housing. As such, subject to compliance with other policy considerations, the proposed development would be in accordance with Policy H1/2.

**Green Belt** - The NPPF and UDP Policy OL1/2 New Buildings in the Green Belt states that replacement dwellings are acceptable in the Green Belt where they are not disproportionate in scale to the original dwelling. Policy OL1/3 indicates that infill development would be acceptable where there is unbroken ribbon development and the new development would not prejudice Green Belt objectives.

Although the proposed house is larger than the bungalow it is replacing, it is not significantly so and would not appear overdominant or out of scale with its surroundings. Given that the site is within the Green Belt, it is considered reasonable to control any future alterations and extensions by removing 'Permitted Development' rights by an appropriate condition. In terms of massing and scale the proposal is considered to be acceptable and complies with policy relating to Green Belt and River Valley.

**Visual Amenity** - From Copper lane and surrounding land, the dwelling would appear as a bungalow with accommodation in the roofspace. With a proposed increase in the roof height of only 300mm above the ridge height of the immediate neighbour at No.2 Copper Lane, it would not appear incongruous on the street scene. By incorporating the basement, the applicant obtains adequate living space without significantly increasing the visible mass

of the building above ground and this is considered acceptable. In terms of siting and scale, it is considered to be in keeping with the existing pattern of residential development and considered acceptable when assessed 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).

**Residential Amenity** - The footprint of the new dwelling would be in line with the neighbouring property and the configuration of the windows takes account of the neighbours. As such there are no serious overlooking issues.

Whilst the bedroom windows looking into the lightwells at the side would not be ideal, the applicant prefers to maximise views of the surrounding countryside by having additional family living space in the upper floor instead and this is considered acceptable. The proposal satisfies UDP Policy H2/1 and guidance within SPD Note 6 that sets out various aspect standards.

**Access and Parking** - One of the two existing accesses would be closed off with the access closest to the neighbour at No.2 remaining largely unchanged. The proposed parking arrangement is considered acceptable and complies with UDP Policies H2/2 and HT2/4 with regard to car parking and residential development.

**Curtilage** - The proposed site layout indicates that the boundaries of the existing domestic curtilage would not change. The site boundaries to the north, south and west comprises hedging that is important in terms of the visual contribution to the Green Belt and retaining the site's rural character. Given the important visual contribution of these hedges, it is recommended that if planning permission was to be granted, then conditions should be imposed to retain and protect the hedgerows before and during construction.

**Ecology** - There are ponds 500m to the north and south of the site, where the Great Crested Newt is known to inhabit. Although some distance away, it is considered that a condition attached to any approval, requiring the developer to submit a scheme detailing 'newt avoidance/protection measures', would be reasonable.

The bat survey submitted with the redevelopment of the site suggests a very low risk to bats. An informative regarding bats attached to any decision notice is considered appropriate. In terms of the impact on ecology, the proposal is considered to be acceptable and complies with UDP Policy EN6/3 Features of Ecological Value.

**Representation** - The points raised by the occupier of No.5 The Meadows Old Hall Lane have been addressed in the above report.

The proposal is considered to be acceptable in terms of Green Belt and Housing policies listed and does not detrimentally affect visual or residential amenity.

### **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 replacement dwelling and the scheme as a whole, would not have a detrimental impact upon the character and openness of the Green Belt, would protect the amenity of the neighbours and surrounding ecology. The development would be acceptable and complies with the adopted policies of the UDP and there are no other material considerations that outweigh this finding.

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

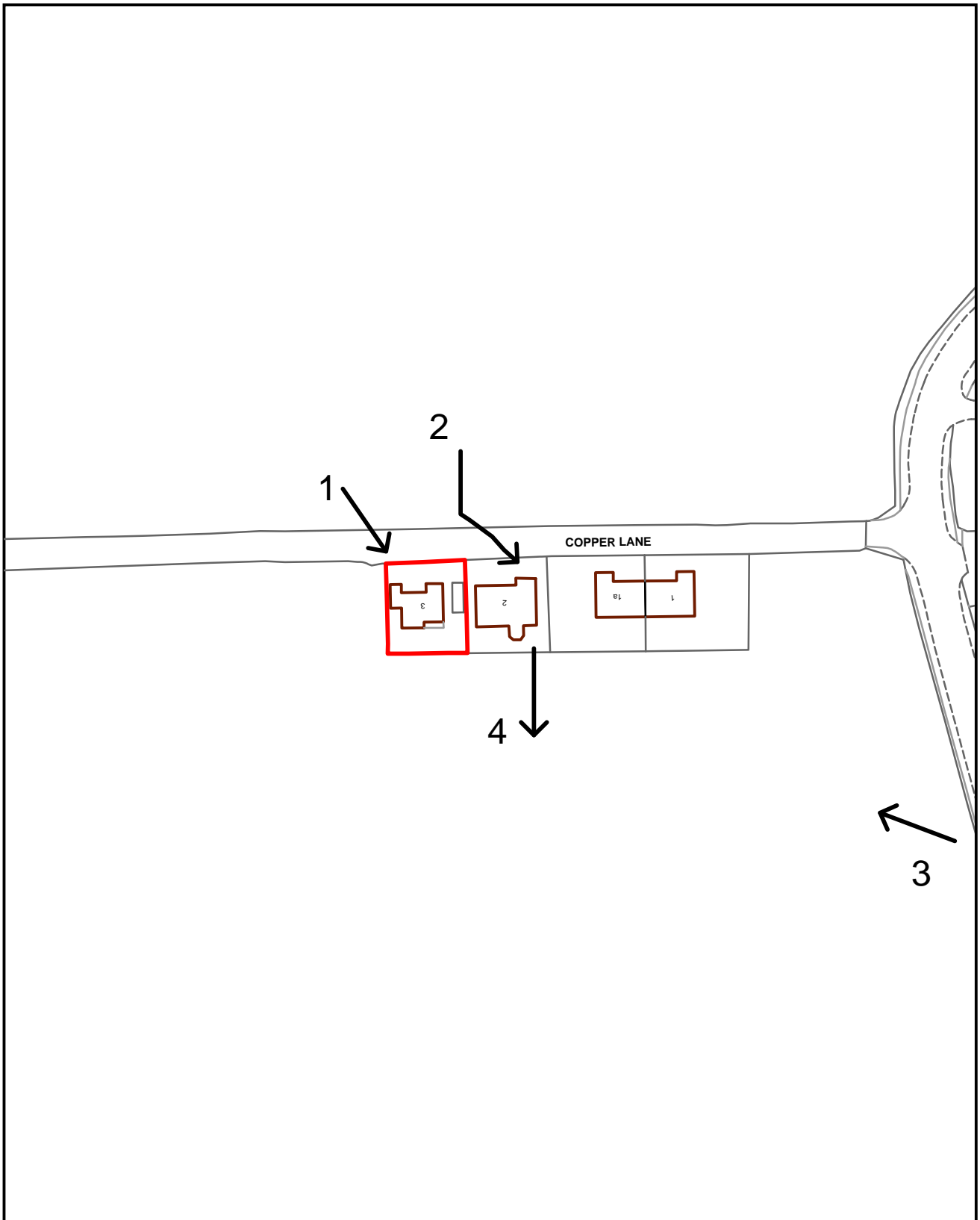
1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 1, 2/1A, 2/2A and 3 and the development shall not be carried out except 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 external finishing materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials 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. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;  
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.  
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
7. No development shall commence unless and until, a scheme detailing reasonable avoidance measures relating to Great Crested Newts during development, to be produced by a qualified ecologist, has been submitted to and approved writing by the Local Planning Authority. The approved plan/scheme shall be implemented in full before development commences and remain in situ until completion of the development.  
Reason. In order to protect Great Crested Newts pursuant to UDP Policy EN6/3 Features of Ecological Value.

8. The development hereby approved shall not commence unless and until a scheme of protection for all hedgerows on site in accordance with BS 5837:1991 "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, to the written satisfaction of the Local Planning Authority and all measures required by the scheme shall continue until the development has been completed.  
Reason - To ensure that there would be no undue damage to the existing hedgerows surrounding the the site pursuant to UDP Policies EN1/1 Visual Amenity and EN6/3 Features of Ecological Value.
  
