

Public Document Pack

AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), S Arif, C Boles, D Duncalfe, D Green, J Harris, M Hayes, D Quinn, S Thorpe, 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, 30 August 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 - 10)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

30 August 2022

SUPPLEMENTARY INFORMATION

Item:01 Land off Kirkman Street, Bury Application No. 67109
Proposed new residential development for 9 no. dwellings with associated infrastructure

Revised plans

Revised plans received to show change to house type for plot 7 (amended from house type 3 to house type 4).

Proposed site plan SP01 D

Revised streetscape SS01 C

Publicity

Notification letter set on 15/8/22 to No 5 High Bank Road for the change of house type to plot 7.

Item:02 Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe
Application No. 67658
Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works.

Publicity

1 letter of support has been received, which has raised the following issues:

- Strongly support the application on one condition
- The postal address is Bradley Fold, Bolton, BL2 with 01204 numbers. It is BOLTON not Radcliffe. The football club would still be geographically in Bolton. Some objectors referring to Radcliffe are not locals. Besides Bolton Borough's loss would be our gain.
- A football club will bring new much needed facilities for local kids - there are zero other sports facilities in Bradley Fold. So this is a great opportunity.
- The particular piece of land is not open to the public and the objectors have no idea of what wildlife on the site might be displaced. Currently it is unused scrubland, an eyesore, not particularly attractive at all.
- The condition - yes traffic on Radcliffe Moor Rd can be busy (at peak times, not football match times) so the club to fund a roundabout at the junction of Radcliffe Moor Road and Bury New Road to both calm the 40mph traffic down and let traffic out of Radcliffe Moor Rd.

44 letters have been received, which have raised the following issues:

- It is really frustrating to see any applications that potentially use greenfield sites - it is as if the climate changes aren't really happening? Once we have no more brownfield sites left then the council shouldn't be allowing any greenfield development before then. Time for the Council to adopt a responsible policy that protects the environment rather than developers calling the shots.
- I oppose the fact that football pitches are being created on a wildlife corridor when there are actual football pitches just down the road.
- The traffic will now be dangerous on the main road with cars turning into this facility and there will be excess noise created in a quiet area.
- What will happen to the deers that currently reside in those fields?
- Bury already have a large amount of football pitches available.

- Why are you even contemplating building on this beautiful land. The area is greenbelt and is home to an abundance of wildlife.
- Objection on grounds of loss of greenbelt to a Bolton club, whose council want to relocate them to build houses. These facilities should be relocated in Bolton and the greenbelt in Radcliffe and associated wildlife maintained.
- Object to this application on the strongest terms, especially as the plan has so far been rejected by Bolton Council. Addressing that meeting, Cllr Adele Warren said: "I understand the need for new housing but that should not be to the detriment of local residents, local sports provision or wildlife. Common sense! So why should it be considered in Bury?"
- The proposal will result in a loss of yet more greenbelt, which is here fundamentally to protect urban sprawl from merging one town to another and to encourage reuse of urban and derelict land keeping land permanently open for the health of the residents and the wildlife. Do our Council not already tell us how our use of green areas is good for our health?
- The proposal would destroy and damage wildlife and have an adverse effect on local ecology, compounded by the effects of extra road traffic together with noise and light pollution.
- No building should take place on Green Belt land.
- The proposed social club would lead to anti-social behaviour
- Firstly it is wrong that Bury Council are even considering such an application on Green Belt land when they have previously stated that they will protect the loss of such land. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.
- A local planning authority should regard the construction of new buildings as inappropriate in the greenbelt. Obviously there are exceptions for outdoor sport or outdoor recreation, but I do NOT consider this application to fit the criteria of 'Very Special Circumstances' and should NOT be considered by Bury council as a reason for building on any greenbelt in Radcliffe.
- There is no justification to make changes to this Green Belt and there is certainly no exceptional circumstances to consider. There are more than sufficient 'suitable' locations, even brown field sites within Bolton to accommodate the future needs of Wyresdale football club, BOLTON.
- Even the coal authority have stated that they have concerns regarding the land in this area and building on it because of unmapped areas which are considered unsafe of there are pollution concerns which have been expressed by representatives of the wildlife organisation.
- Drainage into the adjacent lodges, this would have a massive impact on the wild life and surrounding properties.
- Only yesterday, 24th August 2022, an accident happened at the top of Radcliffe Moor Road, where a vehicle who's driver was trying to avoid a speeding car, caught the kerb and the car overturned, the driver plus car ending up in the very fields which they want to turn into a football pitch!
- The masonic hall holds approximately 300 Masonic Meetings each year and there are serious concerns at the high extra congestion that will be caused in and around the entrance if this application is approved.
- There are also concerns that cars from the football could be parked on Radcliffe Moor Road restricting vision when leaving the Hall and that cars from the football could park on the Hall Car Park if the gates were open for a Meeting or function.
- Again this is absolutely disgusting - more houses built purely out of greed. The constant destruction of our local outdoor space is becoming unbearable. You wouldn't have to start having clean air zones if you didn't keep allowing more and more houses to be built. No No NO!

