

REPORT FOR DECISION

MEETING: PLANNING CONTROL COMMITTEE
DATE: 24 AUGUST 2010
SUBJECT: OUTCOMES TOUR
REPORT FROM: CHIEF PLANNING OFFICER
CONTACT OFFICER: TOM MITCHELL

TYPE OF DECISION: COUNCIL

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: The report comments on the recent outcomes tour undertaken by Members of the Planning Committee.

OPTIONS & RECOMMENDED OPTION The Committee is recommended to the note the report.

IMPLICATIONS:

Corporate Aims/Policy Framework: Do the proposals accord with the Policy Framework? N/A

Financial Implications and Risk Considerations: Director of Finance and E-Government to advise regarding risk management N/A

Statement by Director of Finance and E-Government: N/A

Equality/Diversity implications: N/A

Considered by Monitoring Officer: N/A

Are there any legal implications? No

Staffing/ICT/Property: N/A

Wards Affected: All

Scrutiny Interest: N/A

TRACKING/PROCESS

EXECUTIVE DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Executive	Committee	Council

Introduction

The Local Government Association recommends that Planning Committees review a selection of outcomes from Planning Permissions that having been granted, at least annually. The purpose of the review is to not only assess the outcomes but also to be used as a training event on a range of issues when Planning Officers can meet members of the Committee and exchange views and opinions on Planning issues.

The Tour

8 sites had been selected by asking for nominations from the Committee or which had been controversial at the time of the decision. These sites were visited on a day long tour on the 30th September 2009. The sites were:-

Knowsley Place, Knowsley Street, Bury
Green waste facility, Fern Hill depot , Bury
Proposed covered paddock at Hill End Farm, Moorbottom, Holcombe
Aldi, Railway Street, Ramsbottom
Red Hall Hotel, Walmersley Road, Ramsbottom
Offices, residential and retail development at George Street/Bury New Road. Prestwich
Whitefield Golf club – new clubhouse and residential development.
Police Station , Chamberhall, Bury

The visit to Whitefield Golf Club was curtailed due to there being a tournament. Most Members (9) of the Committee were able to attend, along with individual Planning case officers and Ian Lord from Engineering.

Each site was toured and access was afforded by the developer for a detailed inspection of the sites.

Outcomes

All Members and officers were requested to complete an evaluation sheet for each site and asked to "score" the development under several headings: - design, highways, impact on area and neighbours, Planning Policy and Regeneration benefits.

This year all the sites visited received high scores and generally the developments were all seen as having very positive outcomes. The top scoring site for both Members and officers was the George Street Development, primarily because of the significance of this development for this part of Prestwich and the enhancement to the previous uses on this site. This was closely followed by:-

- Hill End Farm which is a development in the Green Belt and despite local concerns this permission is justified in terms of its special circumstances and and extremely high quality implementation.
- Red Hall another development in the Green Belt that has contributed significantly to Tourism and supported a high quality refurbishment of the former premises on the site.
- Bury Police Headquarters, a major facility on the fringe of the Town Centre which was considered to not only provide greatly improved facilities to support policing in Bury but also has achieved a very good standard of design and layout.

Conclusion

The tour was considered to be successful by all who attended and did provide a valuable opportunity to discuss a range of planning issues on completed developments.

The intention is to ensure that the Outcomes Tour is made a regular annual event.

List of Background Papers:- None

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