9. No hedgerows to the northern, western or southern boundaries of the site shall be removed without the written consent of the Local Planning Authority. In the event of hedgerow loss, details shall be submitted to replace the hedgerow, which shall be implemented to the satisfaction of the Local Planning Authority.  
Reason - To ensure that there would be no undue damage to the existing hedgerows surrounding the the site pursuant to UDP Policy EN1/1 Visual Amenity and EN6/3 Features of Ecological Value.

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



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55561**

**ADDRESS: 3 Copper Lane  
Whitefield**

**E D S**



**Bury**  
COUNCIL

**1:1250**

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55561

Photo 1



Photo 2



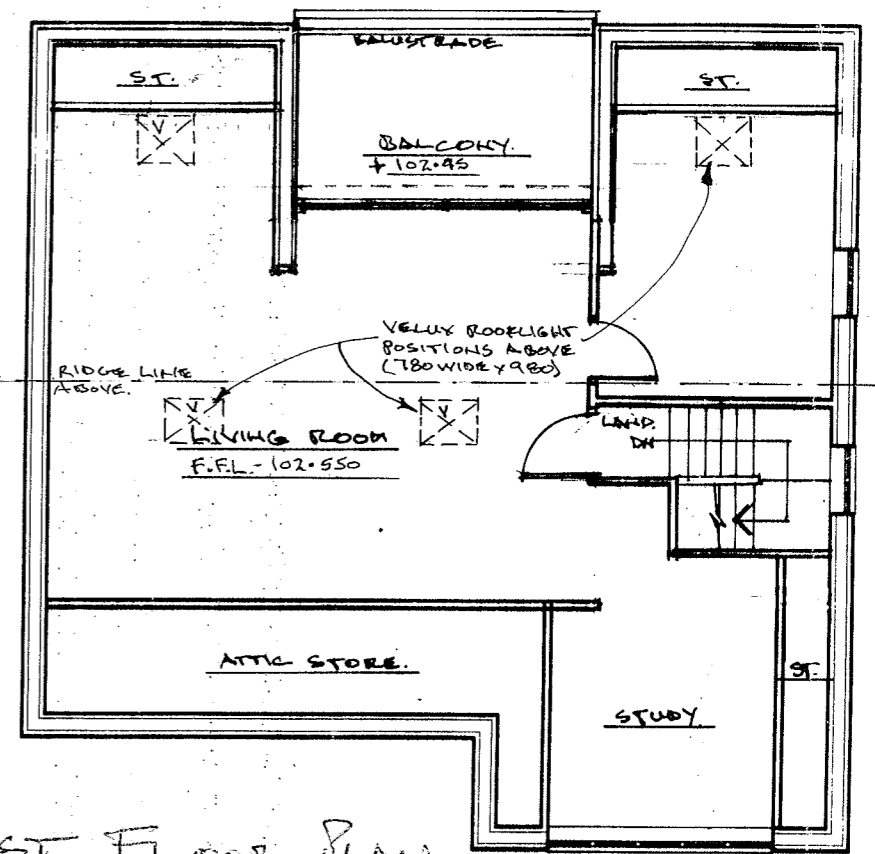
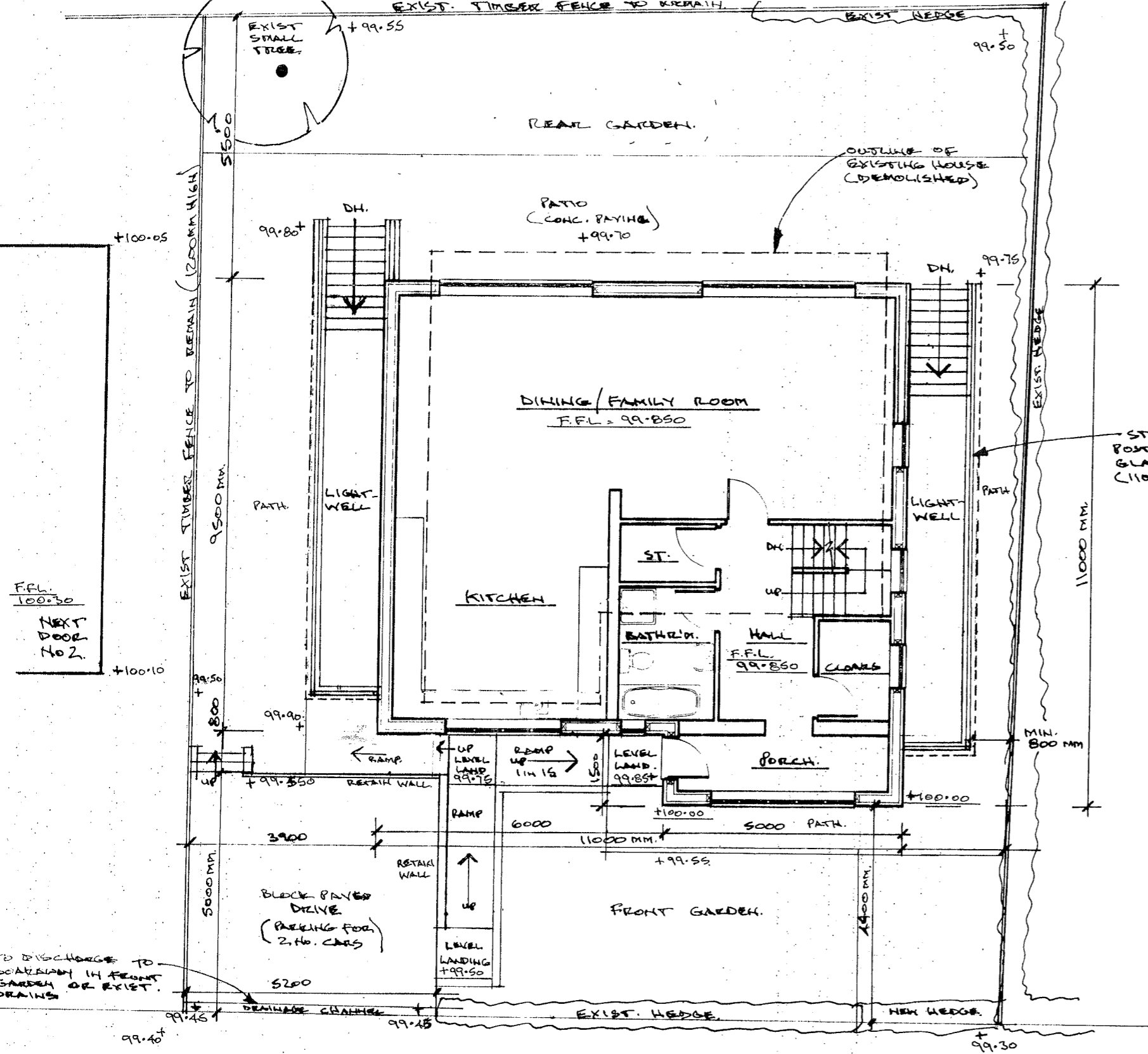
55561

Photo 3



Photo 4





First Floor Plan

REV. 'A' - CHEYEN ROOF OMITTED; WINDOW LOCATIONS AMENDED TO R.H. SIDE ELEVATION. 28.9.12. NB + ROOFLIGHTS ADDED, LEVELS ADDED.

Architectural & Building Services

NEIL BUTTERWORTH

Tel: 07786 275483  
Mobile: 07786 275483

89 Higher Ainsworth Road, Redcliffe, Manchester, M26 4JJ.



Job Title PROPOSED NEW DETACHED HOUSE. ON SITE OF EXISTING HOUSE, AT 3 COPPER LANE, WHITEFIELD, FOR MR. L. BUCKLEY.

