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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, 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:-

Date:	Tuesday, 22 February 2022
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 - 12*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

22 February 2022

SUPPLEMENTARY INFORMATION

Item:01 Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY

Application No. 66745

Development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed.

Conditions

Conditions 16 to 21 relating to Highways added as follows -

16. No development shall commence unless and until a scheme of highway improvement works on Baron Street/Byway Open to All Traffic No. 104, Bury, to a scope and specification to be agreed, have been submitted on a topographical survey of the site and adjacent highways to the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adjacent public right of way, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT4/6 - East Lancashire Railway, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

17. No development shall commence unless and until a full details of the proposed site access alterations onto the adjacent Byway Open to All Traffic No. 104, Bury at the proposed main entrance reception, amended access to the west of the proposed running shed and new access on the northerly side of Baron Street to a scope and an industrial specification to be agreed, have been submitted on a topographical survey of the site and adjacent highways to the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adjacent public right of way, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT4/6 - East Lancashire Railway, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

18. No development shall commence unless and until a review of the existing and need for the provision of new waiting/loading restrictions on Baron Street/ Byway Open to All Traffic No. 104, Bury, in the vicinity of the proposed site accesses to ensure that the proposed access arrangements can be safely implemented on the highway, including details of the measures proposed, all necessary modifications to carriageway surfacing, road markings and signage and a timetable for implementation.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adjacent public right of way, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT4/6 - East Lancashire Railway, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

19. No development shall commence unless and until a 'Construction Traffic

Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, works to the site boundary required to rectify previous infilling works and as a result of statutory undertakers connections to the site;
- Access point(s) for construction traffic from Baron Street/Byway Open to All Traffic No. 104, Bury, and all temporary works required to facilitate access for construction vehicles;
- Hours of operation and number of vehicle movements in relation to the highway network;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es);
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- If proposed, site hoarding/gate positions clear of adequate visibility splays onto Baron Street/Byway Open to All Traffic No. 104, Bury, including the provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. To maintain the integrity of the adjacent Public Right of Way, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adjacent 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, RT4/6 - East Lancashire Railway, HT2/4 - Car Parking and New Development, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

20. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT4/6 - East Lancashire Railway, HT2/4 - Car Parking and New Development, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

21. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policies pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, RT4/6 - East Lancashire Railway, HT2/4 - Car Parking and New Development, HT4 - New Development, HT6/2 - Pedestrian/Vehicular Conflict.

Item:02 Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY

Application No. 66746

Listed Building Consent for the development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed.

Nothing further to report

Item:03 206 Walmersley Road, Bury, BL9 6LL Application No. 67867

Change of use to 8-bedroom HMO (Sui Generis) and formation of front and rear lightwells

Amended plan

The plan shown in the main report is the original 9-bed HMO floor layout, not the 8-bed layout submitted as a revised plan.

The revised floor layout is set out below.

In addition, in response to concerns from the Traffic section, the applicant has submitted a revised site plan indicating an additional car parking space in the rear yard and an associated statement.

Consultee Response

Highways recommendation following the receipt of revised plans showing two parking spaces is to approve with a condition.

Amend Condition 2 to read

This decision relates to existing drawings numbered TQRQM21300094826253, 001, 002 rev B, 003, 004 rev A and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed

Amend Condition 3 to read

The car and cycle parking, boundary wall alterations and bin storage arrangements indicated on approved plan reference 004 Revision A, incorporating all necessary remedial works to the adjacent adopted highway required to demarcate the limits of adoption and reinstate the footway to its former condition prior to the removal of the boundary wall and gates, shall be made available for use before the use hereby approved commencing and thereafter maintained available for use at all times.

Reason: To ensure adequate off-street car and cycle parking provision and bin

storage arrangements, to secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway, in the interests of road safety pursuant to SPD11 - Parking Standards in Bury, SPD13 - Conversion of buildings to Houses in Multiple Occupation, UDP Policy HT2/4 - Car Parking and New Development and H2/4 - Conversions.

