

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

Councillors : A Cummings (Chair), J Black, S Briggs, S Carter, R Caserta, D Gunther, P Heneghan, D Jones, A Matthews, A Quinn, S Southworth and Y Wright

Dear Member/Colleague

Planning Control Committee

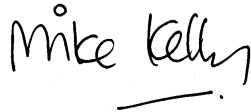
You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 17 February 2015
Place:	Peel Room, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	<p>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.</p> <p>The Development Manager will brief the Committee on any changes made to the Planning Applications to be considered since the issue of the Agenda. This information will also be provided in the Supplementary Agenda which will be circulated to Members and made available to the public on the Council's website on the day of the meeting.</p>
Notes:	<p>Food will be available from 5.00 pm (Balcony Bar). Pre-meeting Briefing (Lancaster Room) Details of Site Visit/Member Training will be circulated separately, for the information of Members and Officers.</p>

The Agenda and Reports for the meeting are attached.

The Agenda and Reports are available on the Council's Intranet for Councillors and Officers and on the Council's Website at www.bury.gov.uk – Council and Democracy.

Yours sincerely

A handwritten signature in black ink that reads "Mike Kelly". The signature is written in a cursive style with a horizontal line underneath the name.

Mike Kelly
CHIEF EXECUTIVE

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

3 MINUTES OF THE MEETING HELD ON 20 JANUARY, 2015 (*Pages 1 - 4*)

4 PLANNING APPLICATIONS (*Pages 5 - 62*)

5 DELEGATED DECISIONS (*Pages 63 - 74*)

A report from the Development Manager on recent Delegated Planning decisions since the last meeting of the Planning Control Committee held on 20 January, 2015.

6 PLANNING APPEALS (*Pages 75 - 78*)

A report from the Development Manager on recent Planning Appeal decisions since the last meeting of the Planning Control Committee held on 20 January, 2015.

7 PAS PEER REVIEW (*Pages 79 - 102*)

A report from the Development Manager providing a summary of the recent PAS Review of the working of the Planning Committee.

8 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

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Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 20 January, 2015

Present:

Councillors: Councillor A Cummings (In the Chair)
Councillors J Black, S Carter, R Caserta, D Gunther, P Heneghan, D Jones, A Matthews, A Quinn, S Southworth and Y Wright

Public attendance: 45 members of the public were in attendance

Apologies for absence: Councillor S Briggs

PCC.618 DECLARATIONS OF INTEREST

Councillor Gunther declared a personal interest in respect of planning application 58104. Councillor Gunther is a member of Friends of Ramsbottom Civic Hall but took no part in any of the discussions held in relation to this particular application.

PCC.619 MINUTES

Delegated decision:

That the Minutes of the meeting held on 16 December, 2014 be approved as a correct record and signed by the Chair.

PCC.620 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in respect of application numbers: 58104, 58105, 58146, 58184 and 58252.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker, including representations from Councillors Bevan, Fitzwalter and Hodkinson, Ward Councillors for Ramsbottom Ward who spoke on planning application 58104.

A site visit was undertaken prior to the Committee meeting in relation to Planning Application 58104.

Delegated decisions:

1. That **Approval** be given to the following application in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:

58105 Site of the former Claremont Home, Park View Road, Prestwich, Manchester – Prestwich – Sedgley Ward

Erection of extra care accommodation for the elderly (Class C2 Use – Residential Institutions) (62 units in total) landscaping and car parking

58133 Windacre Works, Mather Road, Bury – Ramsbottom & Tottington – North Manor Ward

Outline application for demolition of the existing buildings and redevelopment of the site for residential development including means of access (All other Matters Reserved)

The decision to **Approve with Conditions** is subject to the addition of the following Conditions:-

Condition 17: No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason - To ensure that the site is free from Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 – Landscape

Condition 18: No development, including any demolition shall commence unless and until a scheme relating to an Environmental Construction Method Statement for the development has been submitted and approved by the Local Planning Authority, giving details of measures to be taken to prevent any possible pollution of the adjacent water body during the course of any demolition /construction works. The development shall be carried out in accordance with the approved details.

Reason - To protect the ecological interests of the adjoining water body pursuant to UDP Policy EN6/3 - Features of Ecological Value and NPPF Chapter 11 - Conserving and Enhancing the Natural Environment.

58146 Higher Tops Barn, Moor Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward

Erection of agricultural Store and yard, entrance onto Moor Road

The decision to **Approve with Conditions** is subject to an amendment of Condition 3, to now read as follows:-

Condition 3: No development shall commence unless and until details of surface water drainage aspects including streams and watercourses, have been submitted to and approved by the Local Planning Authority. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The scheme should incorporate solutions which address run off problems on the adjacent unadopted road taking active steps to reduce flows in this direction. The approved scheme only shall be implemented and thereafter maintained.

Reason. To ensure satisfactory arrangements for the treatment of surface water drainage pursuant to Chapter 10 - Meeting the challenge of climate

change, flooding and coastal change of the NPPF.

58184 Mercedes Benz, 845 Manchester Road, Bury – Whitefield & Unsworth – Unsworth Ward

Erection of 17 no. column mounted lights and 4 no. wall mounted lights in the dealership car park/display area, 27 no. wall mounted lights on the roof-top car park and provision of a low level wall and railings along the Manchester Road site frontage

58252 51 Heathfield Road, Bury – Whitefield & Unsworth – Unsworth Ward

Single storey extension at side

2. That the Committee **Refuse** the following application for the reasons as set out :-

58104 Land to the Rear of The Grants Arms, Market Place, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward

Erection of 24 (Cat C) flats for retirement housing for the elderly, communal facilities, landscaping and car parking

Reasons

1. The proposed development would be a discordant and unsympathetic feature, by virtue of the proposed materials comprising the elevational treatments, fenestration and window frames, which would be inappropriate to, and have a seriously detrimental impact on the visual amenity of the Ramsbottom Conservation Area of which the site forms part.
As such, the proposals would neither preserve or enhance the traditional character or appearance of the Ramsbottom Conservation Area or respect the local character and distinctiveness of the neighbouring heritage assets - the Civic Hall or the Grant's Arms Hotel, a Grade II Listed Building.
The proposals would therefore conflict with policies of the Unitary Development Plan EN2/1 Character of Conservation Areas, EN2/2 Conservation Area Control and Chapter 12 - Conserving and enhancing the historic environment of the NPPF.
2. The proposed development would provide insufficient car parking within the site for future occupiers of the building and would therefore have a detrimental impact on the capacity of the adjacent public car park. The proposed development therefore conflicts with the following policy of the Bury Unitary Development plan: HT2/4 - Car Parking and New Development.

PCC.621 DELEGATED DECISIONS

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

Delegated decision:

To note the report.

PCC.622 PLANNING APPEALS

A report from the Development Manager was submitted which presented a list of recent planning appeal decisions. The report included a copy of an Appeal Decision made by the Planning Inspectorate in relation to Planning Application 57611.

Delegated decision:

To note the report.