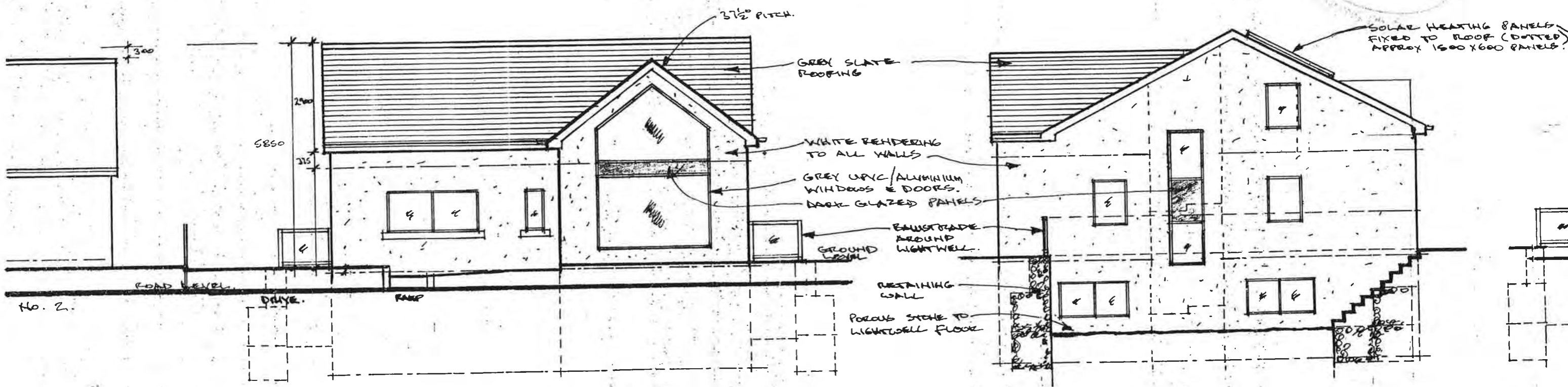
Drawing Title PLANS & ELEVATIONS

Scale 1:100	Date JULY. 12	Drawn by N.B.	Drawing No. 2/A
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GROUND FLOOR PLAN

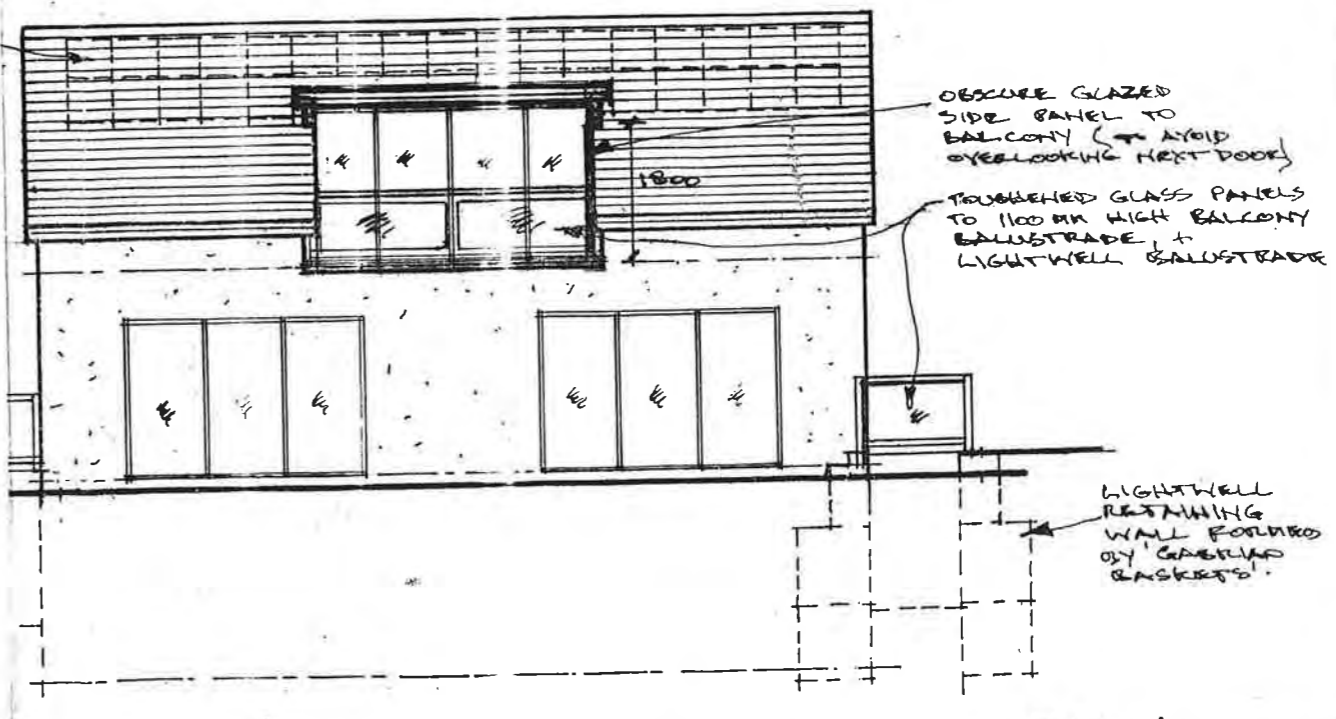
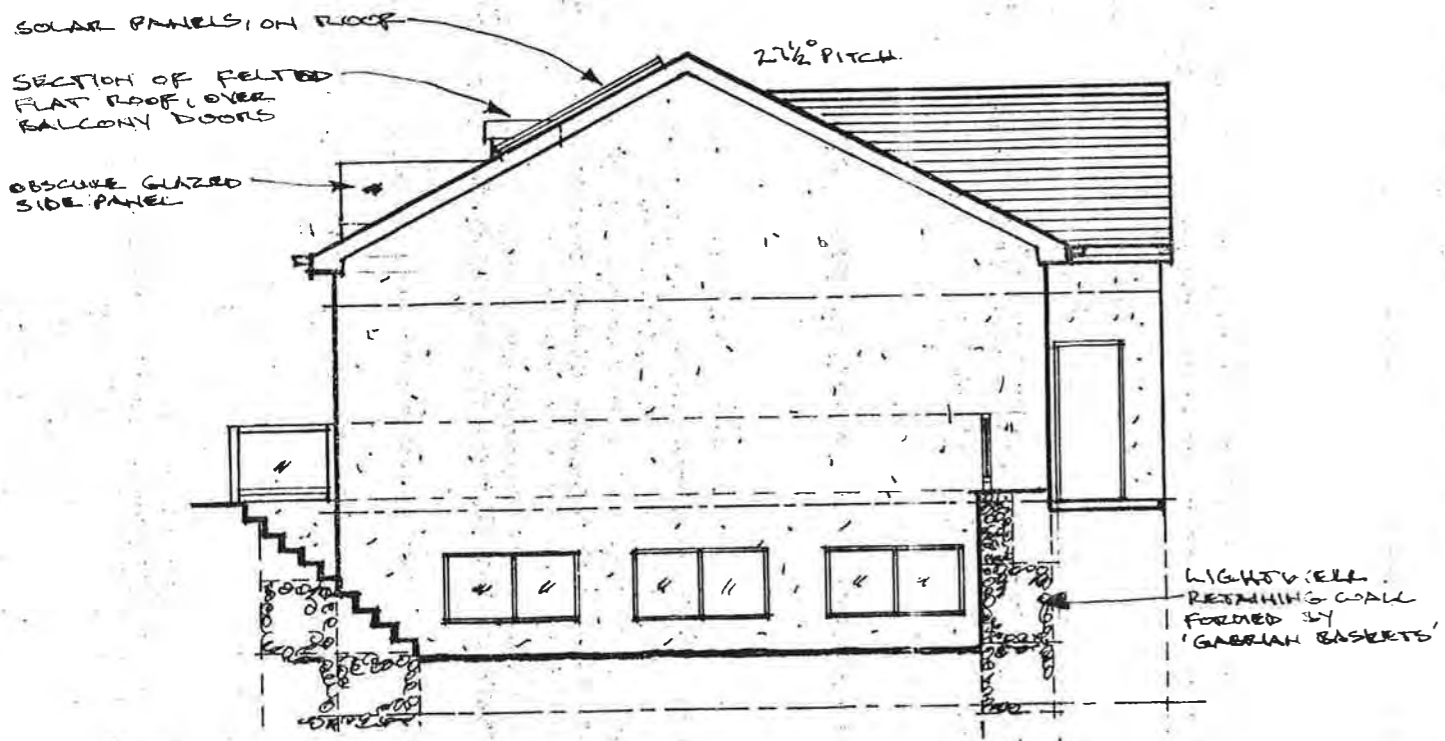
& SITE PLAN.

