

# Public Document Pack

## AGENDA FOR PLANNING CONTROL COMMITTEE



*Contact:* Michael Cunliffe  
*Direct Line:* 0161 253 5399  
*E-mail:* m.cunliffe@bury.gov.uk  
*Website:* www.bury.gov.uk

**To: All Members of Planning Control Committee**

**Councillors :** S Thorpe (Chair), C Boles, D Duncalfe,  
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,  
G Staples-Jones, D Vernon and M Walsh

Dear Member/Colleague

### **Planning Control Committee**

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

<b>Date:</b>	Tuesday, 27 June 2023
<b>Place:</b>	Council Chamber, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	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.
<b>Notes:</b>	

## **AGENDA**

### **4 PLANNING APPLICATIONS** (*Pages 3 - 10*)

Reports attached.

**BURY COUNCIL**  
**DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**27 June 2023**

**SUPPLEMENTARY INFORMATION**

**Item:01 47 Fairfield Drive, Bury, BL9 7SL Application No. 69622**  
Demolition of existing conservatory and erection of two storey side extension

**Target date - 28/06/2023**

Nothing further to report.

**Item:02 Spurr House, Pole Lane, Bury, BL9 8QL Application No. 69361**  
Conversion of short stay residential home (Class C2) to a pupil referral unit (Class F1) for educational use; Single storey extensions and associated landscaping, additional parking and external works

**Extension of Time - Yes 30/06/2023**

**Statutory/Non-Statutory Consultations**

The Committee report states that an update concerning Great Crested Newt will be provided in the Supplementary Report.

A provisional Great Crested Newt District Level Licensing (DLL) Impact Assessment & Conservation Payment Certificate issued by Natural England has been submitted. As a result, the Greater Manchester Ecology Unit have confirmed that they have no objection and that potential impacts on Great Crested Newt are adequately mitigated (via a financial contribution for the provision of new ponds (completed with Natural England via the DLL procedure)).

No additional conditions are required.

**Item:03 Land at Green Street, Radcliffe Application No. 68998**  
Construction of new mixed-use development comprising 132 apartments, bar, commercial and office spaces with associated landscaping and car parking.

**Extension of Time - 29/06/2023**

**Publicity**

Councillor Berry has commented and has raised the following issues:

- Object on the grounds that the building is not in keeping with the area and that the buildings are too tall and unsightly.
- The parking for the buildings will be inadequate until our infrastructure with regards to public transport is improved significantly.
- Consideration to other planned house building has not been taken into account given the current congestion of the roads in Radcliffe.
- Object to the types of offices which could be adequately be provided by the council building on Whittaker Street.
- It is disappointing that there seems to be a lack of suitable retail on the ground levels of this building.
- Given the number of negative comments on social media regarding this planning application, it is quite clear that it does not meet the aspiration of local residents.

8 letters have been received, which has raised the following issues:

- Firstly I am pleased to see a development on the site, it is long awaited.
- If 132 dwelling plus offices are being built, is there sufficient parking in the development?
- Radcliffe is already difficult to park in. If additional cars are going to use the

available parking this will restrict people being able to park and use the shop and amenities.

- There are far too many flats in the town, already, we need proper houses for families with gardens, not flats filled with single people.
- At 5 storeys it is too high and would alter the landscape especially the views to St Thomas's Church.
- No infrastructure in place ie High school, Leisure centre these should be the priority for this town.
- The design is not in keeping with anything in the area.
- The roads cannot cope with the traffic we have now it is practically gridlocked most hours of the day around that area and extra cars from this proposal would exacerbate the problem.
- The applicant has failed to demonstrate that a development is necessary. It isn't needed here.
- Radcliffe residents do not need 5 storey high apartment accommodation. They need affordable housing with small garden areas for families to grow and thrive.
- Radcliffe residents need space to park vehicles near to their houses, This development application has nowhere near enough parking provision.
- Radcliffe residents need at least one, preferably two, decent high schools with enough places for all the children of Radcliffe.
- Radcliffe residents need a sports centre/swimming pool to replace the ones that were closed down years ago.
- Radcliffe residents need a Civic Centre to be proud of, to replace the one that was closed down years ago.
- All the above closures happened with promises from the council that they would be replaced. They need replacing not with tin-pot flats but with proper accommodation.
- There is not enough infrastructure to cope with the additional people this will bring. Roads in the area are already extremely busy this will not help.

