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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (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:-

Date:	Tuesday, 2 September 2025
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.

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 12*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

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PLANNING CONTROL COMMITTEE

02 September 2025

SUPPLEMENTARY INFORMATION

Item:01 Shore Top Farm, Kearsley Road, Radcliffe, Manchester, M26 1FA
Application No. 71888

Construction, operation and decommissioning of a Battery Energy Storage System (BESS) facility and associated infrastructure

Extension of Time - Yes - 5/9/25

Nothing further to report

Item:02 52 Bury Old Road, Prestwich, Manchester, M25 0ER Application No. 71422

Demolition of the Existing Mosque and Community Facility and the Erection of a Replacement Mosque and Community Facility (F1 (f)).

Extension of Time - Yes 5/9/25

Publicity

One letter received with the following comments -

- Write on behalf of a group of concerned residents and the officer's report now prepared for Committee.
- Formally request that this matter be deferred due to critical omissions in the assessment of parking impacts, which undermine the integrity of the consultation process and the reliability of the recommendation being presented.
- Despite the extensive number of objections submitted by local residents, the volume of complaints to Bury Council and Greater Manchester Police regarding existing parking issues, and the submission of additional planning documents by the applicant, these concerns remain substantively unaddressed in the officer's report and by the statutory consultee response from the Highway Authority.
- The Highway Authority's final response is dated 19 August 2025. This is a crucial date, as it falls after the applicant submitted their Schedule of Activities (14 April 2025) and their updated Addendum Travel Plan (July 2025). These documents provide a significant revision to the scale and frequency of use proposed for the site, introducing extended hours of activity throughout weekdays, weekends, and evenings. Yet despite this, the Highways response makes no reference whatsoever to the Schedule of Activities, nor does it evaluate the implications of this more intensive use on local traffic and parking.
- It is clear that the current proposal would offer a net gain of only three parking spaces-increasing from 17 to 20-while greatly increasing activity at the site.
- There is no evidence that the applicant has provided any meaningful mitigation, and the Highway Authority appears not to have tested the submitted travel data against Bury Council's adopted parking standards or wider national guidance, including the National Planning Policy Framework (NPPF) paragraphs 110 and 111, which require that new development avoids creating unacceptable impacts on the road network.
- The current situation on surrounding streets is already untenable. Residents have documented numerous instances of blocked driveways, pavement obstructions, and inappropriate parking on corners and yellow lines. These are issues that have been repeatedly reported and are a known problem for the area. Yet the officer's report provides no analysis of how this development would affect that existing pressure, nor how the proposal would help manage or alleviate the well-evidenced problems that already exist.

- To proceed to Committee based on this incomplete and inadequate assessment would not only be procedurally improper but would risk a decision that is legally and substantively unsound. The Highways Authority had the necessary documents in their possession when they issued their final response but failed to address them. Their conclusions therefore cannot be relied upon to demonstrate compliance with local or national transport policies.
- We urge the Council to defer this application and require a full reassessment by the Highways Authority that explicitly considers the Schedule of Activities, Addendum Travel Plan, and the numerous local objections relating to the safety, accessibility and amenity of residents affected by existing and future parking pressures.

Response

The matters raised above have already been covered in the main officer Report. However, to summarise.

- It is stated that the Local Highway Authority (LHA) response was received after the applicant submitted the Schedule of Activities and updated Travel Addendum. There would be little point to the LHA making their recommendation until after all information relevant to the application had been received, reviewed and conclusions drawn to inform their response and the other mitigation measures which have been agreed.
- As detailed in the Officer Report, the applicant has sought to offer solutions and mitigation to provide parking in addition to the 20 spaces proposed on site, by securing off-site parking at Heaton Park, implementation of a travel Plan, continuing the agreement, albeit informally, with Maccabi and agreeing to enter a S106 legal agreement for additional parking enforcement officers to deter unlawful parking in the area.
- There is a known problem with parking at the Friday prayer time. However, the fallback position is that the existing building could continue to operate at the same capacity during Friday prayer times without any of the additional benefits proposed here.
- The LHA is satisfied that the mitigations negotiated with the applicant are sufficient to support the application and there would be no reason for the recommendation to be deferred.