1 Oct 2012



FRONT ELEVATION

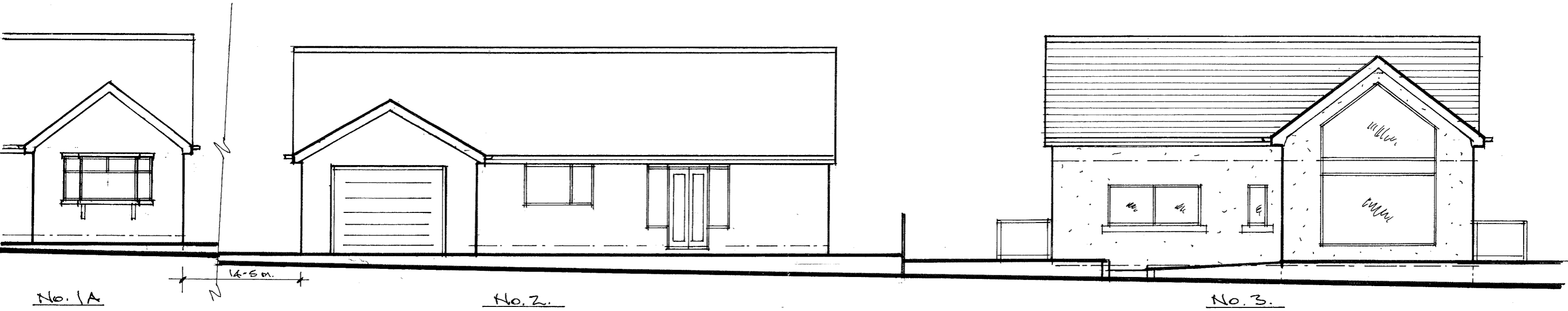
R.H. SIDE ELEVATION



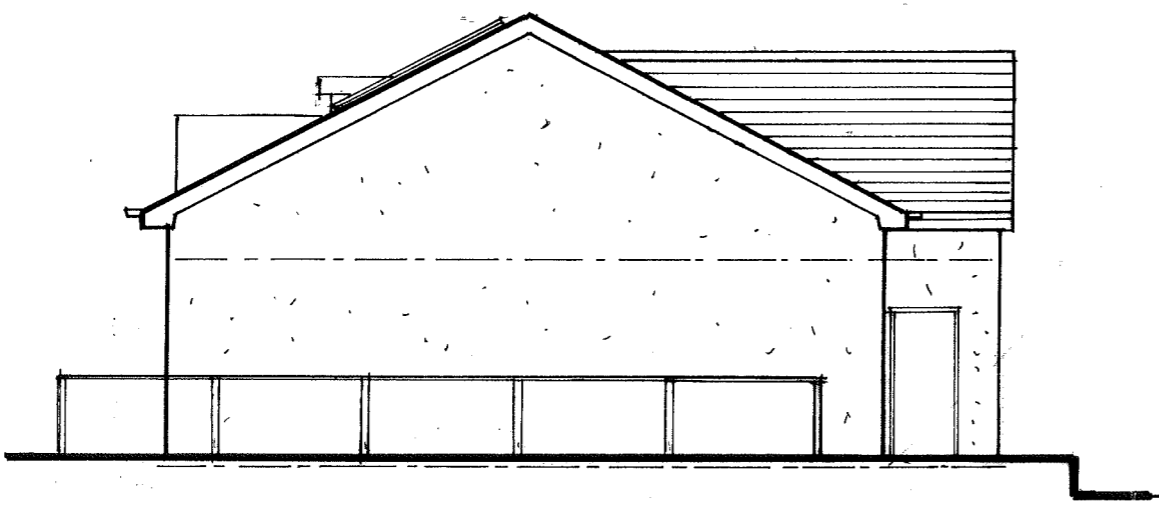
3 COPPER LANE, WHITEFIELD

ELEVATIONS

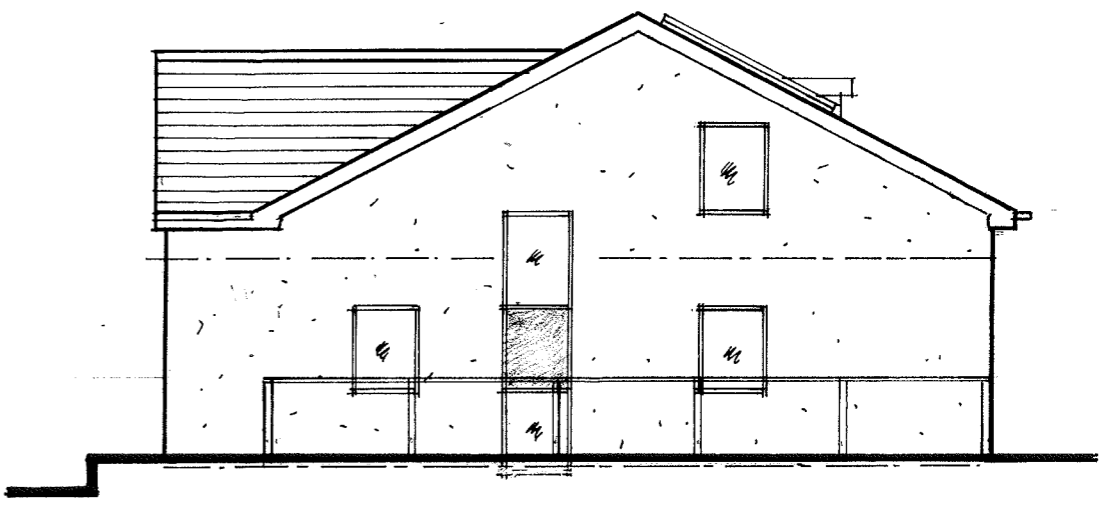
DWG NO 2/2 A



PROPOSED STREET SCENE. 1:100.  
NORTH ASPECT.

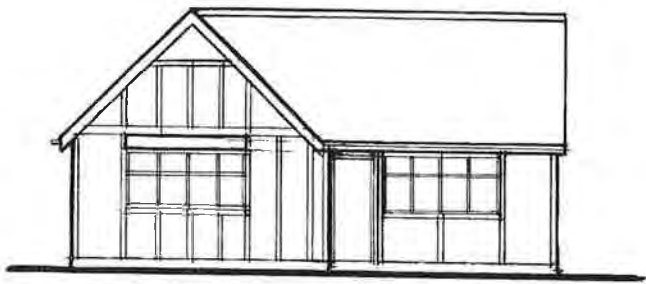


EAST ASPECT (L.H. SIDE)

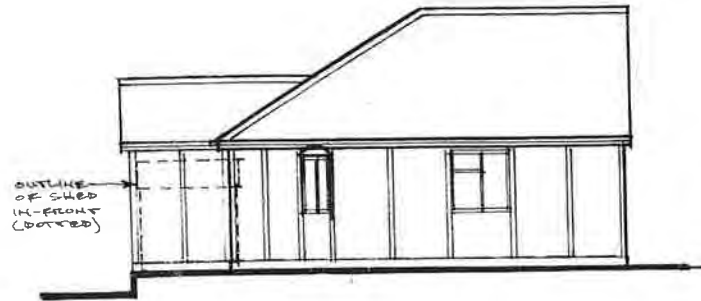


WEST ASPECT. (R.H. SIDE)

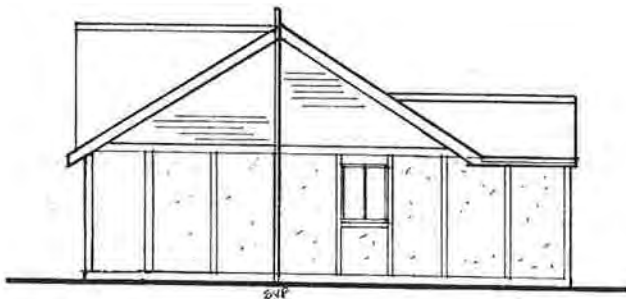
ADDITIONAL ELEVATIONS.  
PROPOSED NEW DETACHED HOUSE,  
ON SITE OF EXISTING HOUSE,  
AT 3 COPPER LANE, WHITEFIELD.  
SCALE. 1:100 DWG. No. 3.



