

# Public Document Pack

## AGENDA FOR

## PLANNING CONTROL COMMITTEE



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

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

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, 29 August 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**

**29 August 2023**

**SUPPLEMENTARY INFORMATION**

**Item:01 Land at Springside Road, Bury Application No. 68055**  
Residential development comprising of 41 no. dwellings with associated access, landscaping and ancillary works

**Extension of Time - Yes 29/09/2023**

Nothing further to report.

**Item:02 Rostrevor Hotel, 146-148 Manchester Road, Bury, BL9 0TL Application No. 69735**

Change of use from hotel (C1) to 2 no. 9 bedroom (single occupancy) HMOs (Sui Generis)

**Extension of Time - Yes - 01/09/2023**

Additional objection received raising the following concerns:

- Concerned that the planning application has been made by someone who neither owns nor leases the property.
- Concerned about increased traffic and parking on the street
- Asserts permanent full occupancy of the property compared to the Hotel, risks an increase in noise, litter etc.
- Comments the removal of any of the historical features of the property will be a sad loss.

Response to representation:

- The application is accompanied by a Certificate B and therefore the application can be determined by Planning Control Committee.
- The Local Highway Authority has been consulted on this proposal and has raised no objections to the proposal. Parking and Highway Safety is discussed on Page 64 of the report.
- There is no evidence that future occupants of this development would cause anti-social behaviour and therefore a reason for refusal on this basis would be unjustified.
- The effect of the proposal on historical features is discussed in the report on pages 61 and 62.

**Item:03 Site of the former Riverside High School, School Street, Radcliffe, M26 3BW Application No. 69233**

Residential development to erect 90 dwellings with associated parking and landscaping

**Extension of Time - Yes - 29/09/2023**

Nothing further to report.

**Item:04 Land at Billberry Close & Albert Road, Whitefield, M45 8BL Application No. 69535**

Erection of 7 no. bungalows with associated works

**Extension of Time** - Yes 29/09/2023

Nothing further to report.

**Item:05 Land & buildings at Murray Road/2-10 Princess Parade/47-51 Market Street & Bury Market, Bury, BL9 0BJ Application No. 69580**

1. Demolition of buildings and erection of flexible events hall with associated servicing, parking and landscaping;
2. New canopy structure to cover existing outdoor market;
3. Temporary permission sought for area of Bury Market car park to be utilised for site cabins for the duration of the build

**Extension of Time** - Yes - 31/08/2023

**Traffic Section** - No objections, subject to the inclusion of conditions relating to dilapidation survey, access works, construction traffic management plan, siting of the canopy and columns, stopping up order and bin storage.

Therefore, condition 12 should be amended and conditions 13 to 17 should be added:

12. Notwithstanding the details indicated in the submitted 'Planning Statement - Temporary Permission for Site Cabins on Market Car Park' and on plan reference 'Proposed Site Office & Welfare Compound Revision C', no development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:

1. Access route for all demolition/construction vehicles to the site from the Key Route Network;
2. Access point/arrangements for demolition/construction traffic, taking into consideration the need to maintain safe pedestrian/vehicular access to Bury Market and 'Market' car park, and all temporary works required to facilitate access for demolition/construction vehicles;
3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent Bury Market and 'Market' car park;
4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its accesses;
6. Confirmation of hours of operation and number of vehicle movements;
7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
8. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site or on land within the applicant's control of demolition/construction materials;
9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

This condition can be satisfied in phases.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

13. No development shall commence unless and until a dilapidation survey of the footways and carriageways leading to and abutting the sites in the event that subsequent remedial works are required following demolition and construction of, and statutory undertakers connection to, the development has been submitted to and approved in writing by the Local Planning Authority. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

14. No development, other than site clearance, demolition, remediation or ground works, shall commence unless or 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. All external alterations to the adopted highway around the perimeter of the site and implementation of an adopted hard and soft landscaping scheme to a scope and specification to be agreed, incorporating the demarcation of the limits the adopted highway, agreed demarcation of all rain gardens/planting areas for the blind and partially sighted pedestrians, relocation/replacement of all affected street lighting columns, street furniture and advertising unit in positions to be agreed, scheme of bollards and gating arrangements from Murray Road to enable maintenance access/restrict unauthorised vehicular access to the pedestrianised areas and all associated highway and highway drainage remedial works;
2. Confirmation of retained emergency access arrangements and route on Princess Parade clear of the proposed hard/soft landscaping works, taking into consideration fire appliance access requirements and existing building canopies;
3. Foundation/private hardstanding details for the proposed building, canopy structures and sub-station compound to ensure compliance with the Highways Act 1980 and that no foundation encroachment under the adjacent adopted highway will occur;
4. Any proposed surface water attenuation measures located under the adopted highway, in a position and to a scope and specification to be agreed;
5. Review of affected traffic regulation orders required as a direct result of the proposed development, including details of the revocations required and new measures/orders proposed, all necessary modifications to road markings and signage and a timetable for implementation;
6. Submission of staged road safety audits in accordance with national guidance.

The details subsequently approved shall be implemented to an agreed programme

and to the satisfaction of the Local Planning Authority.

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 Policies EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

15. The siting of the canopy and supporting columns shall be agreed in writing prior to construction to ensure there is no adverse impact on existing structures in close proximity. A suitable, agreed maintenance easement shall be approved to allow for future maintenance of the same existing structures.

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 Policies EN1/2 - Townscape and Built Design, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

16. No development, other than site clearance, demolition, remediation or ground works, shall commence unless and until the required stopping-up order has been secured.

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 Policies EN1/2 - Townscape and Built Design and HT4 - New Development of the Bury Unitary Development Plan.

17. The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented and are available for use.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of the building pursuant to Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

## **Main agenda - Item 7: TPO 361 Land adjacent to 78 Countess Lane, Radcliffe**

Photos included on following pages







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