Item:04 62 Bridge Street, Ramsbottom, Bury, BL0 9AG Application No. 67876
Installation of refrigeration plant with pitched slate roof covering at rear

Publicity

Objection received from an owner of an adjacent property

- The planning permission was originally for a bin store to house their commercial bins but instead units were installed illegally and the bins are now stored outside of their property!
- Their bins are now currently overflowing on the communal walkway on a regular basis causing extreme stench and now there is a serious issue with rodents (reported to the council on numerous occasions) yet nothing has been done.
- To go ahead with the planning permission will not solve anything. This is causing a detrimental effect on properties both residential and commercial in the area.
- My tenants have to walk past the bins to leave their home - this is not acceptable. Ramsbottom is a conservation area and rules must be strictly adhered to. Therefore, I strongly object to this planning permission for the units - The bins should be stored inside their yard which the planning permission was originally for.

Response to objection

The proposed plans indicate the bins would be stored in the rear yard of the property. Condition 3 of the application requires the bin storage facility to be available for use and maintained as such, as shown on the approved plan. The applicant would be liable to enforcement action in the event of the breach of condition.

It has been confirmed by the applicant that these bins were associated with the previous business and occupier and have now been returned to the refuse provider before Christmas. The premises have not yet re-opened and as such there is no necessity for bin storage provision at this time.

Conditions

Condition 1 removed - The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

Conditions subsequently re-numbered.

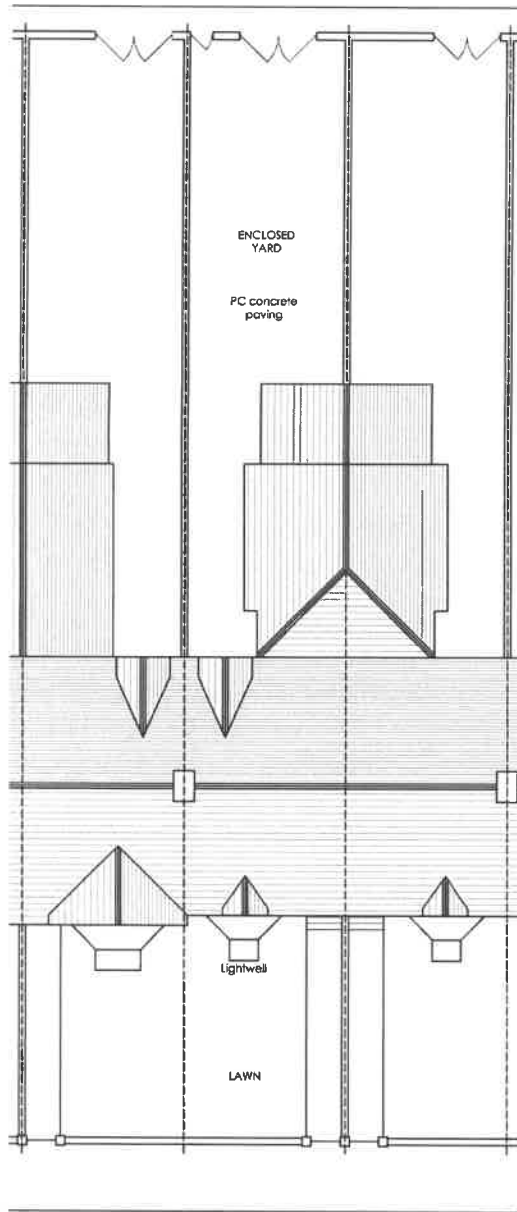
Condition 3 re-numbered condition 2 and amended to read -

The bin storage facilities indicated on the approved plans shall be provided and maintained available at all times whilst the use is operational.

Reason. To ensure adequate off-highway bin storage facilities are provided within the curtilage of the site, in the interests of road safety and to safeguard the amenity of adjacent occupiers pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and S2/6 - Food and Drink.