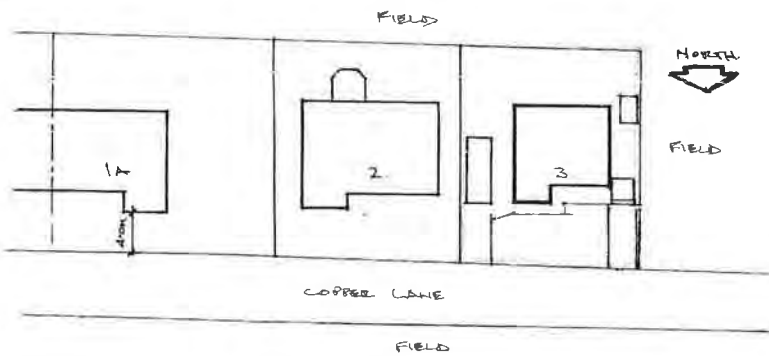
REAR ELEVATION




R.H.SIDE ELEVATION



L.H.SIDE ELEVATION



LOCATION PLAN 1:500

Architectural & Building Services NEIL BUTTERWORTH Tel: Mobile: 07785 275483 89 Higher A ineworth Road, Radcliffe, Manchester M26 4JJ			
			
Job Title <b>PROPOSED NEW DETACHED HOUSE, ON SITE OF EXISTING HOUSE, AT 3 COPPER LANE, WHITEFIELD, FOR MR L. BUCKLEY.</b>			
Drawing Title <b>EXISTING PLAN &amp; ELEVATIONS</b>			
Scale	Date	Drawn by	Drawing No.
1:100	JULY 12	NB	1

**Ward:** North Manor

Item 07

**Applicant:** Mr & Mrs C Doherty

**Location:** 86 Bolton Road, Hawkshaw, Bury, BL8 4JA

**Proposal:** Demolition of existing dwelling and erection of 1 no. dwelling (resubmission)

**Application Ref:** 55621/Full

**Target Date:** 01/11/2012

**Recommendation:** Approve with Conditions

### **Description**

The site contains a detached bungalow, which is located in an elevated position within the plot in relation to Bolton Road. The access drive is taken from Bolton Road and leads to an attached garage, which is some 2 metres lower than the dwelling itself. The dwelling is surrounded by gardens to the front, side and rear.

There are residential properties to the east, west and south and open fields to the north. The residential properties to the west and south are at a lower level than the garden area to the existing dwelling.

The proposed development involves the demolition of the existing dwelling and the erection of a dormer bungalow, which would be located centrally within the site. The proposed dwelling would measure 21.3 metres by 11.6 metres at the widest point. The proposed dwelling would be 6.3 metres in height; and 8.6 metres in height including the garage at the lower level. The proposed dwelling would be constructed from stone and slate. Access would be taken from the existing driveway, which would be extended rearwards and would measure 9.3 metres by 14.1 metres.

### **Relevant Planning History**

00957/E - Demolition of existing bungalow; erection of new two storey dwelling - Enquiry completed 19/04/2012

53615 - Extensions to and raising height of roof to create first floor; dormers at front and rear with Juliette balcony to rear; chimney stack to gable end (opposite no. 88) and roof canopy over garage at 86 Bolton Road, Hawkshaw. Withdrawn - 31 March 2011

55318 - Demolition of existing dwelling and erection 1 no. dwelling at 86 Bolton Road, Hawkshaw. Withdrawn - 30 August 2012.

### **Publicity**

7 neighbouring properties were notified by means of a letter on 10 September 2012.

2 letters of objection have been received on behalf of the occupiers of 100 Bolton Road and 1 Oak Cottages, which have raised the following issues:

- A more traditional two storey property would have been better as this would have restricted the size of the footprint of the dwelling.
- The proposed site sections do not specify the difference in levels between the two properties.
- The two gable windows relate to a kitchen/dining room and as such should have the status of principal windows and warrant protection.
- The proposed dwelling would be 7.6 metres from existing dwelling and not 9 metres plus as referred to in D & A.
- Consider that this distance should be at least 9.5 metres given the difference in levels.
- Given the peaked gable (6.2 metres in height) the relationship should be treated as 2



- storey and 13 metres provided.
- There appears to be a small patio area with two windows relating to a kitchen/dining room and lounge within the gable and as such, 20 metres should be provided.
  - Acknowledge the fall back position of extensions which could be undertaken as permitted development. However, permitted development rights would restrict the extension to single storey and 4 metres to the ridge, not the 6.2 metres proposed.
  - The proposed windows within the gable of the proposed dwelling would be angled at 45 degrees and are of a size and significance to have a serious impact upon the privacy of the neighbouring residents.
  - The photo of the existing boundary fence has been taken far away from the boundary and as such gives an unrealistic interpretation of the interface relationship.
  - In conclusion, the proposed development would have a significant adverse impact upon the privacy and loss of light on the adjacent neighbours.
  - The proposed dwelling would block out a lot of light.

The objector has been notified of the Planning Control Committee meeting

### Consultations

**Traffic Section** - No objections, subject to the inclusion of conditions relating to visibility and turning and parking facilities.

**Drainage Section** - Comments awaited.

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

**Wildlife Officer** - Comments awaited.

### Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

### Issues and Analysis

**Principle (Green Belt)** - The National Planning Policy Framework (NPPF) states that great importance is attached to the Green Belt. The construction of new buildings within the Green Belt would be inappropriate development and exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate buildings for outdoor sport, outdoor recreation and for cemeteries, as long as they preserve the openness of the land and does not conflict with the purposes of including land within it;
- the extension of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages; or
- limited infilling or the partial or complete redevelopment of previously developed sites

(brownfield land) whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages.

The proposed replacement dwelling would be larger than the dwelling it is replacing. However, the existing dwelling benefits from permitted development rights and would be extended in a number of ways without the requirement for planning permission. If the permitted development rights were invoked, the volume of the dwelling could be 920 cubic metres. While it is possible to use permitted development rights, the design of the dwelling would not be ideal and the applicant would prefer to undertake a new build with up to date energy efficiency standards rather than alter, extend and adapt the existing building. It is proposed to remove the permitted development rights for the proposed dwelling. Given that the cubic volume of the proposed dwelling would 1073, it is considered that the proposed dwelling would not be disproportionately larger than the dwelling it replaces. Therefore, the proposed development would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

**Design and layout** - The proposed dwelling would be a dormer bungalow in part. Given the two storey dwellings on either side of the site, it is considered that the proposed dormer bungalow would not cause significant harm to the openness of the Green Belt. In addition, the proposed dwelling would be cut into the site and the ridge height of the proposed dwelling would be 0.4 metres higher than the dwelling it replaces. While much is made of the height of the proposed dwelling in the objection, in real terms, there would not be a significant increase in overall heights. The relationship to the neighbouring properties is discussed further below.

The dormers would relate to the proposed openings at ground floor level and would not dominate the roof. The dormers would help to reduce the overall height of the building to further reduce the impact upon the openness and character of the Green Belt. There is a variety of materials within the area, including stone, brick and render and the proposed dwelling would be constructed from stone and slate, which would be acceptable.

There would be an acceptable level of amenity space at the front and rear and there would be space within the rear garden or garage for bin storage. The existing boundary treatments to the northern, southern and western boundaries would be retained and a stone wall would be erected along the eastern boundary. Therefore, the proposed development would not be a prominent feature within the streetscene and would be in accordance with Policies EN1/2, H2/1, H2/2 and OL1/2 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 is a dining room window within the gable elevation of No. 100 Bolton Road and given the difference in levels between the existing and proposed dwelling a minimum of 9 metres should be provided. At the time of writing, the agent is currently revising the plans to address this issue. There are two windows within the gable elevation of the proposed dwelling. These windows would be secondary windows to the respective rooms and would include 5 deep mullions within the frame to prevent a direct relationship to the gable of the existing dwelling to the west. There would be 24 metres from the proposed dwelling to the dwellings on the opposite side of Bolton Road. Therefore, subject to receipt of the revised plan, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

**Bats** - A bat survey has been submitted as part of the application, which states that there is no evidence of roosting bats found on site. In addition the existing dwelling has been unoccupied for over 2 years and has not been heated. As such, the proposed dwelling was deemed unsuitable for breeding and hibernating bats due to the cold. 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.

**Highways issues** - The existing driveway would be widened as part of the proposed development, which would allow for better visibility and would provide turning facilities to allow vehicles to enter and leave in a forward gear. The Traffic Section has no objections, subject to the inclusion of conditions relating to turning facilities and parking being provided. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policy H2/1 and H2/2 of the Bury Unitary Development Plan.

**Parking** - SPD11 states that the maximum parking standards for a 4 bed dwelling is 3 spaces per unit. The proposed development would provide 2 parking spaces and a garage. 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** - As the proposed development is replacing an existing dwelling, there is no financial requirement in accordance with SPD1.