Chair COUNCILLOR A CUMMINGS

(Note: The meeting started at 7.00 pm and ended at 8.25 pm)

Title	Planning Applications
To:	Planning Control Committee
On:	17 February 2015
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Township Forum - Ward: Whitefield + Unsworth - Unsworth	App No. 58223
	Location: Land off Roach Bank Road, Bury, BL9 8RQ	
	Proposal: Outline planning application for B2 and B8 development with all matters reserved except for access	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
02	Township Forum - Ward: Whitefield + Unsworth - Pilkington Park	App No. 58227
	Location: 169 Bury New Road, Whitefield, Manchester, M45 6AB	
	Proposal: Change of use from educational (Class D1) to offices (Class B1a)	
	Recommendation: Approve with Conditions	Site Visit: N
<hr/>		
03	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 58301
	Location: Irwell Works Brewery, Irwell Street, Ramsbottom, Bury, BL0 9YQ	
	Proposal: BREWERY painted in white letters on brewery roof (retrospective)	
	Recommendation: Approve with Conditions	Site Visit: Y
<hr/>		
04	Township Forum - Ward: Prestwich - Sedgley	App No. 58311
	Location: 36 Bury Old Road, Prestwich, Manchester, M25 0FT	
	Proposal: Change of use from dwellinghouse (Class C3) to place of worship (Class D1) (retrospective)	
	Recommendation: Approve with Conditions	Site Visit: Y
<hr/>		
05	Township Forum - Ward: Ramsbottom + Tottington - Tottington	App No. 58312
	Location: Land off Lower Kirklees Street, Tottington, Bury, BL8 3NS	
	Proposal: Retention of stables block	
	Recommendation: Approve with Conditions	Site Visit: N
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Ward: Whitefield + Unsworth - Unsworth

Item 01

Applicant: The Wilton Estate & P Casey Enviro Ltd

Location: Land off Roach Bank Road, Bury, BL9 8RQ

Proposal: Outline planning application for B2 and B8 development with all matters reserved except for access

Application Ref: 58223/Outline Planning
Permission

Target Date: 16/03/2015

Recommendation: Approve with Conditions

Description

The application involves 3.67 hectares of land situated on the westerly edge of Pilsworth Industrial Estate. The site forms part of an Employment Generating Area and Land for Business use as allocated in the Bury Unitary Development Plan, with the majority of the Industrial Estate developed out for industrial and warehousing purposes.

The site has been the subject of a landfill operation which was completed to achieve a level surface in preparation for industrial development. To the north and west, the site is bounded by a Wildlife Link and Corridor (Policy EN6/4) and River Valley (Policy OL5/2), beyond which the land falls away steeply to the River Roch with housing development beyond. To the east are well established industrial units and opposite the site to the south across Roach Bank Road is the L'Oreal building and a large secure site.

The site fronts Roach Bank Road and there is an access stubb at the most westerly point as an extension to Pilsworth Way. A bund has been constructed across the site frontage for security purposes.

The application is outline only and seeks approval for the principal of general industrial (B2), and storage and distribution (B8) uses, with all matters reserved apart from access. The application site would be split into 3 separate units and plots and would comprise the following:

- Unit 1 - 2,322 sqm of General Industrial, B2 Use;
- Unit 2 - 1,463 sqm of Storage and Distribution, B8 Use;
- Unit 3 - 9,754 sqm of Storage and Distribution, B8 Use.

Each would have dedicated parking provision and incorporate service yards to provide lorry parking and loading/unloading facilities for potential occupiers of the buildings.

Two new access roads would be created to serve the development directly from Roach Bank Road and Pilsworth Road. Whilst outline only, the application provides indicative plans of the layout of the site, and sections to show the relationship of the proposed units to the nearest residential properties.

Relevant Planning History

54580 - Extension of time implementation of planning permission 50804 for office development - Approved 21/12/2011.

50804 - Office Development (total of 8864 sqm of office floor space) - Approved 18/2/2009

49295 - Office Development (total of 10194 sqm of office floorspace) - Refused 21/5/2008. Appeal withdrawn.

48413 - Office Development (7896 sqm of office floor space) - Application withdrawn.

41448 - Industrial and warehousing building (Classes B1, B2 and B8) - Approved 2/9/2004

35849 - Variation of Condition 4 of planning permission 27550/92 to allow landfill operations to continue for a further 5 years from 4/3/2000 - Approve 15/2/2000

34913 - Industrial and warehousing development (Classes B2 and B8) - Approved - 24/11/1998

Publicity

85 letters sent to addresses at Harrington Close, Grasmere Drive, Newby Close, Roach Bank Road, Pilsworth Road, Redmere Drive, Park 66, Little 66.

Site notice posted 9/01/2015.

Press advert in the Bury Times 24/12/2014.

One letter of objection received by e-mail which raises the following issues:

- Impact on the green fields which once gone rarely come back;
- The development from the M66 is now reaching down to the banks of the River Roch, an eyesore of tin sheds or modern units;
- Unwarranted scheme due to number of unlet units in Bury;
- State of the road to Blackford Bridge and illogical to increase more units in this current economic climate.

The objector has been informed of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to a condition to incorporate the recommendation received by United Utilities.

Environmental Health Contaminated Land - No objection subject to conditions.

Environment Agency - No objection subject to conditions.

Greater Manchester Police - designforsecurity - No response received. A detailed CIS would be required at the reserved matters stage.

United Utilities (Water and Waste) - No objection subject to condition.

Fire Protection Dept Bury Fire Station (Part B) - No comment received. The highways section have recommended a condition that details of an emergency access are submitted with a Reserved Matters application.

Greater Manchester Ecology Unit - No objection subject to conditioning the recommendations of the submitted ecological report.

Rochdale MBC - No objection.

Highways Agency - No objection subject to a condition a Travel Plan is submitted.

Transport for Greater Manchester - No objection.

Unitary Development Plan and Policies

EC1	Employment Land Provision
EC1/1	Land for Business (B1) (B2) (B8)
EC2/2	Employment Land and Premises
EC5	Offices
EC5/2	Other Centres and Preferred Office Locations
EC6	New Business, Industrial and Commercial Development
EC6/1	New Business, Industrial and Commercial
EN1	Built Environment
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN5	Flood Protection and Defence
EN5/1	New Development and Flood Risk
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
OL5/2	Development in River Valleys
EN1/1	Visual Amenity
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
HT2/10	Development Affecting Trunk Roads
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - The site is designated under UDP Policies EC1/1 - Land for Business and EC2/1 - Employment Generating Areas and this allocation identifies the site as being suitable for Business (B1), General Industrial (B2) or Warehousing (B8). As such, the principle of the proposal is in accordance with the economic policies of the UDP.

River Valley and Wildlife Link and Corridor - Technically, part of the site extends into an area shown on the UDP proposals map as an area of River Valley (Policy OL5/2) and Wildlife Corridor (Policy EN6/4). However, these boundaries were drawn prior to the completion of landfill operations and as such the designation does not reflect the extent of the development plateau which has been constructed as part of the planning permission for the development of the plateau. The formed plateau extends slightly to the west of the UDP boundary before dropping down into the valley of the River Roch. Consequently the edge of the valley as it is on the ground is considered to be a more appropriate boundary for the purposes of River Valley and Wildlife Corridor policies.

Policy EN1/1 - Visual amenity specifies that development will not be allowed where it would have such a detrimental effect on the visual amenity of areas of environmental value. As such, built development should be positioned away from the edge of the valley so as to avoid a built skyline ridge across the top of the valley. The layout plans show this can be achieved through the siting of a new access road and landscape buffer along the western edge of the site, with the built form on the easterly edge.

As such, it is considered that the proposed development, including the siting of the buildings and position of the access road, would not have a detrimental impact on these policy designations and would be acceptable.

Access - The application seeks approval for access to the site. Two new accesses are proposed, one to serve units 1 and 2 and one to serve unit 3.

The new access to units 1 and 2 would lead directly from Roach Bank Road to dedicated car parks in front of each building. It would continue past unit 2 and terminate at the entrance to the turning areas for heavy goods vehicles, located at the rear of the site. A secondary emergency access from the rear of unit 1 would lead out onto Pilsworth Road.

The new access to serve unit 3 would continue from the existing highway spur from Pilsworth Road and follow the westerly edge of the site. The unit would be located centrally within its plot area which would allow vehicular circulation around the majority of the outside of the building. It is envisaged the site would have a separate parking area and turning circle for HGV's.

The provision of two dedicated entrances to serve the development site would enable effective and efficient traffic flows in and out of the area. The Highways Section have raised no issues to the proposed scheme, subject to conditions to provide the necessary highway works and improvements.

As such, the proposed access points are considered to be acceptable and comply with EC6/1 - Assessing New Business, Industrial and Commercial Development, HT4 - New

Development and HT6/2 - Pedestrian/Vehicular Conflict.

Layout - An indicative layout plan demonstrates how the buildings could be positioned within the development site with associated parking and servicing requirements. Units 1 and 2 would be located to the south of the site fronting Roach Bank Road with the new access road designed to run between the buildings, leading to parking and servicing as described above. Unit 3, the larger of the building would be towards the rear of the site and accessed via the new road extended from Pilsworth Way.