67867

BACK ALBION PLACE

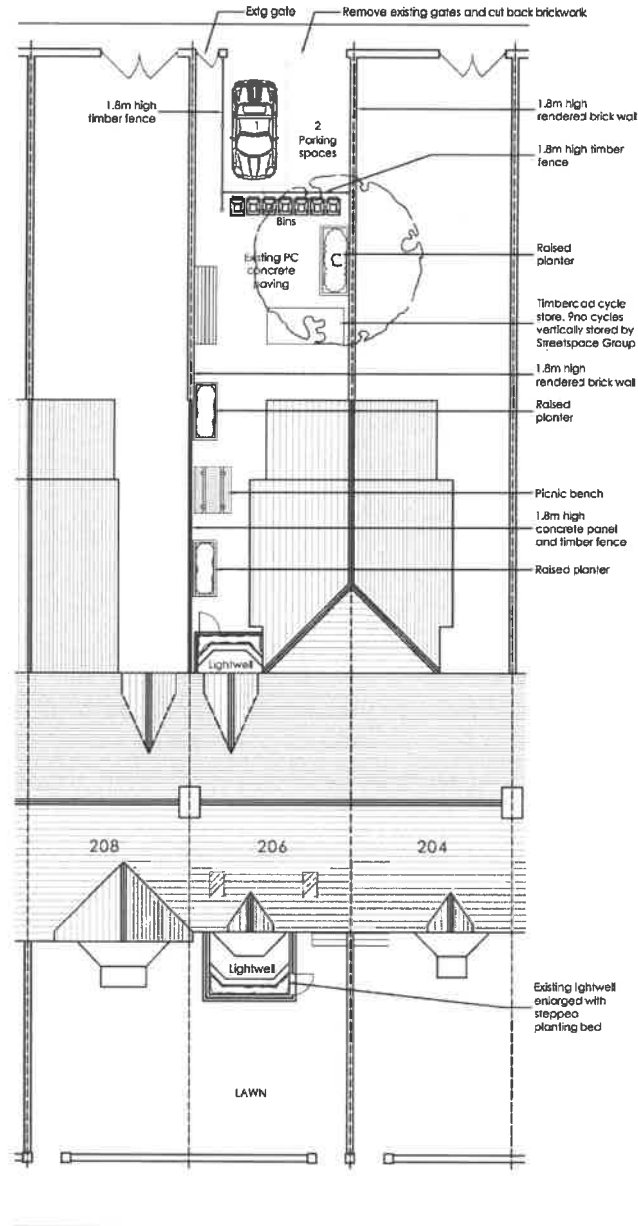


WALMERSLEY ROAD

SITE / ROOF PLAN AS EXISTING



BACK ALBION PLACE



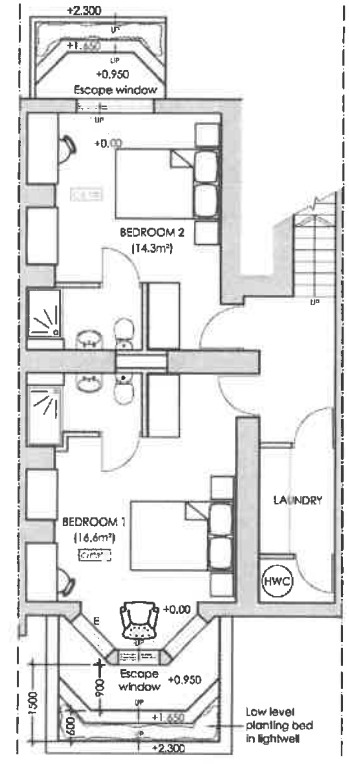
WALMERSLEY ROAD

SITE / ROOF PLAN AS PROPOSED

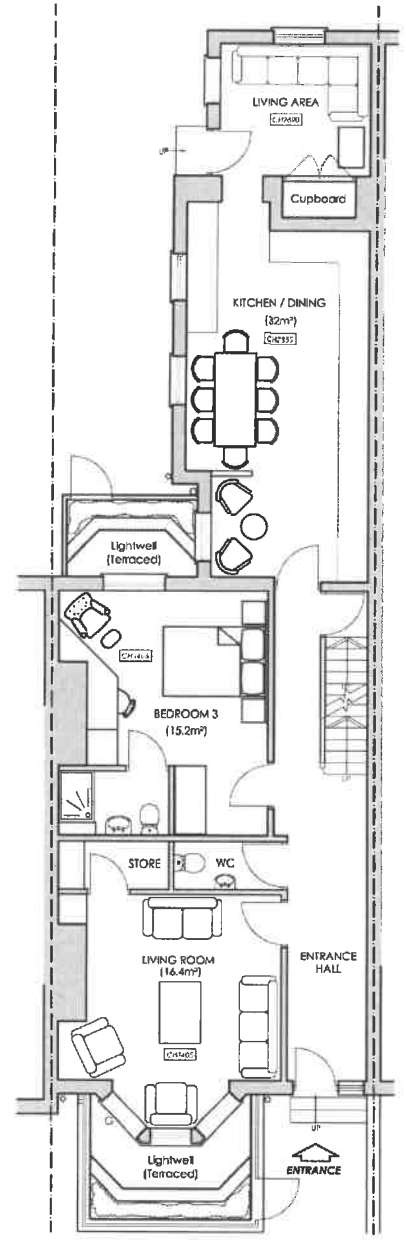


A.	Additional parking space shown	L.S	14.02.22
Rev	Description	By	Date
<h1>Tim Spencer Associates</h1> <p>Design and Project Management Consultants</p> <p>12 Marley Chase Holmes Chapel Cheshire CW4 7PL Tel Fax 01477 549 254 E-mail: admin@taspencoassociates.co.uk</p>			