Conditions

Condition 10 amended to read:

Other than Friday prayers, no other facility or activity in the mosque shall take place or be available on a Friday between midday and 3pm and the Friday prayers shall be restricted to the 200 sqm prayer room as approved on the proposed upper ground floor plan .

Reason. To control and manage the occupation and use of the building to limit trips and activity to the site and the surrounding area in the interests of highway safety and to protect the amenity of nearby occupiers pursuant to policies EN1/2, CF1/1 and JP-P1.

Item:03 34 Ringley Road, Whitefield, Manchester, M45 7LE Application No. 72089

Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2)

Extension of Time - No

Amended site plan and floor plan submitted - attached to ensure adequate on site car and cycle parking. Approved plan condition amended to reference drawings 2000 Rev B and 2002 Rev B.

Representations

Objection from Christian Wakeford MP in relation to:

- The Design and Access Statement says that the children have complex needs and traumatic experiences, describing these as 'manifest(ing) in challenging behaviours'. Therefore, my perception of this is that, in this quiet area, there could be an increase of ASB and fear for the mainly older residents contrary to paragraph 135 of the NPPF.
- Application will not increase the overall quality of the area and could compromise the safety of the area.
- Strong perception of harm already and other planning decisions have recognised that perception as a material consideration.
- Concerned that this is not the best area for children. The road, and many properties nearby are gated and mainly consists of an older community.
- The application also describes the area as 'predominantly residential' but the care home is in an area that is wholly residential with shops over half a mile away and no facility for young people (unrestricted by membership) unless you go to the border with Prestwich (1 mile), Radcliffe (1.1 miles) or Prestwich (1.7 miles).
- Whilst there is another care home around half a mile away, this is for adults without the level of SEMH described in the application.
- I recognise that there are many children in need of a home and also that Bury itself only puts Children in Ofsted registered homes but we need to ensure these are in the right places for the community and the children themselves.

9 further objections received in relation to:

- Incorrect use in a heavily populated residential area.
- This is a highly sought after ,quiet top end residential area some of which is situated within a conservation area. I'm not in objection to such a development, but this is not the right area for it to be built.
- There must be plenty of other locations around Greater Manchester where such a unit would be much better placed for the young people it is serving.
- There are no libraries, community centres sports facilities or shops local to this address.
- Would be much better used to build a couple of flats which would be in keeping with the residential housing that is already located here.
- Risk of antisocial behaviour
- Instead of introducing antisocial behaviour we should look to consider a youth centre in Whitefield.
- Disturbance to neighbours.
- Concern in relation to the safety of potential occupants and local residents.
- Ringley Road is part of a heritage area known for its established residential character, architectural consistency, and community feel
- Applicant has no documented experience in residential childcare.
- Untidy land currently at No. 34
- Children are already accessing the property to explore/play. Property has been left vulnerable suggesting safeguarding is not a priority for the applicant.
- The property registered under Title No GM265843 is understood to be subject to a restrictive covenant requiring its use solely as a private dwellinghouse. A change of use to Class C2 would be in direct conflict with this covenant, reinforcing the

unsuitability of the proposed development and providing an additional material consideration for refusal.

- Design and Access statement and application form contains errors and contradictions.
- Works appear to have commenced.
- Location risk assessment and missing from home policy has not been provided for public consultation.
- No details of the ages of children provided.
- Insufficient details on the range of activities that would be undertaken at the property and the requirement for external professional support provided.
- No detail has been given as to how the proposed office at the property will be operated.
- Site notice was removed on or before 6th August.
- Fall back positions of an LDC or HMO are not relevant.
- It is noted that there will be 1 : 1 staffing ratio. Commentary in the Appeal Decision APP/V4630/X/21/3279430 needs to be considered.
- Will result in the loss of larger homes in the area that would cause an imbalance in the housing stock.
- Perception of harm is a material consideration.
- 24 hour employee model would increase vehicle movement significantly.
- Inconsistent with the domestic character of how a family home operates.
- Insufficient details in relation to the range of activities, and therefore vehicular movements associated with the home.