**Response to objectors** - A more traditional two storey dwelling would have resulted in a much higher building on the site, which would impact upon the openness of the Green Belt. The difference between the finished floor levels of the two properties (No. 100 Bolton Road and the proposed dwelling) is 2.5 metres and the aspect standard required would be 9 metres. While the proposed dwelling would be 6.2 metres in height, it would be set down into the site and would be 0.4 metres higher than the existing dwelling and there would not be a significant increase in height. The issues relating to the kitchen/dining room/lounge windows in the gable elevation have been addressed within 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 would be acceptable in principle and would not be a prominent feature within the streetscene. The proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties nor would it be detrimental to highway safety. The proposed development would not cause harm to the openness and character of the Green Belt. The proposal would comply with UDP Policies and 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 Location plan (06/09/2012), Existing plans (06/09/2012), Proposed site plan and section (06/09/2012), Proposed plans (06/09/2012) 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. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and

suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

4. If during any works on site, contamination is suspected or found, or contamination is caused, the Local Planning Authority shall be notified immediately. Where required, a suitable risk assessment shall be carried out and/or any remedial action shall be carried out in accordance to an agreed process and within agreed timescales to the approval of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

6. The access and visibility improvements indicated on the approved plans shall be implemented before the development is first occupied.

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

7. The turning and parking facilities indicated on the approved plans shall be provided prior to the dwelling hereby approved being occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times

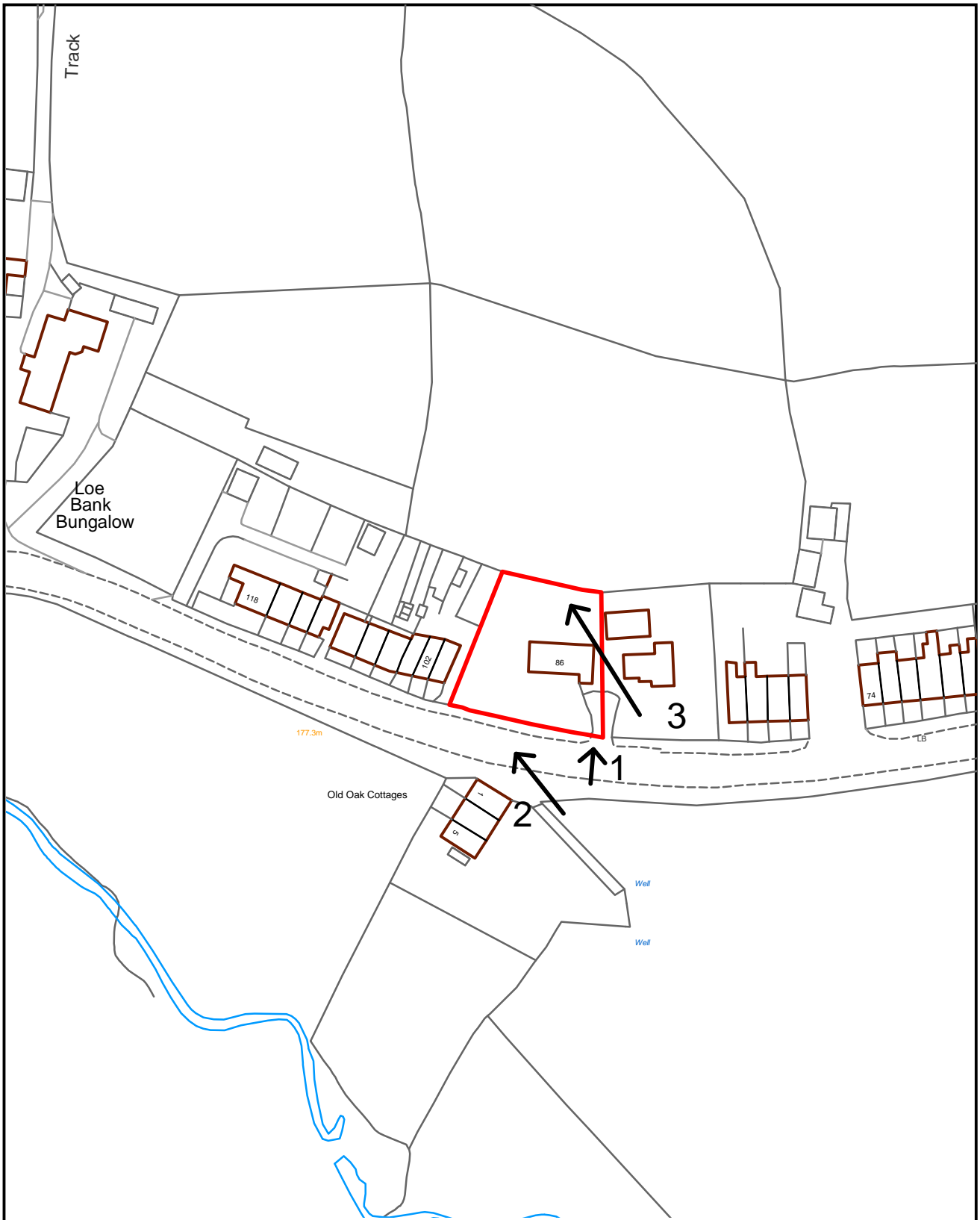
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

8. The ridge height of the dwelling hereby approved shall not exceed 186.00

Reason: In the interest of visual amenity and to ensure a satisfactory development pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy EN1/2 - Townscape and Built Design  
Policy H2/1 - The Form of New Residential Development  
Policy H2/2 - The Layout of New Residential Development