Project:		206 Walmersley Road, Bury, BL9 6LL	
<p>Description:</p> <p>SITE PLANS AS EXISTING & PROPOSED</p>			
Job no:	TSA 0421	Scale:	A3@1/200
Dwg no:	004	Date:	0.11.21 Rev: A
<p><small>Drawing not to be scaled. Dimensions indicated must be checked on site prior to commencement of works. Any discrepancies to be reported immediately.</small></p>			

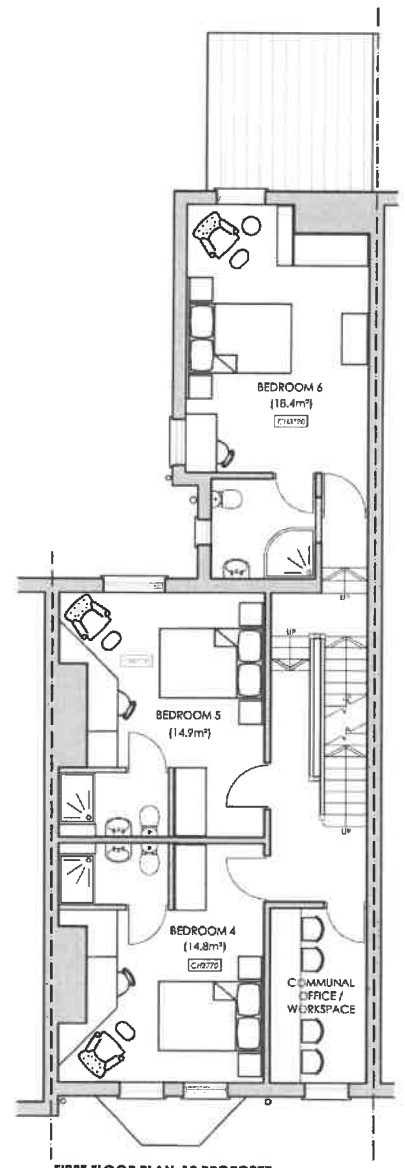
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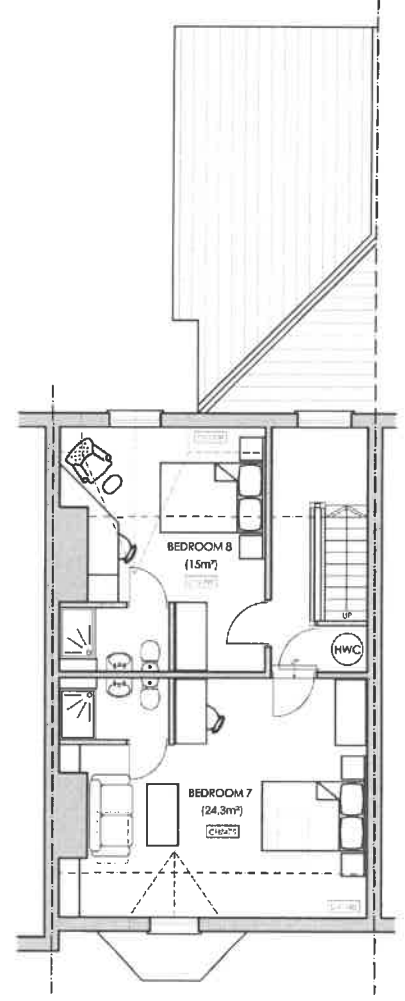
BASEMENT FLOOR PLAN AS PROPOSED