Response to objections

The majority of the response received replicate the responses reported within the main report and as such have been addressed.

Matters dealt with by other legislation like covenants, building regs etc are not material considerations and are therefore not relevant to the decision.

The site is not located within a Conservation Area.

The proposed plans clearly set out the number of parking spaces proposed for the proposal, which would comply with SPD 11.

Issues in relation to the running of the home, and the relevant policy documents (missing from home, risk assessment) would be a matter for Ofsted and Children's services to review not the LPA.

The LPA placed a site notice and photographs were taken of this notice. The Development Management Procedure Order sets out that "*Where the notice is, without any fault or intention of the local planning authority, removed, obscured or defaced before the period of 21 days referred to in paragraph (3)(a), (4)(a)(i), (4A)(b) or (5)(a), or before the period of 30 days referred to in paragraph (1A)(a), has elapsed, the authority is to be treated as having complied with the requirements of the relevant paragraph if they have taken reasonable steps for protection of the notice and, if need be, its replacement.*" The site notice however was an additional public interest site notice, and the relevant neighbours who share a boundary with the site were also written to. Overall 110 objections were received as a result of letters and the site notice.

The weighting of material considerations is one of the LPA to consider. There are a number of fall back positions that could be accommodated within this site, including

an HMO, extensions that have already been approved etc. An application for planning permission has been received, not a Lawful Development Certificate (LDC) to which the appeal decision APP/V4630/X/21/3279430 references. The applicant has acknowledged that there may be more need for care for the children within this setting which is why a planning application, rather than an LDC has been submitted. This is what has been assessed, against including relevant material planning considerations and what is being presented to Planning Control Committee for determination. Whilst the care needs of the children may go beyond that "typical of normal family life" that is not to say that a child, or even an adult residing in a C3 dwelling would also not require additional care and visits by external agencies too.

The occupants of the care home are likely to be unknown at this time, as there is currently no consent in place in order to facilitate their placement and therefore details in relation to requirements for their support, ages etc would not be available. In any event as set out previously the LPA is concerned with land use in this particular instance and whether a C2 use is supportable. The management of the care home is outside of the remit of the LPA.

The Traffic Section asked for amendments to the parking layout, and for realignment of the gates to ensure that sufficient space is provided off Ringley Road to turn into the site without having to wait on the highway. No further amendments have been requested and a condition has been put forward that has been included within the recommendation. No highway safety concerns were raised by the Local Highway Authority to warrant refusal of the scheme.

The loss of a single dwelling, would not have a significant impact on the housing stock and numbers to warrant refusal of the scheme.

The perception of crime and anti-social behaviour can be a material consideration where there is clear evidence of such issues occurring. The overall aims of running a care facility of this nature is to operate on a relatively small basis and replicate the provisions of a regular domestic dwelling as much as possible. Whilst it is not inconceivable that issues may occur, they can similarly do so within regular dwellings. The regulation of operation including trained staff and measures to assimilate people and the property use into a local neighbourhood with regulatory bodies would seek to harmonise the use without creating or causing antisocial or unneighbourly problems. As such this is not considered to be a heavily weighted planning issue.

Item:04 Land at 12 Holthouse Road, Tottington, Bury, BL8 3JP Application No. 71700

Application for reserved matters (access, appearance, landscaping, layout and scale) following outline approval (67830) erection of 1 no. dwelling

Extension of Time - Yes - 5/9/25

Nothing further to report

Item:05 Land at side of 32 Manchester Road, Ramsbottom, Bury, BL0 0DH Application No. 71320

Erection of 1 no. dwelling and erection of undercover parking for proposed dwelling & No. 32 Manchester Road