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 55621**

**ADDRESS: 86 Bolton Road  
Hawkshaw**

**E D S**

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



**Bury**  
COUNCIL

**1:1250**

55621

Photo 1



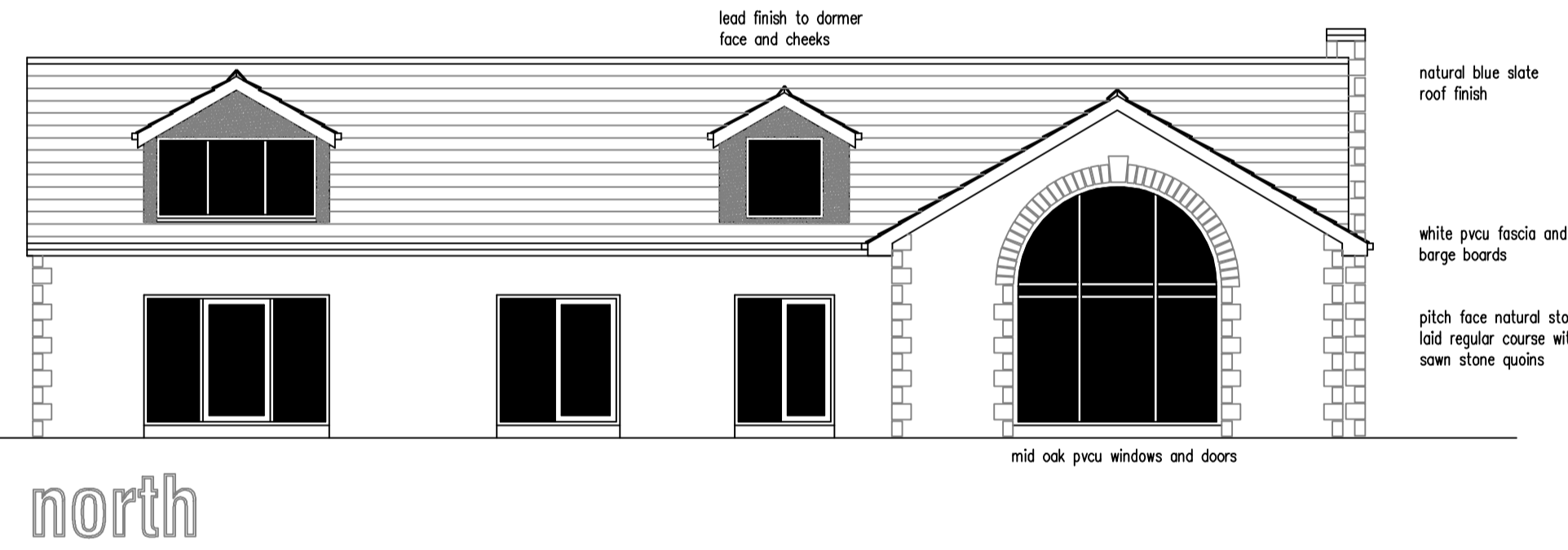
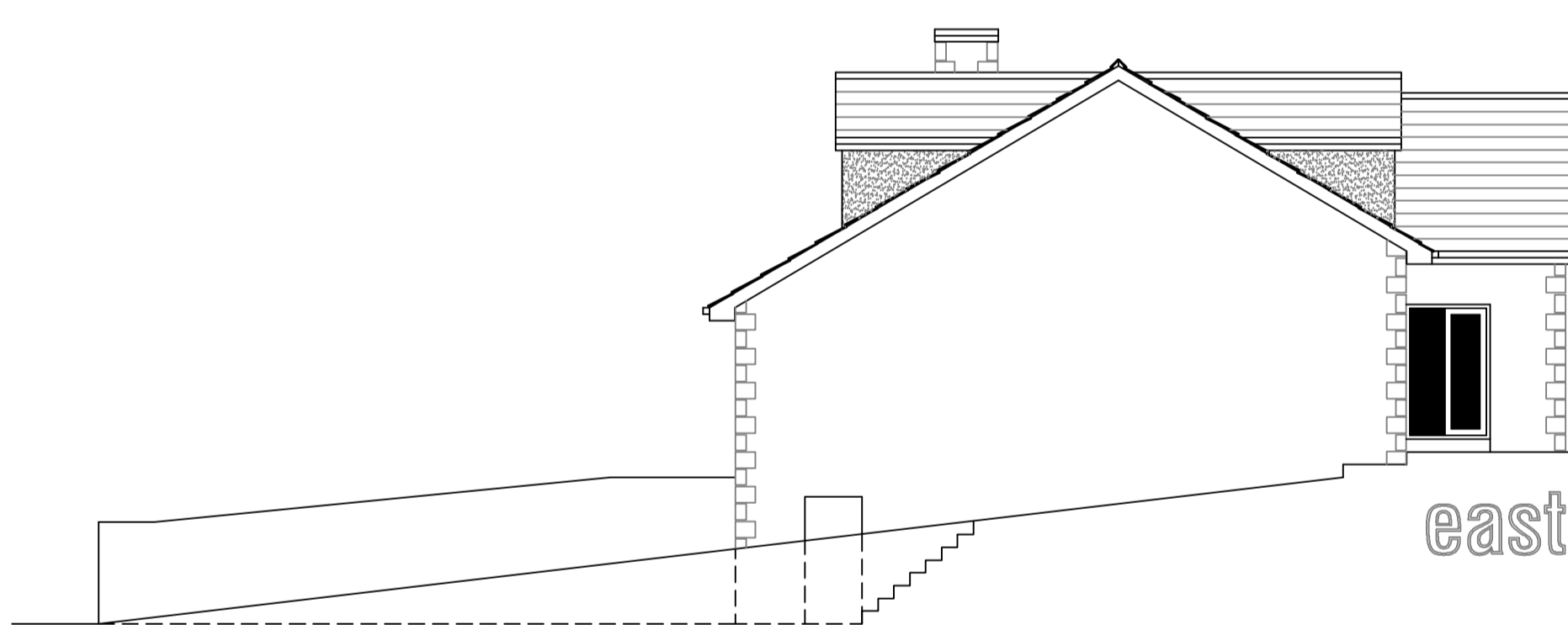
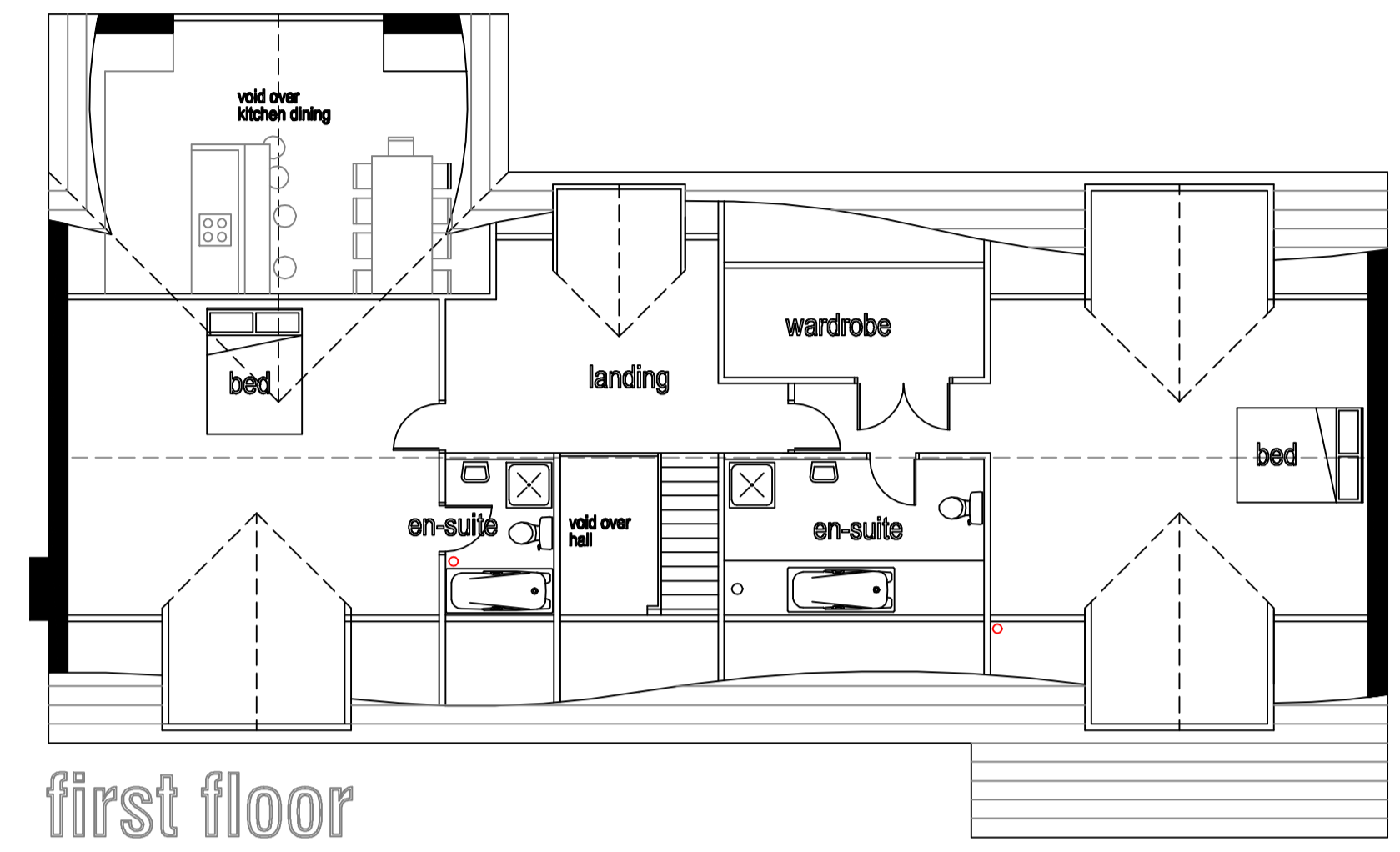
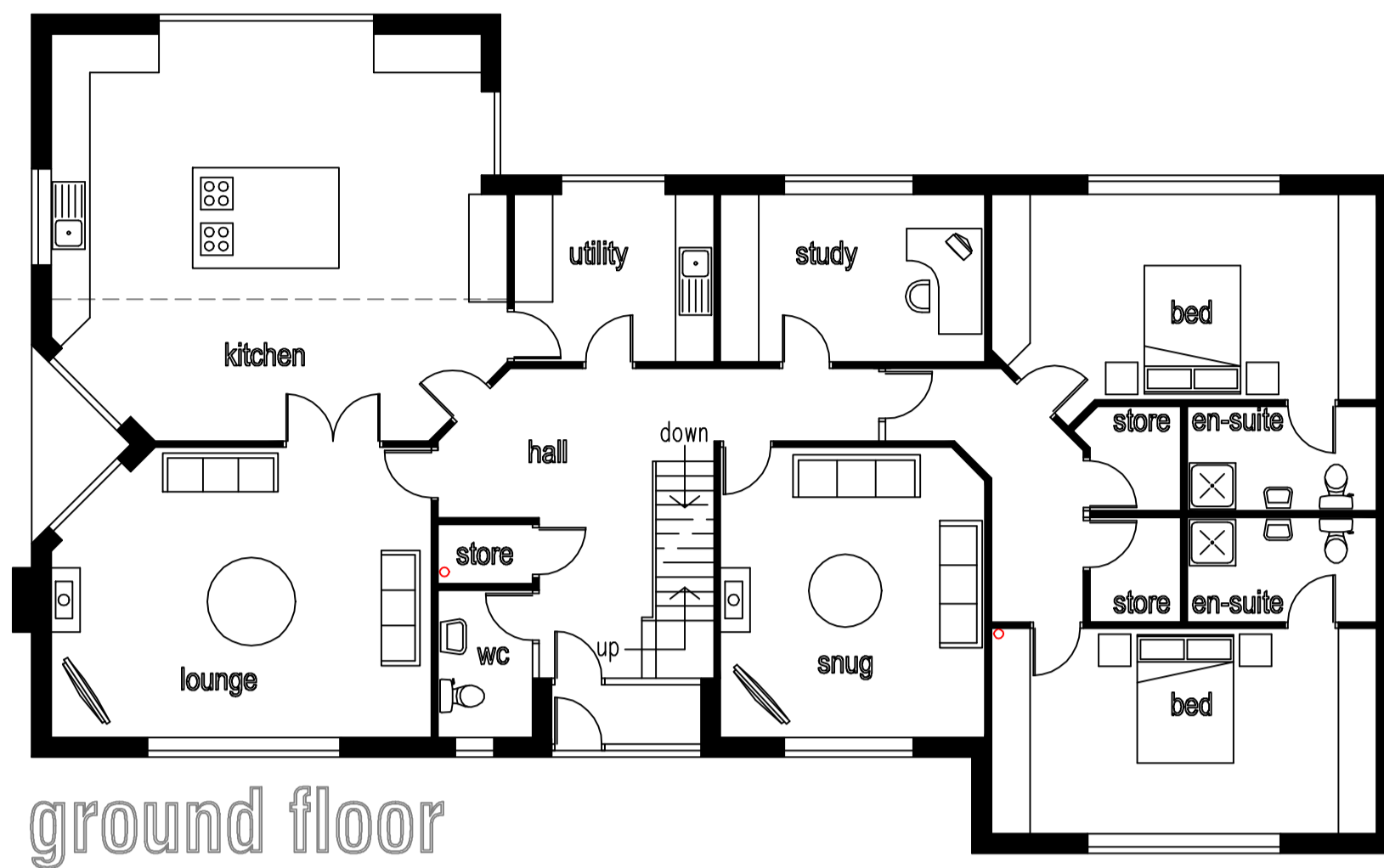
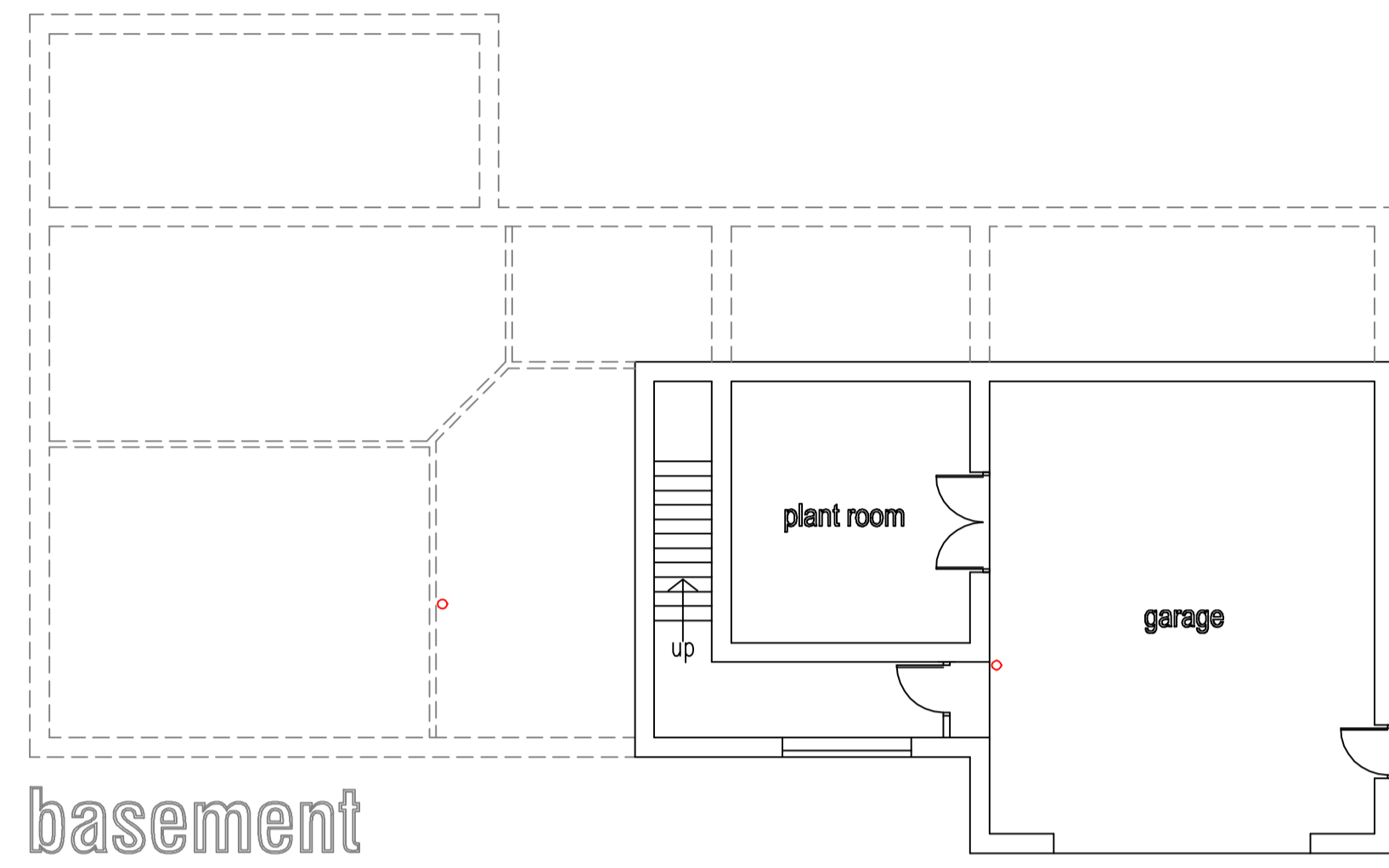
Photo 2