GROUND FLOOR PLAN AS PROPOSED



FIRST FLOOR PLAN AS PROPOSED



SECOND FLOOR PLAN AS PROPOSED

S	Bedroom 3 replaced with Living and Store Room	L16	31.01.22
A	Building Regs information added	LS	18.01.22
Rev	Description	By	Date

Tim Spencer Associates
Design and Project Management Consultants

12 Manley Close
Holmes Chapel
Cheshire CW4 7JL
Tel Fax: 01477 549 254
E-mail: admin@timspencerassociates.co.uk

Project: 206 Walmsley Road, Bury, BL9 6LL

Description: **PLANS AS PROPOSED**

Job no:	TSA 0421	Scale:	A3@1/100
Dwg no:	002	Date:	3.11.21
		Rev:	B

Drawing not to be scaled. Dimensions indicated must be checked on site prior to commencement of works. Any discrepancies to be reported immediately.

67867



W H A L E B A C K

Whaleback Planning & Design
The Old Bank
257 New Church Road
Hove, BN3 4EE
01273 234 354
www.whaleback.co.uk

Tom Beirne
Bury Council
Knowsley Place
Knowsley Street
Bury
BL9 0SW

17 February 2022
Our Ref: W2463

Dear Tom,

Planning Application Ref. 67867
Change of use to 8-bedroom HMO (Sui Generis) and formation of front and rear lightwells
206 Walmersley Road, Bury, BL9 6LL

PLANNING STATEMENT ADDENDUM

Thank you for providing us with the Highway Engineer's comments (15th February 2022). We note that the Engineer objects due to *'the lack of dedicated off-road parking provision'*.

The scheme as originally proposed did in fact include a dedicated off-road parking space to the rear of the site. We are not sure whether the Engineer was aware of this and felt that one parking space represented insufficient provision to serve the proposed use. In case this is what was meant, we have revisited the scheme and hereby submit revised Drawing 004 Rev. A which now shows two dedicated off-road parking spaces to the rear of the site. We hope that this may address the concerns of the Engineer.

In addition to these two car parking spaces, a cycle store (9 spaces) is also proposed to promote use of sustainable transport modes. The site is well connected with bus routes along Walmersley Road, a local supermarket and a parade of shops immediately to the south, and public outdoor space in the form of Clarence Park to the north. The centre of Bury is a 10-minute walk away. The site represents a sustainable location in transport terms and the redevelopment of the property for residential use would align with the transport objectives of the BUDP.

We therefore contend that the scheme, overall, is acceptable in transport terms, and hope that the addition of a second car parking space may gain the support of the Transport Engineer.

Yours sincerely,



Jonathan Puplett MRTPI
Associate

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