Response to objectors

- The proposed development involves the provision of grass football pitches and associated changing facilities in a clubhouse, which is an appropriate development in the Green Belt. As such, the applicant does not have to demonstrate a case for very special circumstances.
- The issues relating to noise, ecology and traffic have been addressed in the main report.
- It is not possible to refuse consent because the existing facilities are being redeveloped in another borough.
- It is unusual to develop grass football pitches on brownfield sites.
- For the avoidance of any doubt, the application is for the creation of football pitches and a clubhouse and not for housing or a social club.
- The Coal Authority has no objections to the proposal, subject to an informative relating to coal mining.

Issues

Principle - Green Belt - Paragraph 138 of the NPPF states that the Green Belt serves five purposes:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns merging into one another;
- c. to assist in safeguarding the countryside from encroachment;
- d. to preserve the setting and special character of historic towns; and
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed development would provide grassed football pitches, a clubhouse with changing facilities and showers and parking. The majority of the application site would remain open and grassed and as such, would still fulfill the purpose of a - c in paragraph 138. The site is not located near a historic town and is greenfield and as such, purposes d and e are not relevant. Therefore, the proposed development would comply with the purposes of the Green Belt and would be appropriate development. The proposal would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Pre-start conditions - The agent has agreed with pre-start conditions.

Conditions

Conditions 7 and 12 have been amended and conditions 18 and 19 have been added in relation to drainage, groundwater supply and quality.

7. Before the drainage system associated with the club house, playing pitches and car park is brought into use, a Management and Maintenance Scheme for the playing pitches and other facilities hereby approved including management and maintenance responsibilities, a maintenance schedule, a monitoring regime (after first establishing a baseline for quantity and quality) including the monitoring of water quantity and quantity discharged from the proposed reed bed, and a mechanism for review, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any fertiliser to be used on the site, including its type, chemical composition, method and density of application, as well as the timing of application.

The Management and Maintenance of the site including the playing surfaces, swale and reed bed shall thereafter be strictly in accordance with the approved scheme. No fertiliser, pesticides, conditioning agents, or other chemicals shall be used on the site other than that expressly identified in the Maintenance and Management

Scheme.

Should the monitoring and maintenance regime not be followed then use of the facility (pitches, clubhouse and car park) must cease immediately until the breach is investigated and rectified. No fertiliser, pesticides, conditioning agents, or other chemicals shall be applied until the swale and reed bed are established and functioning as intended.

Reason. To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with paragraph 99 of the NPPF whilst preventing any adverse effect on quality or quantity of water entering the adjacent water bodies due to surface water contaminated with nutrient or other contaminants or disruption of aquifers which would otherwise have an adverse effect on water quantity or quality and consequently biodiversity.

12. A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the landscaping scheme should include wildflower grassland, hawthorn hedges, native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the clubhouse is first occupied or within the first available tree planting season; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

18. Prior to the commencement of development a detailed drainage design, broadly in accordance with the principles established in the Hydrological Assessment (July 2022) (ref. HYD633) and Preliminary Drainage Strategy (ref. HYD633.633.BET.1 Rev. A) shall be submitted to and approved in writing by the local planning authority. The detailed scheme shall include the detailed design and construction of the swale (to include the detailed design of the reed bed, wet and dry portions of the swale, as well as the flow control mechanisms to deliver the required attenuation and flows to ensure the integrity and functionality of the reed bed as well as the provision of facilities to allow the monitoring of water quality from the reed bed) as well as all other proposed drainage features on the site. The detailed design calculations shall be submitted for the approved scheme, including attenuation design to accommodate a 1 in 100 year storm event, plus a minimum allowance of 75% for climate change. The drainage scheme shall be implemented strictly in accordance with the approved details in its entirety prior to the pitches hereby approved being brought into use and shall thereafter be retained, and managed and maintained in accordance with the Management and Maintenance Scheme required by condition 7 above.

