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AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors: G McGill (Chair), S Arif, C Boles, D Duncalfe, D Green, J Harris, M Hayes, D Quinn, D Vernon, M Walsh, S Thorpe and N Boroda

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 25 April 2023
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

4 PLANNING APPLICATIONS *(Pages 3 - 6)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

25 April 2023

SUPPLEMENTARY INFORMATION

Item:1 1 Rollesby Close, Bury, BL8 1EW Application No. 69298
First floor extension at side

Neighbour comment

Revised plan submitted (RAD/2785/23/1RevC). Revised site plan corresponding with floor plan.

Following a reconsultation with No.3 Rollesby Close, an email was received indicating they were satisfied with the revised plan.

Item:2 Land between 2 Ferngrove House, Rochdale Old Road & Woodgate Hill Road, Bury, BL9 7LS Application No. 68884
Erection of 5 no. new dwellings

Trees

The submitted Arboricultural Impact Assessment considers all existing trees on site to have landscape qualities and are either Category B (moderate) or Category C (low) quality trees.

The assessment concludes that there will be no direct loss of trees, but an indirect loss of 1 tree (T10) which is a low quality tree. Due to the quality of this sycamore tree, that has a sparse canopy, basal growth and various occluded pruning wounds no objections are raised to its loss. No pruning is also proposed as a result of the development. The report highlights that mitigation will be required to protect trees on site.

Whilst a Tree Protection Plan with Replanting Proposals (drawing 14) has been submitted as part of the application this plan appears to indicate retention of all trees on site, including T10. The Arboricultural Impact Assessment also includes recommendation for remedial works to trees on site that have not been included on this plan. As the trees are protected by means of a TPO it is considered that a method statement should be submitted, prior to commencement of works on site, that fully details all works to all trees on site that may be required as part of the development.

As such, condition 19 has been amended to require submission of an Arboricultural Method Statement:

Notwithstanding the details indicated on Tree Protection Plan with Replanting Proposals (drawing 14), an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works on site. This statement shall include all proposed works to trees and full details of protection in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" including the specification, location and phasing for the installation of tree and hedge protection measures and a schedule of all proposed tree and hedge works, including the reason for such works. The works shall be implemented in accordance with the approved details.

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.

Condition agreed by agent.

Residential Amenity

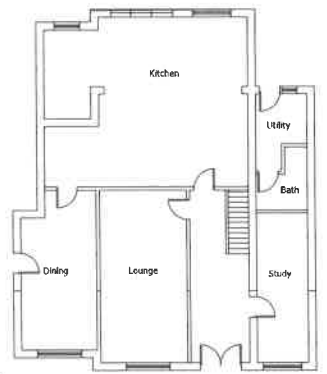
For clarity Plots 2 and 3 only have ground floor and first floor windows. No second floor windows are proposed.

**Item:3 Whitefield Police Station, Bury New Road, Whitefield, Manchester, M45
8QN Application No. 69345**

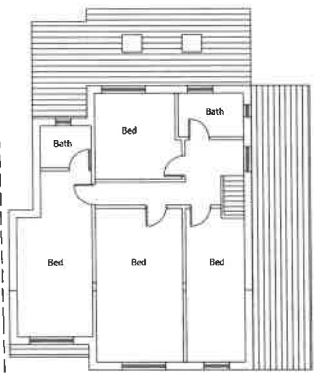
Siting of a single storey permanent Portakabin at rear to be used as a Tactical Taser Training Room; 2 no. car wash screens at rear

Nothing further to report

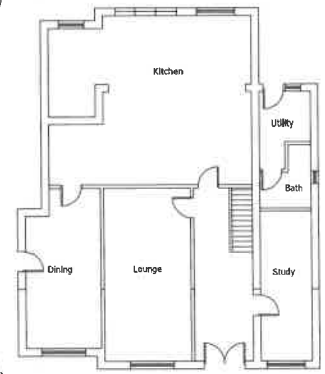
69298 REVISED PLAN: 1 Rollesby Close.