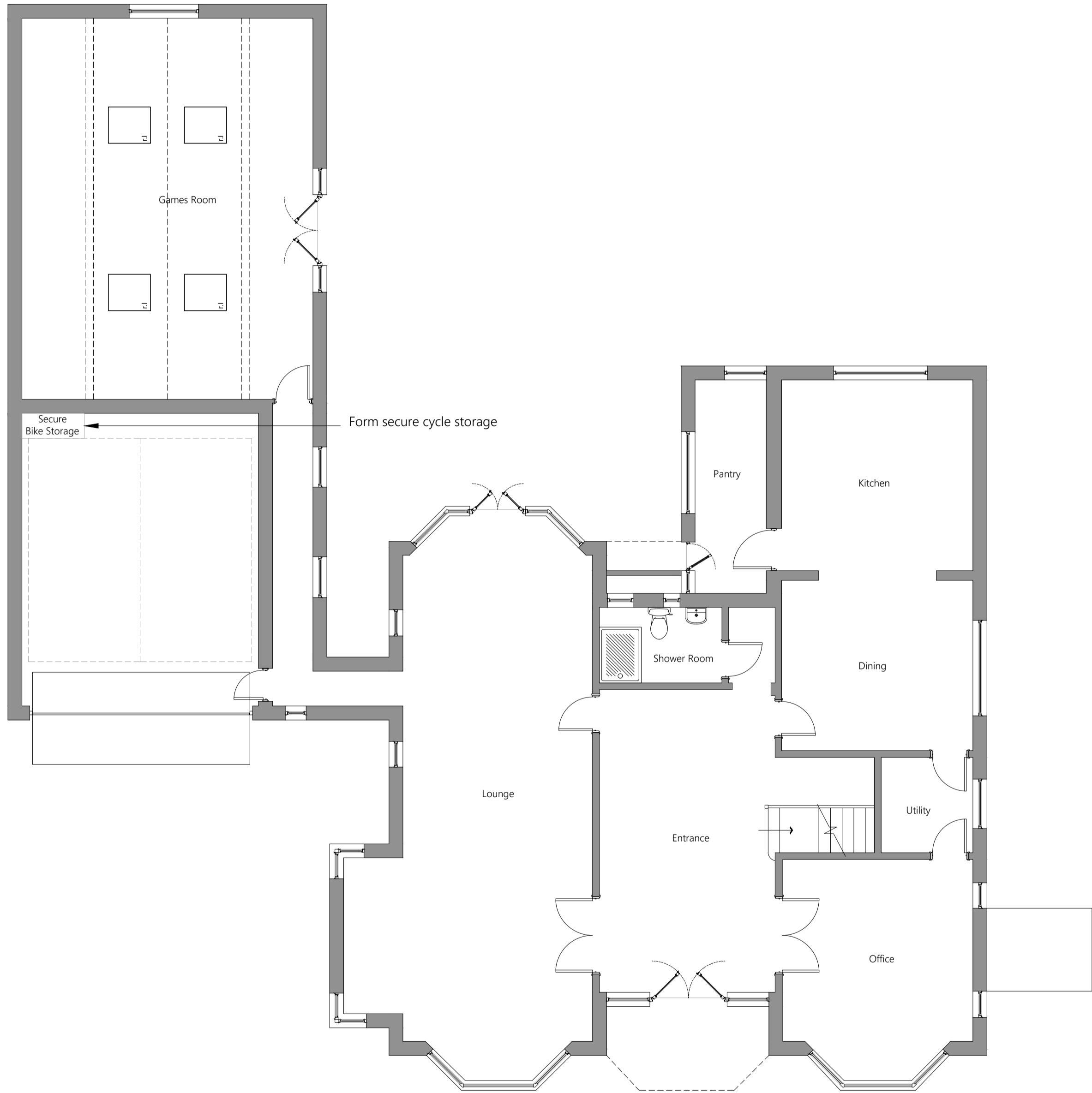
Extension of Time - Yes - 5/9/25

Nothing further to report

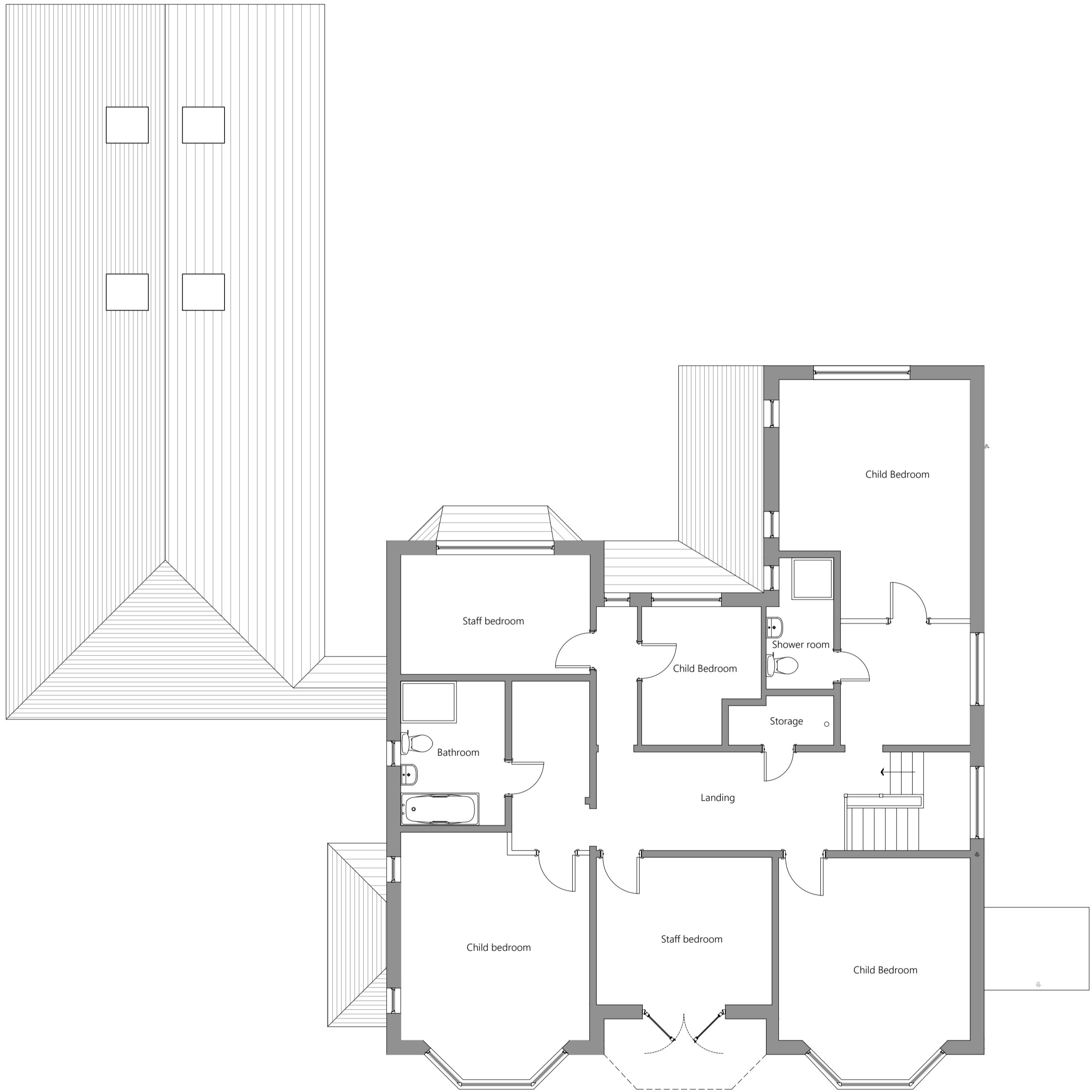
Item:06 527 Manchester Road, Bury, BL9 9SH Application No. 71842
Change of use from dwelling (Class C3) to 7 no. bedroom/ 7 person HMO (Sui Generis); Rear dormer extension; Fenestration alterations to rear and cycle storage

Extension of Time - Yes - 05 September 2025

Nothing further to report.



Boundary Line



First Floor 1:75

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4. Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification. On no account must the contractor scale off this drawing.	Site Address:	Rev No:	
5. If no site investigation has been carried out prior to commencement of works, Contractor to make trial holes to test suitability of ground for proposed foundations.	34 Ringley Road, Whitefield, Manchester, Bury	B	
6. All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards. If any doubt exists the contractor must ask for clarification.		Scale:	
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a) Last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project; or			
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