The existing pedestrian footway along Roach Bank Road would be incorporated into the new access and a pedestrian route provided internally within the site and from public parking places to the building. Details of this layout would be sought in a Reserved Matters application.

As such, it is considered that the proposed layout would comfortably facilitate the size, position and scale of the proposed development. However, detailed assessment will be needed at the Reserved Matters stage and subject to further details would be compliant with UDP Policies EC6/1 - Assessing New Business, Industrial and Commercial Development and HT4 - New Development.

Parking - Supplementary Planning Document 11 - Parking Standards in Bury states the maximum requirement for a B2 use (general industry) would be 1 parking space per 60 sqm and for a B8 (storage and distribution) use 1 per 100 sqm.

The B2 use (unit 1) would have a combined floor area of 2,322m² which would equate to 38 spaces and plans demonstrate that 37 could be provided. Unit 2, a B8 use would have a combined floor area of 1,463 sqm and the proposal allows for 20 spaces, 5 more than stipulated in the SPD.

The parking provision is not indicatively laid out for unit 3 (B8 use) and having a proposed floor area of 9,754 sqm would be required to provide a maximum of 97 spaces. This area of the site is 2.38 hectares in size and subject to details, it is considered the size of the plot could comfortably accommodate the parking requirements and servicing required for the unit.

As such, it is considered adequate parking could be capable of accommodating all 3 units within the site and would be acceptable to the highways team and would comply with HT2/4 - Car parking and New Development and SPD11.

Highways issues - A Transport Assessment (TA) has been submitted with application which has been sent to Transport for Greater Manchester (TfGM) for their consultation response. The Highways Agency have also been consulted on the application.

TfGM have assessed the TA and conclude that would be no significant issues arising in relation to the base traffic flows, forecast trip generation and distribution of traffic and concur with the TA that the impact of the development on the local road network would be minimal. It was also concluded that the proposed trip generation would likely be significantly less than for the office development previously approved on the site. TfGM have raised no objection to the application.

The Highways Agency have raised no objection subject to the applicant submitting a Travel Plan prior to the development being brought into use.

Amenity impact on the surrounding properties - The site sits in an elevated position in comparison to the residential development across the River Roch to the east. A layout plan and visual appraisal assessment have been submitted with the application which demonstrates indicatively, the scale and size of the proposed buildings and relationship to the residential properties to the west.

In terms of Unit 1, there would be a distance of 122m to the nearest properties on Harrington Close. The finished floor level of the unit would be 88m AOD and the floor levels of these properties are 76m AOD. Section plan B-B shows the main screening would be from the amenity planting and riverside trees on either side of the River Roch. The height of the embankment planting would also give considerable screening to the lower part of the proposed building, with the remainder partially screened from view. There is the potential to plant up a small area to the east of the proposed access road, although this is a more limited area. However, over time, it is unlikely that Unit 1 would be visible from the houses to the west and given the distance away and significant intervening landscaping, the relationship to these properties is considered acceptable.

Unit 3 would be the larger of the buildings with a finished floor level of 86m AOD and ridge height of 104.5m. The houses on Harrington Close are set at a floor level of 76m AOD and there would be a separation distance of 145m. In this case also, the main screening would be from the amenity planting and riverside trees on the banks of the river. Section A-A shows that a large part of the base of unit 3 would be well screened with the middle partially screened and the top 2.5m being open to view. As the building would be located in close proximity to the top of the embankment, it would be difficult to add any further planting, although the existing landscaping on the embankment would mature over time to screen more of the building. Although the top part of the building may remain visible long term, it is considered impact on views of the unit would be relatively insignificant and there would not be an adverse impact on the outlook from the houses on Harrington Close.

A landscaping scheme would be required at the Reserved Matters application stage. An informative to this outline permission would be added that the landscaping scheme should give particular attention to the area along the western boundary of the site adjacent to the embankment.

The premises to the east and south of the development site are commercial/business uses and would not be affected by the positions of the proposed units. The two proposed access roads off Roach Bank Road would not interfere with the existing access points which serve these premises.

As such, it is considered the proposed development would comply with EN1/2 - Visual amenity and EC6/1 - Assessing New Business, Industrial and Commercial Development.

Design and appearance - The detail of the appearance of the buildings would be subject of a Reserved Matters application and does not form part of this outline planning application. However, the application states the proposed development would potentially comprise of steel framed 2 storey buildings, suggesting that the larger unit would have a ridge height of 15m. It is envisaged the external elevations would comprise of a mix of materials and cladding.

As such, it is considered the approach taken to the appearance of the buildings would be appropriate within the setting of a commercial and business environment and comply with EN1/2.

Ecology - An Ecological Survey and Assessment have been submitted with the application. The assessment of the site demonstrates that there are no concerns or constraints with regard to statutory/non-statutory sites of ecological interest, habitats of principal importance and/or plant species that are rare, protected or species of principal importance, or other wildlife including badger, great crested newt, otter or water vole.

Himalayan balsam was identified amongst vegetation outside the site which merits consideration, as did bats, breeding birds and the common toad associated with the vegetated embankments, trees and shrubs.

GMEU have been consulted on the application and subject to a condition to include the recommendations of the report in Section 4.2 relating to essential and best practice

measures, have raised no objection to the proposals.

Flood Risk - A site-specific Flood Risk Assessment in accordance with the NPPF has been undertaken which concludes the site is located within EA Flood Zone 1, classified with a 'low' probability of flooding. The document states that any development may proceed without causing a significant increase in flood risk subject to the implementation of recommended mitigation measures to consider the use of soakaway, attenuate surface water flows to existing rates and incorporate SuDS into the drainage design. A condition in relation to drainage has been recommended by the Drainage Section and United Utilities.

Response to objector -

- The site is not allocated within the Green Belt and the scheme has been assessed in terms of UDP policies EN6/4 and OL5/2. It has been concluded that there would not be a detrimental impact on the environment or raise any ecological concerns as discussed in the above report.
- The site is allocated for Employment use and acceptable to site commercial and industrial uses on this land.
- The proposal has been assessed by Transport for Greater Manchester and concluded there would not be a detrimental impact on the surrounding road network.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. Applications for approval of reserved matters must be made not later than:
 - the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
2. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance and the landscaping of the site.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.
3. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be

submitted to, and approved in writing by the Local Planning Authority;

- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and; The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason - To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. No development shall commence until full details of a scheme for the eradication and/or control of Himalayan Balsam is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of

implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason - To ensure that the site is free from Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and EN6 - Conservation of the Natural Environment.

8. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason - To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

9. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year.

Reason - In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

10. The precautions for Common toad outlined in Section 4.2.1 shall be implemented prior to the commencement of development and all measures implemented shall remain in situ until the development has been completed.

Reason. In order to ensure that no harm is caused to a wildlife habitat pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

11. The development hereby approved shall be carried out in accordance with the Recommendations in Section 4.2 of the Ecological Survey and Assessment (Oct-Nov 2014 ref RB-14-165).

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

12. No development shall commence unless and until details of surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include an assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer and may require the consent of the Local Authority. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate to be determined by United Utilities.

The approved scheme only shall be implemented and thereafter maintained.

Reason - To reduce the risk of flooding and ensure the satisfactory treatment of surface water drainage pursuant to the NPPF - Chapter 10 - Meeting the challenge of climate change, flooding and coastal change and Chapter 11 - Conserving and enhancing the Natural Environment.

13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that

there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

Reason - To prevent pollution of controlled water for potential contamination on site pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

14. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason. To prevent pollution of controlled water for potential contamination on site pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

15. This decision relates to drawings numbered - Feasibility Site layout Overall site B8254 F003 Rev D, relating to access; Indicative visual section locations Y299.001; Indicative visual site sections Y299.002; Site levels P0860/D/141014.1; Proposed indicative site sections B8254 F004 Rev C; Design and Access Statement and Crime Impact Assessment November 2014; Planning Statement November 2014; Post-Completion Geotechnical Investigation May 2003; Ecological Survey and Assessment Oct-Nov 2014 ref RB-14-165; Flood Risk Assessment ref JER6398 October 2014; Transportation Assessment November 2014 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.