Reason. To ensure that the detail design of the scheme has proper regard to the need to drain the site and safeguard both the fabric of the adjacent waterbodies as well as the quantity and quality of the water discharging in accordance with the following Policies of the Bury Unitary Development Plan:

Policy EN5/1 - New Development and Flood Risk

Policy EN7/5 - Waste Water Management

Policy EN6/3 - Features of Ecological Value

19. Prior to the commencement of development a scheme of intrusive site drainage investigations and preliminary engineering works to investigate ground water flows feeding Starmount reservoir and springs in the vicinity of the proposed swale, including the timing of such works, shall be submitted to and approved in writing by the local planning authority.

A report of the findings of such investigations shall be submitted to the local planning authority. Any such report should include where appropriate any additional drainage works that are necessary to safeguard the functionality of the swale and the water quality and ground water flows into the adjacent existing waterbodies. Including detailed design that demonstrates that the proposed works will safeguard the structural integrity of Starmount reservoir and the quantity and quality of the water feeding the reservoir. Any such additional works shall be approved in writing by the local planning authority and shall thereafter be implemented prior to the completion of the drainage works to which they relate. The additional works shall be implemented in full in accordance with the approved details prior to the pitches hereby approved being brought into use and shall thereafter be retained, and managed and maintained in accordance with the Management and Maintenance Scheme required by condition 7 above.

Reason. To ensure that the detail design of the scheme has proper regard to the need to drain the site and safeguard both the fabric of the adjacent waterbodies as well as the quantity and quality of the water discharging in accordance with the following Policies of the Bury Unitary Development Plan:

Policy EN5/1 - New Development and Flood Risk

Policy EN7/5 - Waste Water Management

Policy EN6/3 - Features of Ecological Value.

Item:03 Rose And Crown, Cockey Moor Road, Radcliffe, Bury, BL8 2HB
Application No. 68261

To form new beer garden to east elevation of public house comprising a new covered pergola; 12no. 2.5m high posts to carry new festoon lighting to the boundary of the new beer garden and amended car park layout.

This application has been withdrawn by the applicant to refine their proposals and with a view to resubmit.

Item:04 10 Springside Road, Bury, BL9 5JE Application No. 68528
First floor side extension; Single storey side and rear extension;
Alterations to driveway to create additional parking

Nothing further to report.



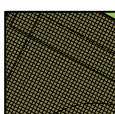


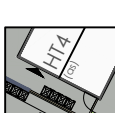

Item:05 11 Mayfield Close, Ramsbottom, Bury, BL0 9TL Application No. 68572
Single storey garage and porch extension at side; Alterations to existing windows to front and side elevations

Nothing further to report.

- NOTES**
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 - Contractors to check all dimensions on site prior to commencement of works.
 - This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings/documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REVISIONS		
A	Application boundary extended. Driveway added to bungalow.	10.08.21
B	Scheme redrawn. Planning Issue	01.06.22
C	Plot 7 housetype substituted. Plot 3+4 bin collection indicated.	12.08.22
D	Plot 7 revised to HT4. Note added.	15.08.22

KEY -

-  Kirkman Street to be re-surfaced to match new Estate road
-  New 5.5m wide Estate road with 2m wide footways
-  Shared surface raised 'table' in contrasting surface material to act as a traffic calming measure
-  Shared & private driveways in contrasting surface material
-  Brickwork retaining walls between plots to suit site levels with timber fencing above
-  1.8m high 'Venetian' style timber fencing to all plot boundaries with gated access to rear of properties
-  Suggested new trees and ground cover planting to verges

 **Lancashire Office:**
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Tel: 079555 69385
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Proposed housing development:
Land off Kirkman Street, Bury

Property Capital PLC

PROPOSED SITE PLAN

A2016-PS-SP01 D

Scale 1:500 @ A3 (1:250 @ A1)

