

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

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 May 2021
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 - 8)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

25 May 2021

SUPPLEMENTARY INFORMATION

Item:01 River Roch, adj Giggs Mill Bridge, off Redmere Drive, Bury, BL9 9GB
Application No. 65937

Provision of a new bridge over the River Roch to allow the crossing of equestrian, pedestrian, cycle and light vehicular traffic (max. gross weight 3 tonnes) and a associated path to and from the bridge

Nothing further to report.

Aerial photograph attached.

Item:02 11 Brookthorpe Road, Bury, BL8 3AB Application No. 66423

Two/single storey rear extensions; Alterations to roof and windows

This is a householder application that has been called in for determination by the Planning Control Committee.

Further Representation

The occupier of 465 Walshaw Road has submitted further comments.

The officer report relies very heavily on the suggestion that there will be no loss of visual amenity in the area due to screening provided by substantial hedges along the side and front boundaries to 11 Brookthorpe. These hedges are mentioned several times in your report; the hedge that borders the edge of Brookthorpe Road is of mixed planting, including conifer and rhododendron, and the one to the side is conifer.

However, no provision has been made in your report that the owners and occupiers of the property must retain and maintain these existing hedges at a height to preserve the screening element.

Therefore, in order to save time and discussion at the meeting, I wonder if your report could be amended in advance to include a Condition to this effect to ensure that this hedging and screening is not removed should the alterations be approved?

The occupiers of 463 Walshaw Road have also made a further representation, maintaining their objection with regard to overlooking and requesting a site visit.

LPA response - Whilst the report indicates that there is a mature conifer screen along the frontage which reduces the impact of the house on the streetscape, it would be considered over restrictive to attach a condition requiring the hedge to be retained. Even without boundary screen planting, it would be difficult to support a reason for refusal on these grounds.

Item:03 Former site of Andrew Textile Industries Ltd, Walshaw Road, Bury, BL8 1LF Application No. 66389

Application for reserved matters approval (appearance, landscaping, layout and scale) for the erection of 97 dwellings and associated works including the demolition of existing buildings, the layout out of roads, parking, footways and landscaping

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to works to the bridleway, waiting restrictions, streetlighting, site access and visibility splays.

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

Issues and Analysis

Design and layout - The fencing in the north west corner of the site would be located close to the boundary between the proposed development and the properties on Bourton Close and Cotswold Crescent. The proposed fence would be a 1.8 metre high close timber boarded fence, which would match other fencing in the locality. As such, the proposed development would not be a prominent feature in the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

Conditions

The Air Quality Section recommended a condition on electric vehicle charging points. This was included on the outline permission (condition 7) and as such, the condition has not been added to this application.

Therefore, conditions 6 - 10 should be added in relation to works to the bridleway, waiting restrictions, streetlighting, site access, visibility splays and boundary treatments.

6. The scheme to improve Bridleway No. 143, Bury, including:

- The removal of vegetation and debris build up at the edges to the route;
- The replacement of the existing 60 metre bituminous macadam surface between Moreton Drive and Leigh Lane;
- The remainder of the section between Moreton Drive and Leigh Lane shall be surfaced in crushed stone and shall connect to the adopted highway at Leigh Lane.

shall be implemented in accordance with a timetable to be agreed with the Local Planning Authority.

Reason. To ensure good highway design in the interests of highway safety and to maintain the integrity of the adjacent Public Right of Way pursuant to Policy RT3/4 - Recreational Routes of the Bury Unitary Development Plan.

7. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adopted highways to and approved in writing by the Local Planning Authority:

- Review of existing/provision of new waiting restrictions in the vicinity of the junction of the site access with Walshaw Road;
- A scheme of 20mph traffic calming measures on the proposed internal roads to a scope to be agreed, including details of proposed materials, road markings and signage at the interface with the adopted highway and within the development;
- Provision of a street lighting assessment of the junction of the site access with Walshaw Road and proposed internal estate roads, and, if required as a result of the assessment, subsequent scheme of improvements on the existing adopted highway.

The highway works subsequently approved shall be implemented to an agreed programme.

Reason. No details have been provided and to ensure good highway design, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

8. The development hereby approved shall not be first occupied in each phase of the approved Build Route Plan ref. BHM153 BR01 unless and until the highway works indicated on the approved plans, submitted to discharge Condition 20 of planning permission 64128, including the formation of the proposed site access onto Walshaw Road and all associated works, proposed internal road layout and turning facilities, pedestrian and cycle links to the highway network and shared bin collection points have been implemented to an agreed programme.

Reason. To ensure good highway design, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

9. The visibility splays/forward visibility envelopes indicated on the approved plan ref. 3248-F01 shall be implemented before the development is first occupied in each phase (see plan reference BHM153 BR01) and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

10. No development shall commence on plots 82 - 87 unless or until a section plan showing the boundary treatments and retaining walls has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.

Reason. No details 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.

Item 04: 65937

65937 - River Roch, adjacent Redmere Drive, Bury

User Name



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Notes

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