16. No part of the development shall be brought into use unless and until a detailed travel plan is submitted to and approved in writing by the Local Planning Authority in consultation with the Highways Agency. The approved measures only shall be implemented accordingly.

Reason - To ensure the trunk road network continues to fulfill its purpose as a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980, maintaining the safety of traffic on the road and pursuant to Bury Unitary Development Plan Policy HT2/10 - Development Affecting Trunk Road and chapter 4 - Promoting sustainable transport of the NPPF.

17. As part of the submission of the Reserved Matters application relating to 'layout', or in the event of the reserved matters for the whole site being phased, details relating to the respective phase under consideration, an outdoor lighting scheme shall be submitted for approval to the Local Planning Authority. The scheme shall incorporate details to show there would be no light spill or illumination over the vegetated embankment that supports the trees and shrubs to the west of the site. The approved scheme only shall be implemented prior to the development hereby approved being first occupied.

Reason - In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

18. Notwithstanding the details indicated on approved plan references B8254 F003 Revision D and 141001/01 Revision B, full details of the following highway aspects shall be submitted at first reserved matters application stage:

- proposed means of access to the site from Roach Bank Road and the junction of Pilsworth Way with Roach Bank Road to an industrial specification to be agreed, including all necessary remedial works, replacement/alteration of any affected street lighting, road markings and highway drainage and implementation of any necessary traffic regulation

orders;

- emergency access route/arrangements to a width, specification and position agreed with Greater Manchester Fire & Rescue Service;
- proposed internal road layout incorporating, if necessary, the emergency access route/arrangements agreed with Greater Manchester Fire & Rescue Service.

The details subsequently approved shall be implemented in accordance with the approved details and be available for use before the development is first occupied.

Reason - To ensure good highway design and to secure the satisfactory development of the site in terms of highway safety pursuant to EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development.

19. The visibility splays indicated on approved plan reference 141001/01 Revision B shall be implemented to the written satisfaction of the Local Planning Authority before the site access to Plot 1 & 2 is brought into use 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 EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development.
20. As part of the reserved matters relating to layout of the site, or in the event of the reserved matters for the whole site being phased, details relating to the respective phase under consideration, provision shall be made within the curtilage of the site to the written satisfaction of the Local Planning Authority for the loading and unloading of vehicles and the parking of cars which visit the site in connection with the use hereby approved.
Reason - To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development..
21. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction unless otherwise agreed in writing by the Local Planning Authority.
Reason - To minimise the standing and turning movements of vehicles on the highway in the interests of highway safety pursuant to EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58223

ADDRESS: Land Off Roach Bank Road
Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services **1:1250**
Page 18

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58223

Photo1



Photo 2



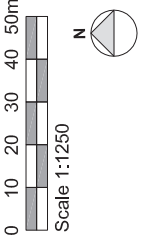
Photo 3



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any proposed works are to be reported to the architect before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from AECI.
 - The architect shall not be held responsible for any errors or omissions in the drawings or for any consequences arising from the use of the drawings. The contractor shall be responsible for the accuracy or scale discrepancy of the drawings supplied to him.

DESIGN HAZARD IDENTIFICATION

Design Hazard: The proposed development is located in an area with a high potential for flooding. The site is adjacent to the Riverbank Bury and is subject to periodic flooding. The site is located in a flood plain and is subject to periodic flooding. The site is located in a flood plain and is subject to periodic flooding.



Area schedule (Approx. GIA)

Plot 1	GF = 20,000ft ² / 1856m ² FF = 5,000ft ² / 464m ² Total = 25,000ft ² / 2322m ²
Plot 2	GF = 13,500ft ² / 1254m ² FF = 2,250ft ² / 209m ² Total = 15,750ft ² / 1463m ²
Plot 3	GF = 100,000ft ² / 9290m ² FF = 5,000ft ² / 464m ² Total = 105,000ft ² / 9754m ²
Overall Total	= 145,750ft ² / 13540m ²

Plot Area schedule (Approx. GIA)

Plot 1	= 1.56 acres/ 0.63 ha
Plot 2	= 0.92 acres/ 0.37 ha
Plot 1/2 Estate Road	= 0.22 acres/ 0.08 ha
Plot 3	= 5.9 acres/ 2.38 ha
Plot 3 Estate Road	= 0.4 acres/ 0.18 ha