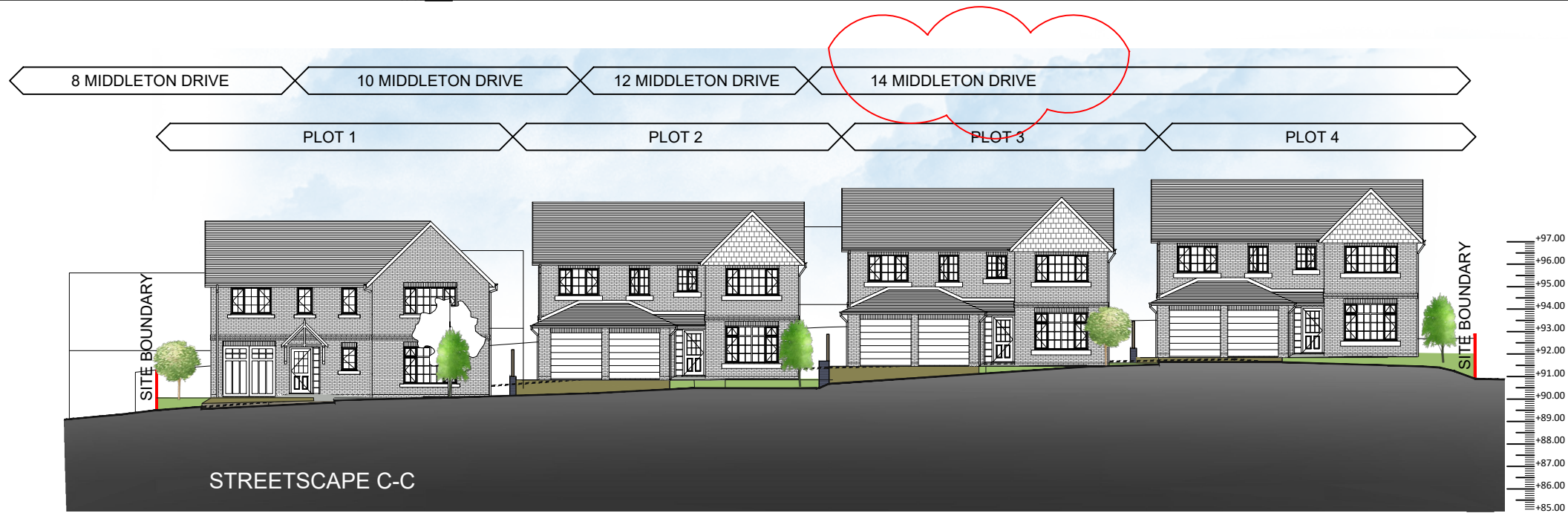
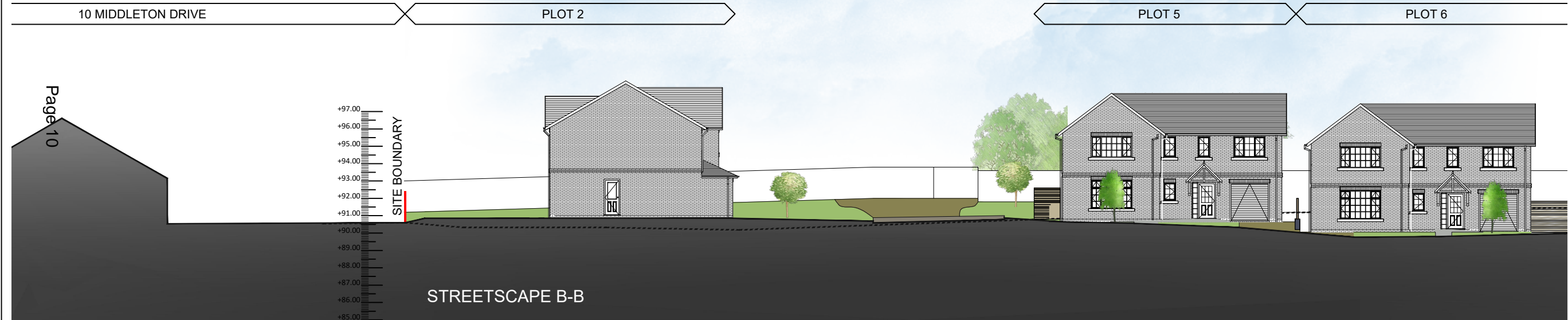
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REVISIONS

A	Scheme redrawn. Planning Issue	13.06.22
B	Plot 7 housetype substituted.	12.08.22
C	Streetscape C addresses corrected.	
	Plot 7 revised. Notes added.	15.08.22



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Proposed housing development:
Land off Kirkman Street, Bury

Property Capital PLC

PROPOSED STREETSCAPES

A2016-PS-SS01 C

Scale 1:250 @ A3 (1:125 @ A1)

0 5 10 12.5m