55621

Photo 3



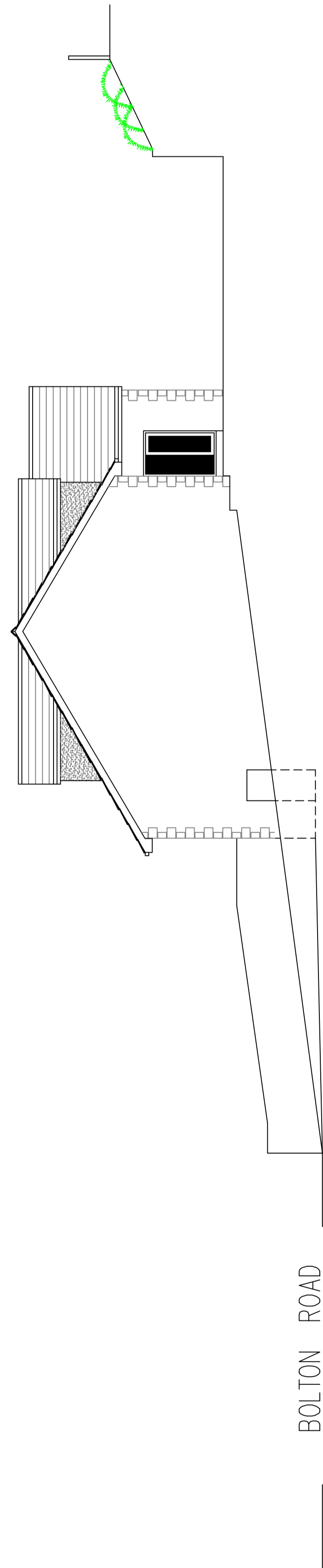


plans and elevations  
 proposed new dwelling on existing site at  
 86 Bolton Road  
 Hawkshaw  
 Bury

scale 1:100 @ A1  
 0m 10m  
 linear scale 1:100 @ A1

Rae Connell Associates Building Design and Planning Consultants  
 214 Burnley Road Bacup Lancashire 01706 873000





cross section on line A-A



site plan

site plan and section

proposed new dwelling on existing site at  
 86 Bolton Road  
 Hawkshaw  
 Bury

scale 1:100 @ A1  
 0m 10m  
 linear scale 1:100 @ A1

Rae Connell Associates Building Design and Planning Consultants  
 214 Burnley Road Bacup Lancashire 01706 873000