D	25/11/14	DOH	AL
C	25/11/14	DOH	AL
B	17/11/14	DOH	AL
A	25/10/14	DOH	AL
TR	25/10/14	TR	AL

Feasibility

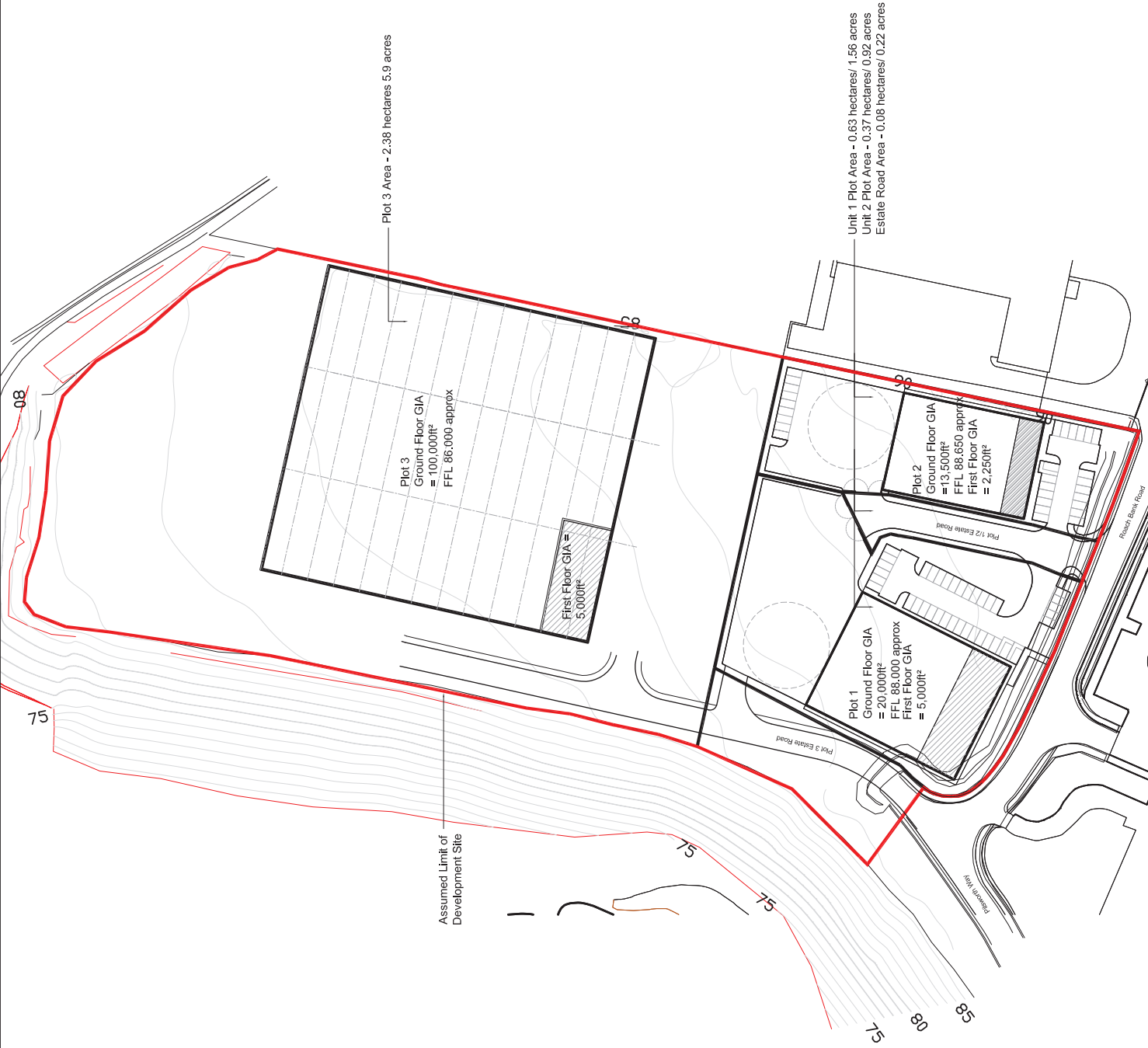
For Comment

Robt Engineering/
Canary Group

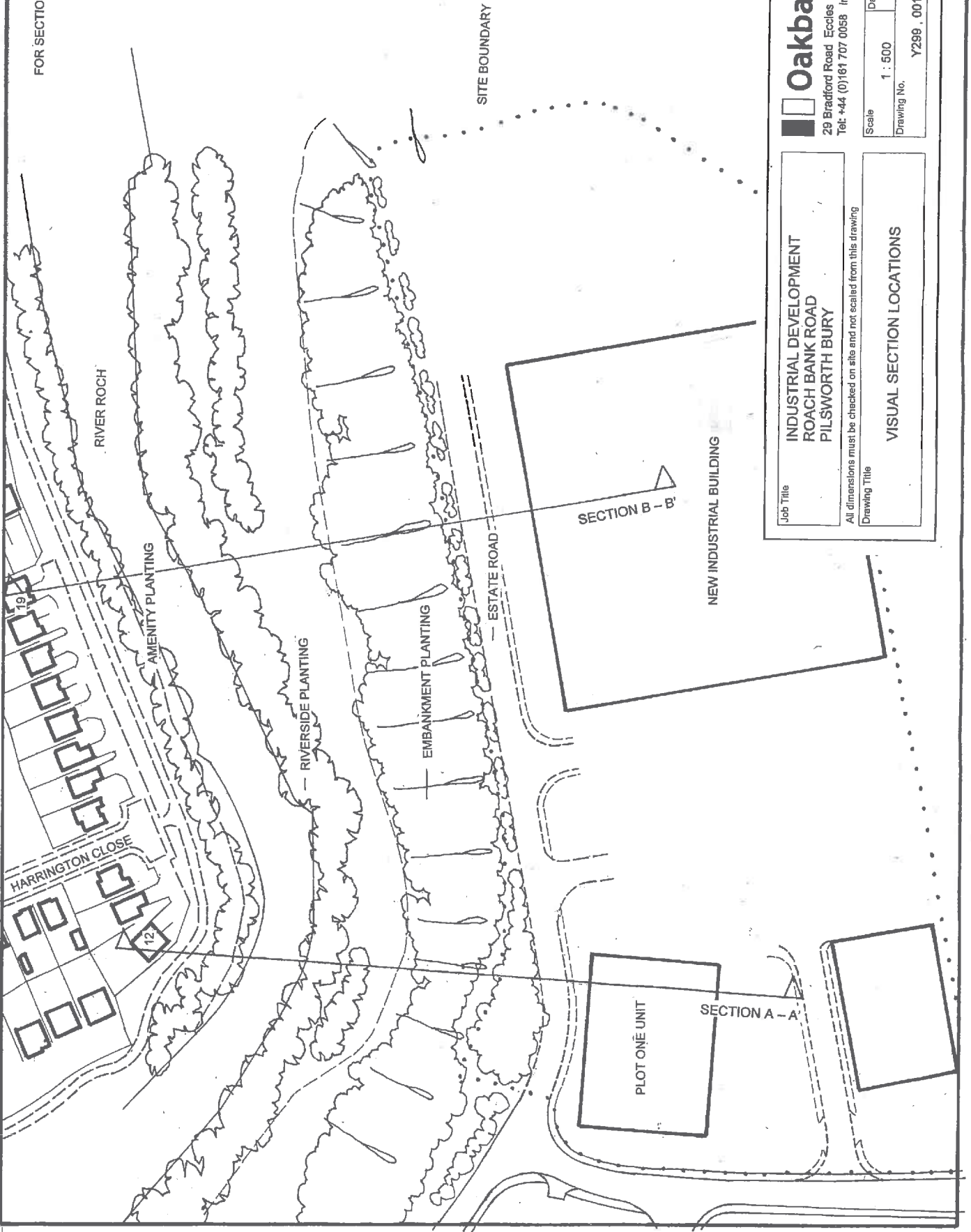
Roach Bank Bury

Feasibility Site Layout Overall Site

date: 28/10/2014
drawn: 11229 @ G/S
checked: AL



FOR SECTIONS SEE Y299 . 002



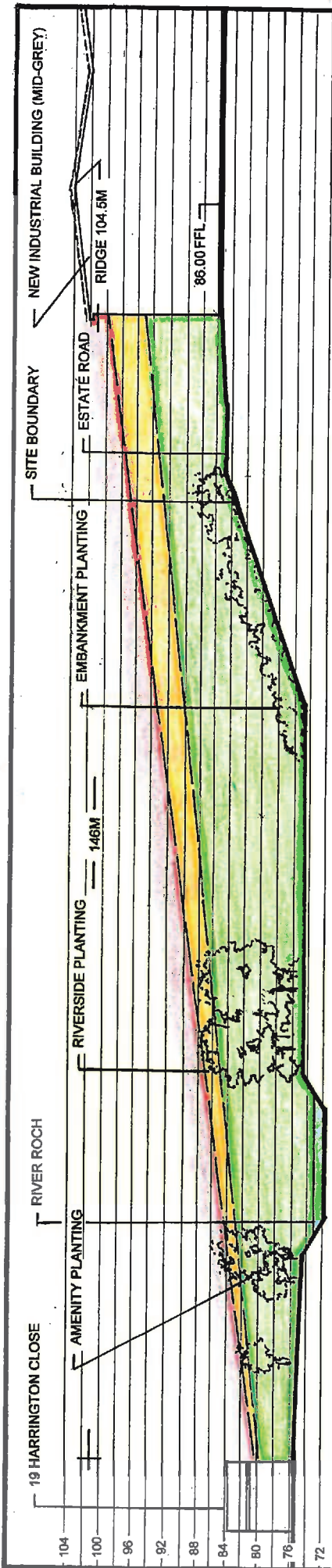
Oakbay Design
 29 Bradford Road, Eccles, Manchester M30 9FF
 Tel: +44 (0)161 707 0058 info@oakbaydesign.com

Scale	1 : 500	Date	NOVEMBER 2014
Drawing No.	Y299 . 001	Rev.	

Job Title
**INDUSTRIAL DEVELOPMENT
 ROACH BANK ROAD
 PILSWORTH BURY**

All dimensions must be checked on site and not scaled from this drawing

Drawing Title
VISUAL SECTION LOCATIONS



SECTION A - A'

72

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73

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Ward: Whitefield + Unsworth - Pilkington Park

Item 02

Applicant: JKLM Properties

Location: 169 Bury New Road, Whitefield, Manchester, M45 6AB

Proposal: Change of use from educational (Class D1) to offices (Class B1a)

Application Ref: 58227/Full

Target Date: 12/02/2015

Recommendation: Approve with Conditions

Description

The site is a large mid terrace property in a row of 4 with garden to the front and a gated yard to the rear with 2 car parking spaces.

It is located within Whitefield District Centre and All Saints Conservation Area.

The adjoining No.171 is operating as an accountants and to the opposite side No.167 is residential. To the rear across the back access street are a pair of semi detached properties on Knowsley Road which sit side on.

The application seeks a change of use from the current D1 educational use to a B1 office use. The property is currently vacant with the last tenant leaving in August 2014. The landlord seeks a new tenant and advise from their estate agents is that the most likely tenancy will be from the office sector.

There are no proposed changes to the building and the layout would provide 3 offices at ground floor and one at first floor.

Without current tenants the number of employees is unknown and the application state hours of opening to be 'normal office hours.'

Relevant Planning History

48938 - Change of use from office accommodation to educational facility for young persons (D1) - AC 20/02/2008.

Publicity

22 notification letters were sent to addresses at 118 & First Floor 118, 120-130, 126A, 165-167 & 171-173 Bury New Road, Flats 1,2,3 165 Bury New Road. Photo & Optical York Street, Carrisbrook, Knowlsey Road, 1,2 & 6 Knowsley Road.