### **Response to objectors**

- The issues relating to housing supply, design, layout, heritage, traffic generation and parking have been addressed in the main report.
- 73% of the proposed residential dwellings are affordable, which is in excess of 25% required.
- Parking is provided on site and the site is in a sustainable location with good access to public transport and services.
- An application for the Radcliffe hub has been received, which includes a leisure centre and an event space. Radcliffe market is located near the site of the proposed hub and is currently trading.
- An application is expected imminently for a high school in Radcliffe.

### **Consultations**

**Environment Agency** - Unable to provide comments on controlled waters/contaminated land. No objections in relation to flood risk.

**Pre-start Conditions** - Applicant/Agent has agreed with pre-start conditions.

### **Planning obligations**

For the avoidance of any doubt, the proposed affordable dwellings would be a mix of social rent and affordable rent to buy.

### **Conditions**

Conditions 3, 4, 11, 21, 22 and 23 have been amended as follows:

3. Plot numbers B1 - B56 and C1 - C41 hereby approved shall be occupied at all times as affordable housing as defined in the National Planning Policy Framework and the Affordable Housing Statement, dated August 2022.

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

4. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or until details/samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

11. Prior to occupation of the commercial units hereby approved, a scheme for treating, diluting and dispersing fumes from and odours has been submitted to and approved in writing by the Local Planning Authority. The scheme submitted shall include a written statement from a suitably qualified person who is a member of the Heating and Ventilation Contractors Association (HVCA) or an equivalent professional body, stating that the fume treatment to be installed complies with or exceeds the 'Minimum Requirements For Odour Control' provided by the Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems :DEFRA 2005 (or if applicable such superseding guidance as shall prevail at the time of commencement of the development).

The scheme to be submitted shall also include the relevant manufacturer and installer instructions for any associated equipment with details of maintenance requirements.

Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the residential amenities of nearby residential property from impact upon from fumes and odour pursuant to UDP Policy S2/6 - Food and Drink.

21. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development (excluding site clearance, demolition, remediation or ground works). The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; 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.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree

Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

22. Notwithstanding the details indicated on the approved plans, no development, other than site clearance, demolition, remediation or ground works, shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

1. A scheme of highway remedial works around the perimeter of the site to a scope and specification to be agreed, incorporating the reinstatement of all redundant accesses, formation of the proposed site accesses and provision of associated tactile paved crossing points, demarcation of the limits of the adopted highway, relocation/replacement of pedestrian guardrailing affected by the site access alterations and visibility splays proposed, all measures required to suit appropriate site threshold levels and/or form access to the site/retain landscaped areas, and all associated highway and highway drainage remedial works and alterations to existing road markings required to facilitate the proposed development and reinstate the adopted highway to its former condition prior to commencement of the development;
2. Surface water drainage arrangements for the proposed car parks, accesses and pedestrianised areas to prevent the discharge of surface water onto the adjacent adopted highway;
3. Provision of a street lighting assessment to a scope and specification to be agreed (and, where necessary, a scheme of improvements) for the Green Street/Blackburn Street junction and Green Street from Blackburn Street to the westerly car park access to Building B & C;
4. Identification of a 5m strip within the parking area immediately to the rear of the existing retaining wall adjacent to Pilkington Way, required to act as an easement strip to allow future maintenance access to rear of the retaining wall;
5. Proposed security barrier/bollards types/method of operation at the car park accesses serving Buildings B & C, set back a minimum of 5.0m from the back of the adopted highway.

The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EC6/1 - Assessing New Business, Industrial and Commercial Development

Policy EN1/2 - Townscape and Built Design

Policy H2/2 - The Layout of New Residential Development.