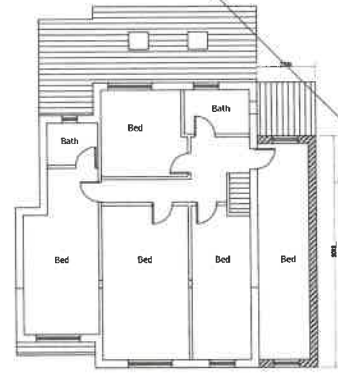
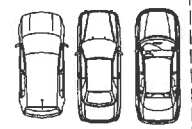
EXISTING GROUND FLOOR



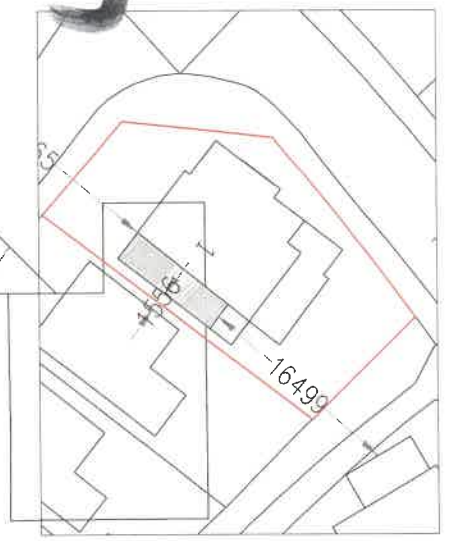
EXISTING FIRST FLOOR



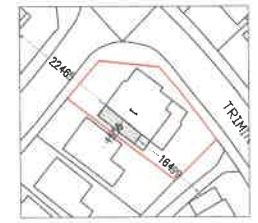
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



SITE PLAN (1:200)



BLOCK PLAN (1:500)



LOCATION PLAN (1:1250)

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Ordnance Survey 0100031673



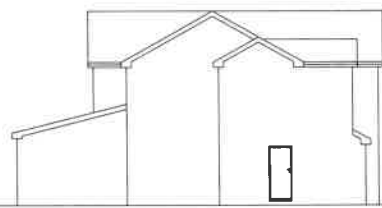
Page 6



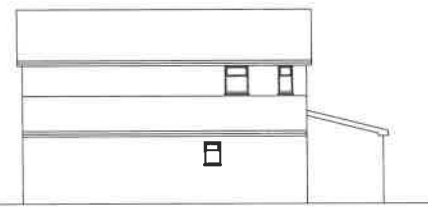
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (1)



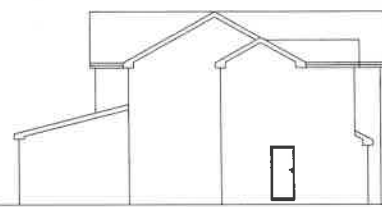
EXISTING SIDE ELEVATION (2)



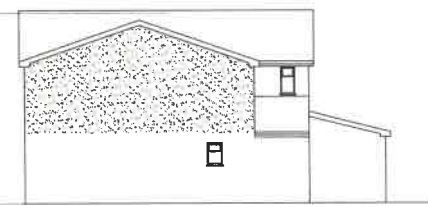
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

Date	Rev.	Rev.	Initials
20/10/23	A	Amended site elevation	RA
18/11/23	B	Amended site plan	RA

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Figured dimensions take precedence over scaled measurements from the drawing. All dimensions and drawings to be checked by Client and Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with Planning Approval & Conditions and current Building Regulations. No works to commence without Planning & Building Regulations approval.
The client must ensure the project complies with the Construction Design and Management Regulations 2015.
The Client should ensure consent from any landowner or interested party is obtained, as well as compliance with Party Wall Act 1996.

Notes

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Project
1 ROLLESBY CLOSE
BURY
BL8 1EW

Title
EXISTING & PROPOSED PLANS

Client
TAIMOOR TARIQ

Drawn
RA

Date
JANUARY 2023

Scale
1:100 @ A1 / 1:200 @ A3

Drawing Number
RAD/2785/23/1/RevC