One objection has been received from Ashlea, Knowsley Road their concerns in summary are:-

- The volume of additional traffic and vehicles that are going to be present if the use is granted.
- Currently the volume of traffic is far too high for the road and concerns have been raised about access for emergency vehicles due to the increased level of activity at the dental practice.
- There is insufficient access and parking at the rear of the property as it is accessed via a private road and is adjacent private residences.
- They struggle daily to navigate the way to the rear of their property and garage and an increase in traffic or vehicles will make this virtually impossible causing major issues in and out of Knowsley Road and causing a backlog out on to Bury New Road.

The objector has been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection.

Unitary Development Plan and Policies

EC5/2	Other Centres and Preferred Office Locations
S1/3	Shopping in District Centres
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
HT5/1	Access For Those with Special Needs
SPD11	Parking Standards in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - UDP Policy EC5/2 - Other Centres and Preferred Office Locations supports office developments in district centres. The site is within Whitefield District Centre and the proposed use would therefore be acceptable in principle.

Parking - SPD11 - Parking Standards requires a maximum of 1 space per 35sqm. With 152sqm of office space the maximum required would then be 5 spaces.

The property has two parking spaces to the rear. On street parking is limited, with restrictions to the main road to the front. However, this is a high access public transport route with Bury New Road a main bus route and Whitefield Metrolink within walking distance. As such it is considered that there the 2 parking spaces are sufficient for the proposed use in this location.

Visual amenity and Conservation Area - No external alterations are proposed and therefore there would be no impact on the character of the Conservation Area.

Residential amenity - The premises has had consent for commercial use since it was granted a change of use from a dwelling in 1985. The area consists of a mix of residential and commercial uses and is an identified district centre. It is not considered that the use as offices would give rise to any noise and disturbance above that as existing in the area. As a proposed office use and having been an office previously it is not considered necessary to attach an hours restriction condition.

Access - The building can be accessed from the front along a path with two steps up to the entrance door. There is also an entrance door to the rear with a single step. There are no proposed external changes to the building with the property currently vacant. It is intended that the occupancy would be restricted to staff members and pre arranged appointments and not to members of the general public. Whilst it is not then known if there would be any disabled staff members should the situation arise then temporary ramp facilities can and would be made available at the rear entrance.

The proposal complies with UDP Policy HT5/1 - Access For those With Special Needs.

Response to objection - The parking provided as part of the proposal is addressed in the above report. The location is a district centre and the premises has been in commercial use for some time. Issues relating to parking to other premises should not restrict what is an

appropriate use for the building.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. 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.
2. This decision relates to the drawings received on 18/12/14 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.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

58227

Photo 1



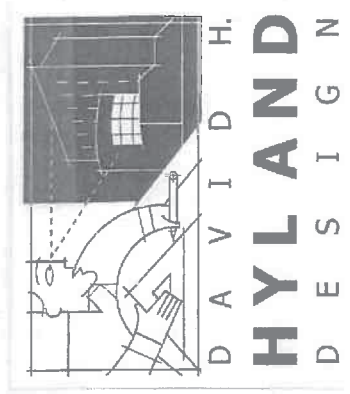
Photo 2



**PROPOSED CHANGE OF USE,
105 BARN NEW ROAD
WHITEFIELD.**

EXISTING PLANS, SCALE 1:100.

NOTE.
NO WORKS OR ALTERATIONS ARE
PROPOSED IN THE CHANGE OF USE OF
THE BUILDING FROM EDUCATIONAL
TO OFFICES.



- ARCHITECTURE - INTERIOR DESIGN - PROJECT MANAGEMENT -
DAVID H HYLAND DESIGN M.C.I.A.T. 3 THE GRANGE BOLTON ROAD EDGORTH BOLTON BL7 0AW
- TEL/FAX 01204 856926 - MOBILE 07958 630331 - E-MAIL mcdhht@coi.com -



GROUND FLOOR PLAN.

FIRST FLOOR PLAN

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 03

Applicant: Irwell Works Brewery

Location: Irwell Works Brewery, Irwell Street, Ramsbottom, Bury, BL0 9YQ

Proposal: BREWERY painted in white letters on brewery roof (retrospective)

Application Ref: 58301/Advertisement **Target Date:** 04/03/2015

Recommendation: Approve with Conditions

This application is being presented to the Committee as an application that has raised a novel planning issue being the first advert application of its kind in the Ramsbottom Conservation Area for some considerable time.

Description

The application site comprises a two storey stone building with slate roof located within Ramsbottom Conservation Area. It is a former workshop building that has been converted to a micro brewery, visitor centre and living accommodation.

To the west side are residential properties and to the north a public car park. To the east side is a supermarket with its car park to the south.

The application seeks retrospective advertisement consent for white painted lettering stating 'BREWERY', which has been added to the westerly side roof slope.

Relevant Planning History

52311 - Change of use from light industrial (Class B1) to micro-brewery (Class B1) and visitor centre (Class A4) - Approved Conditionally 09/06/10.

56229 - Proposed balcony to east elevation; Raising of highway to Prince Street - Approved Conditionally 08/11/2013.

56230 - 3 No. 'halo' illuminated signs to first floor window openings on north elevation (Strang Street); Non-illuminated fascia sign mounted at roof level to west elevation (Square Street) - Approved Conditionally 13/08/2013.

57595 - Non-material amendment following grant of planning permission 56229 for a proposed balcony to east elevation and raising of highway to Prince Street; For additional steel column with repositioning of all columns closer to existing building - Approved Conditionally 03/06/2014.

Publicity

None required.

The Enforcement Team notified the complainant of the application. No comments have been received.

Consultations

None.

Unitary Development Plan and Policies

EN1/9 Advertisements

EN2/1 Character of Conservation Areas

EN2/2 Conservation Area Control

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

UDP Policy EN1/9 relates to adverts and signage and states that proposals should have regard to the character of the locality, scale of the existing building and land use and be considered on their impact on amenity and safety.

UDP Policy EN2/2 - Conservation Area Control reflects the requirements of the Town & Country Planning (Listed Buildings and Conservation Areas) in that development proposals within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

Amenity and Conservation Area Considerations - The building is not a listed building and sits at the edge of the Conservation Area and the west side roof slope with the painted lettering, faces towards Cross Street. The north gable elevation of the building has advertising in the form of 3 halo externally illuminated signs to the first floor windows.

Cross Street is a fairly steep road with residential properties either side and leads up to Bolton Street, which is a main route through Ramsbottom. It is from this aspect that the lettering is most readily visible and covers approximately half the building's roof slope.

The lettering is large but of a simple design. Whilst it appears quite prominent at present it will over time take a more weathered appearance.

The addition of hand painted lettering to gable walls and roofs is historically an area used for advertising on industrial buildings. This type of advertising would not necessarily be appropriate to many buildings. However in this case, the building is of a traditional industrial appearance.

The surrounding buildings are mainly residential to the westerly side of the site and with a supermarket building to the east and as such there would not be scope for numerous advertisements of this type in the vicinity.

It is not therefore considered that the lettering is inappropriate to the building or an unduly intrusive feature within the street. It is of a type of advertising that has traditional roots and appearance and is found in many areas of Conservation Area status and even on listed buildings. As such, it is considered that the advertisement would preserve the character of the Conservation Area.

Safety - The advert would not cause hazard or distraction to motorists.

The proposal complies with UDP Policy EN1/9 - Advertisements and EN2/2 - Conservation Area Control.