23. Notwithstanding the details indicated on the approved plans, no development, other than site clearance, demolition, remediation or ground works, shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

- Proposed pedestrian refuge at the junction of Green Street with Blackburn Street, incorporating the retention/replacement of the existing 'give-way' warning signage and road markings, the retention/replacement of the existing 'keep left' bollards, provision of a tactile paved crossing point, revised white lining scheme to reflect the proposed car park access to Building A and all associated highway and highway drainage remedial works and alterations to road markings required to

facilitate the proposed development and reinstate the adopted highway to its former condition prior to commencement of the development;  
The details subsequently approved shall be implemented to an agreed programme.  
Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy EC6/1 - Assessing New Business, Industrial and Commercial Development  
Policy EN1/2 - Townscape and Built Design  
Policy H2/2 - The Layout of New Residential Development.

**Item:04 Kirklees Valley Farm, Kirklees Street, Tottington, Bury, BL8 3NY**

**Application No.** 69555

Erection of single storey dwelling to replace existing dwelling

**Extension of Time** - 30/6/23

Nothing further to report

**Item:05 Land off Parkinson Street, Bury, BL9 6NY Application No.** 69079

Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field.

**Extension of time** - 30/06/2023

**Pre-start Conditions** - Agent has agreed with pre-start conditions.

**Site History**

69333 - Seedfield Resource Centres - Erection of 2no. storage units, 2 no. changing facility units and 1 no. welfare unit on a public recreation field for use associated with sports activities - Approved with Conditions 23/06/2023

69387 - Land off Arley Avenue, rear of 1 Copse Drive & 2 Spinney Drive - Formation of car park and erection of boundary fence; Provision of stairs/steps down to football field - Approve with Conditions 27/06/2023

**Conditions** - Condition 15 amended to include the sentence "This condition can be satisfied in phases."

Condition 24 amended to:

Notwithstanding the details shown on the approved plans, the existing car park to the north of the entrance to the site shall be retained and made available for use at all time for users of the playing fields until the new car park can be constructed and/or similar provision is made available for use. Details of the construction of the new car park, including details of closure, time scales for construction, and a scheme prepared in consultation with the local highways authority for offsetting the parking needs of the users of the playing fields during construction shall be submitted to, and approved in writing by the Local Planning Authority prior to commencement of this aspect of the development.



Reason. To ensure adequate off-street car parking provision for the adjacent Seedfield football pitches, in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, RT1/1 - Protection of Recreation Provision in the Urban Area, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Condition 31 amended to:

No development, other than demolition, shall commence on site until the access arrangements onto the playing field and the car parking as approved under planning permission ref: 69387 have been implemented in full and made available for use at all times for all users of the playing field.

Reason. To ensure the satisfactory accessibility of compensatory provision which secures a continuity of use of the playing field and to accord with paragraph 99 of the NPPF.

Condition 32 removed. See below under planning obligations.

**Planning obligations - Provision of facilities under application 69333**

The proposed facilities under application 69333 are to be provided by the Council and not by the applicant for the residential scheme presented to Planning Control Committee. It was considered a condition restricting the building out of the residential scheme, until the facilities under 69333 were provided was onerous. It is acknowledged however that these facilities are required in order to allow the continued use of the playing fields. As such, it is proposed to put the provision of the proposed facilities within the S106 legal agreement.

It is proposed that the Council shall fully complete the facilities within six calendar months of the date of receipt of the recreation contribution, or the commencement of development (whichever is later).

**Item:06 Land to rear of Wells Street, Bury, BL9 0TU Application No. 68809**  
Outline application for erection of 3 no. dwellings and associated parking (all matters reserved except access)

**Extension of time - 30/06/2023**

Nothing further to report.

**Item:07 21 Orpington Drive, Bury, BL8 2PJ Application No. 69612**  
Change of use from residential dwelling (Class C3) to children's residential care home (Class C2)

**Target date - 13/7/23**

Nothing further to report

**Item:08 82 Bury Old Road, Whitefield, Manchester, M45 6TQ Application No. 69337**  
Variation of condition no. 1 (opening hours) of prior approval 67061 to amend the opening hours from 07.00 to 16.00 (Mon-Fri) and 09.00 to 16.00 (Sat-Sun) to 08.00 to

23.00 (Mon-Fri) and 09.00 to 23.00 (Sat-Sun)

**Extension of Time** to 30/06/2023.

Nothing further to report.