

## AGENDA FOR

## PLANNING CONTROL COMMITTEE

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

**Councillors** : G McGill (Chair), C Boles, N Boroda,  
J Harris, M Hayes, J Lancaster, J Mason, D Quinn,  
C Tegolo, K Thomas and D.Vernon

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, 5 October 2021
<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 - 6*)

Reports attached.

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

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**PLANNING CONTROL COMMITTEE**

**05 October 2021**

**SUPPLEMENTARY INFORMATION**

**Item:01    68 Ringley Road, Whitefield, Manchester, M45 7LN    Application No. 66802**

Extension and conversion of existing dwelling to create 5 apartments (4 additional dwellings)

**Publicity**

Objection received from No 7 Stand Close.

We strongly object to the revised plan. If anything are even worse than before. The proposal is totally out of character and scale (more than doubling the existing height) for the area. The sides of the building are nothing less than hideous.

We repeat our other previous objections.

- style and scale would be even worse if a roof lift housing is needed
- demolition and construction would involve considerable noise, dirt and disturbance in the neighbourhood which is not acceptable
- specifically in relation to our house (7 Stand Close) there will be significant issues with the addition of two extra storeys so close-
- a blocking of sunlight to the front of our house and garden from mid November to mid February due to the increased height
- even with amended side walls, the rear balconies and windows will create an unacceptable invasion of our privacy as occupants will be able to look down into our rooms from only 15m
- object to tall trees against our boundary

Objection received from No 76 Ringley Road

- We feel the proposed development would not be in keeping with the area. The proposed plans for a multi dwelling development would cause noise and disruption to the existing houses in the area.

Response to objections

- A condition has been recommended for the submission of a Construction Traffic Management Plan. Any noise or disturbances beyond what would be reasonably expected from the construction of new development would be a matter dealt with by legislation under the Control of Pollution Act.
- There would be a degree of overshadowing caused by the new development but this would not be significantly more than currently exists and would only be for limited times of the day and certain time of the year.
- The side wall would be built up to 1.8m high and a 1.1m high balustrade along the fronts of the balconies. There would be a distance of 15 from the proposed rear elevation and the nearest front corner of the dwelling at No 7. The proposed development would be set at an oblique angle to No 7 and there would be no direct relationship between habitable room windows or overlooking to the private garden area of No 7.
- Other issues have been covered in the officer report.

2 photographs attached of No 81 Ringley Road to show an example of a dwelling of similar design and appearance in the near vicinity.



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