Recommendation: Approve with Conditions

Conditions/ Reasons

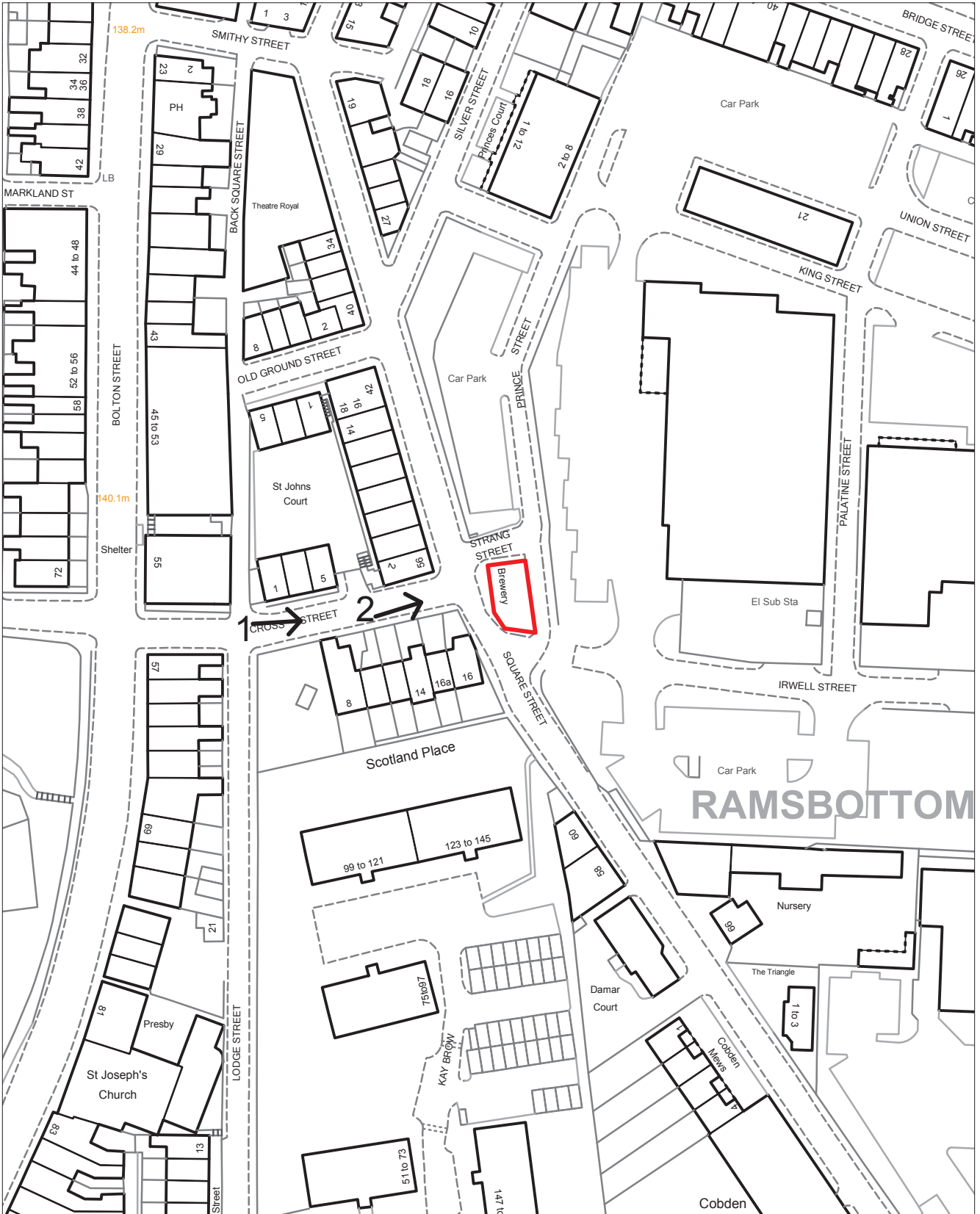
. Standard Conditions

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigate by water or air, or so as to render hazardous the use of the highway, railway, waterway or aerodrome (civil or military).

Reason for standard conditions: In the interests of amenity and in accordance with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58301

**ADDRESS: Irwell Works Brewery, Irwell Street
Ramsbottom**

Planning, Environmental and Regulatory Services 1:1250

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58301

Photo 1



Photo 2



Ward: Prestwich - Sedgley

Item 04

Applicant: Aish Kodesh

Location: 36 Bury Old Road, Prestwich, Manchester, M25 0FT

Proposal: Change of use from dwellinghouse (Class C3) to place of worship (Class D1) (retrospective)

Application Ref: 58311/Full

Target Date: 03/03/2015

Recommendation: Approve with Conditions

Description

The site comprises a 4 bedroomed traditional style brick and render detached property with double glazing. It has a large front garden and a rear garden on 2 levels which slopes up to properties on Castle Hill Road. It is set in an elevated position on a busy main road opposite semi-detached residential properties and close to the Bury Old Road/Kings Road Local Shopping Centre.

There is currently parking for 3 vehicles on the site and a turning area to allow vehicles to enter and leave the site in first gear.

The boundary to Bury New Road frontage is a traditional domestic stone garden wall with the elevated front garden behind (similar to all the properties along this frontage). The other 3 boundaries to the neighbouring residential properties, are a mix of fences, planting and hedges.

The application is a retrospective one to change the use of the house (Use Class C3) to a place of worship (Use Class D1).

Relevant Planning History

Planning Enforcement - 14/0481 - Being used as a place of worship - 12/01/2015

Publicity

Immediate neighbours at 32, 34, 37, 39, 41, 43 and 45 Bury Old Road and 1 and 3 Castle Hill Road were written to on the 6th January 2015 and comments have been received from 32 and 34 Bury Old Road and 4 Rothsay Close. These comments can be summarised as follows:

- the development will be of detriment to the neighbours residential amenities
- the development will increase parking on Castle Hill Road
- additional parking should be provided
- it is in close proximity to other places of worship and they make parking in the area difficult, especially on Fridays
- there is sufficient capacity at the existing synagogues in the area
- noise will cause a problems to neighbours
- the use of outside areas for religious services will be of detriment to neighbours amenity
- potential pest control issues
- the location of a communal use building in the middle of residential properties is inappropriate and would cause the loss of a family home which is needed
- other commercial properties in the area would be a better location for the use
- security will be an issue for the residents if high fences have to be erected

The respondents have been notified of the Planning Control Committee.

Consultations

Traffic Section - No objections on highways grounds.

Environmental Health Pollution Control - No comments received to date, any received will be reported in the Supplementary.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
CF1/1	Location of New Community Facilities
H3/1	Assessing Non-Conforming Uses
EN7/2	Noise Pollution
EN1/2	Townscape and Built Design
HT5	Accessibility For Those With Special Needs

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Use - This area of Prestwich has a diverse religious community. The Jewish religion places various constraints on its participants and one of them is that they may not use mechanical devices of any kind on the Sabbath. This particular group, the Adass Aish Kodesh (the applicants), have specific religious beliefs that mean that the existing synagogues on Kings Road and Bury Old Road are not regularly attended by this group and they have a need to meet and worship together.

The use of domestic properties for various community uses, doctors, dentists or places of worship are not uncommon and the impact that they may have on other residential uses nearby can often be controlled by the placing of appropriate planning conditions on the operation of the use. With such conditions this would be a new 'community' facility and it is considered that from a land use point of view it would be in compliance with the UDP policies CF1/1 - Location of New Community Facilities.

Residential amenity - The group currently has 35 male members and 10 female members and they all live in the immediate surrounding area, within a 5 to 10 minute walking distance.

The premises will be used for religious services on the Sabbath, Friday night sundown, Saturday morning until mid day and Saturday evening at sundown. In addition there are approximately 22 days a year that are also religious holidays when services will take place at similar times. In addition it is proposed that the premises will be used for two weekday gatherings, one on Sundays between 18.30 to 20.00 and Tuesday evenings 20.30 to 22.00. It is intended that the whole of the property, ground and first floor be used for religious purposes and it is the applicants intent that the first floor be used for a women's group in the future.

Most of the religious activities take place indoors, but there are a restricted number of 'blessings' during year that take place outside 30 minutes after sunset. These typically last 10 to 15 minutes.

Issues

Overlooking - By the nature of this group, visitors to the premises for the religious services and meetings will come on foot. As such there will not be a volume of vehicular traffic that could cause disturbance to the neighbours. The property has its own driveway and the

boundaries to the front consist of timber fences and planting. At the top of the driveway it is possible to see into both of the neighbours windows at this time of year as the planting is of a deciduous type. This would lead to a loss of amenity to these neighbours if no other means preventing overlooking were to be provided. The applicant has indicated that they are willing to provide a 1.8m high fence along the boundary with all neighbours, not just at the front but also at the rear. If this were to be provided, then the issue of a loss of residential amenity from overlooking would be mitigated and as such it is recommended that a condition be imposed requiring a scheme to be submitted within 1 month and to be implemented within 1 month of it being agreed and for it then to be maintained.

Noise - Religious services can be noisy. However, the property is a substantial brick built, double glazed detached residence and as such any noise 'leakage' from the building should be minimal. The site is also on a busy main road that has a relatively high ambient noise level. In order to ensure that noise from the premises is not to such an extent as to create a detriment to amenity, it is recommended that a noise condition be imposed requiring the noise levels at the boundary of the site, next to the neighbours windows, does not to exceed 35 dB(A), which has been successfully used elsewhere.

While this should protect the amenity of the neighbours from the noise of religious services within the premises, when services are held outside, this restriction would be unreasonable. As such it is recommended that the hours of any religious activity or gathering be limited to no later than 22.00 hours at any time outside the property. If noise is excessive from these activities the owners of the property would be subject to action under the relevant Noise legislation enforced by the Council. In addition, because there is a possibility of disturbance from people leaving the premises after the services, as such a condition is recommended requiring the premises to be vacated by 22.30 and the use cease.

With the recommended conditions it is considered that the proposal would comply with Unitary Development Plan Policy H3/1 Assessing Non-Conforming Use.

Access - By the nature of the religious activity proposed vehicular access will not be an issue as people will be walking to the premises for the services and meetings. However, it is possible that some members of the group would need to be dropped off due to infirmity, and as such it is recommended that a scheme be required showing how a disabled parking space can be provided on the site and requiring this to be implemented. Given that there is already a turning area and a very large front garden, this should be capable of being provided without a material impact on the street scene. In addition, the property has no adaptations for people with disabilities. However, as it is a change of use of the whole property, it will be subject to compliance with Building Regulations as such Part M of the regulations concerning access, will be required to be complied with. As such it is recommended that an advisory be added referring to the need to comply with the Building Regulations.

Streetscene - No external alterations are proposed to the building and the front boundary wall and garden area are substantially to be retained. As such the proposed will not impact on the street scene and it will comply with UDP Policy EN1/2 - Townscape and Built Design.

Objections - The issues over parking, noise, loss of residential amenity and the use have been dealt with in the main body of the report. The issue about the security of the site will partially be dealt with by the recommended condition on the requirement for new boundary treatment. However, there are no permitted development rights for this use and as such any additional fencing or indeed alterations to the premises of any type will need a further planning application.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

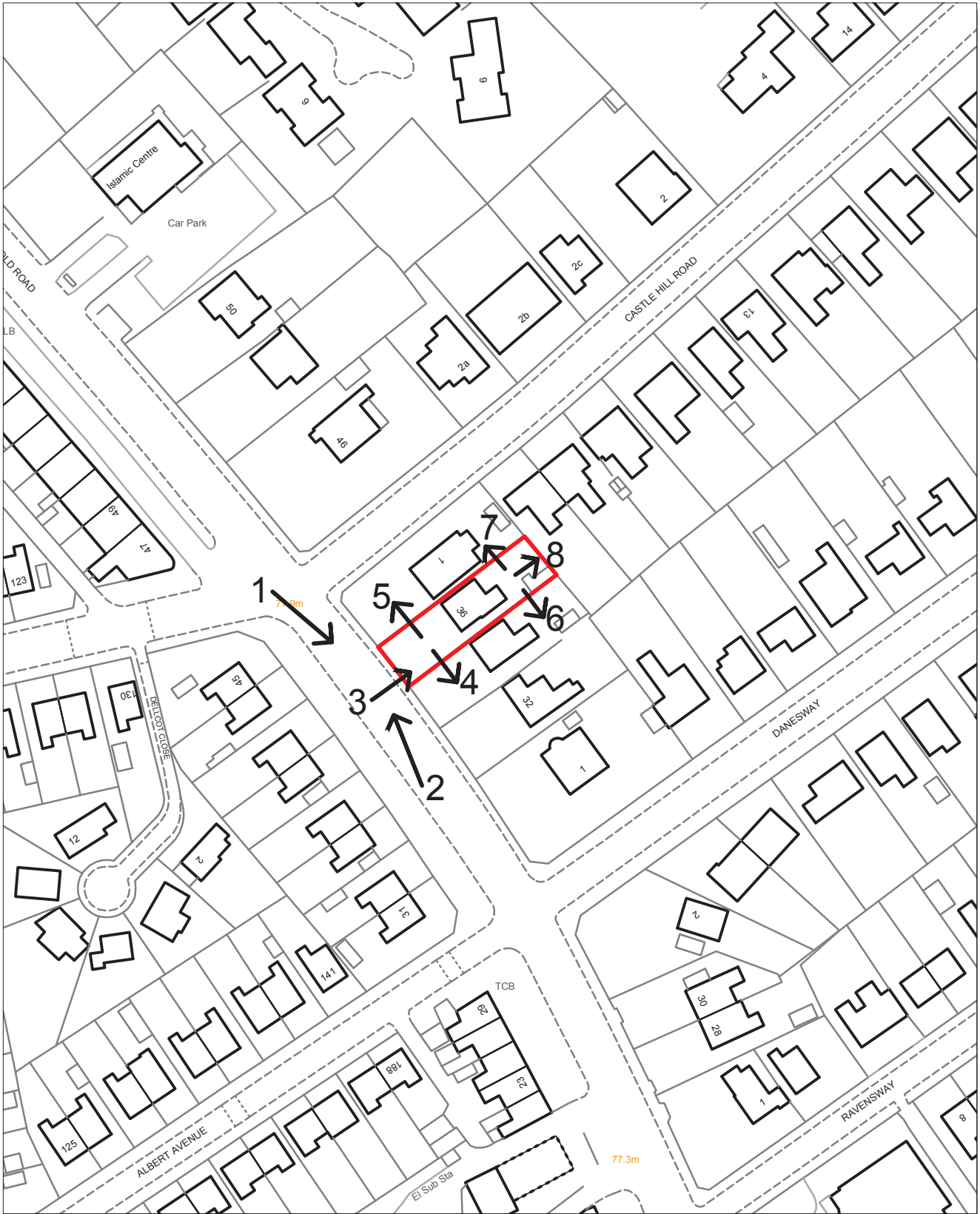
Conditions/ Reasons

1. 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.
2. This decision relates to drawing numbered DA141113.02 as amended by the conditions below and the development shall not be carried out except in accordance with the drawings hereby approved and the conditions below.
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.
3. Any noise breakout from the activities within the building premises shall not exceed 35dB(A) freefield, measured or calculated as appropriate at any openable window of any residence immediately adjacent. This will be established as a Sound Pressure Level (LAeq,5min).
Reason. To safeguard the amenities of the occupiers of nearby residential properties pursuant to Policy EN7/2 - Noise Pollution of the Bury Unitary Development Plan.
4. No religious services or activities shall take place outside the property after 22.00hrs daily.
Reason - To protect the residential amenities of the neighbours pursuant to Unitary Development Plan Policy H3/2 - Non-Conforming Uses and and CF1/1 - New Community Uses.
5. Within 1 month of the date of this permission a scheme showing details relating to the proposed boundary treatment for the site showing planting and a 1.8m high boundary fence to all the residential properties adjacent, shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented within 1 month of the date of it being approved and thereafter maintained while the site is used for religious purposes.
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan and CF1/1 - New Community Uses.
6. Within 1 month of the date of this consent a scheme shall be submitted to the Local Planning Authority showing the provision of a disability parking bay within the site. Within 2 months of the written approval of the scheme, it shall be laid out and made available for use prior to the use hereby approved commencing, to the written satisfaction of the Local Planning Authority, and thereafter maintained.
Reason. To ensure that the development is fully accessible to disabled persons and Unitary Development Plan HT5/1 - Access with those with Special Needs.
7. Provision shall be made within the site to the written satisfaction of the Local Planning Authority to enable vehicles to enter and leave the site in forward gear, and shall subsequently be maintained free of obstruction.
Reason. To minimise the standing and turning movements of vehicles on the

highway in the interests of highway safety.

For further information on the application please contact **John Cummins** on **0161 253 6089**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58311

**ADDRESS: 36 Bury Old Road
Prestwich**

Planning, Environmental and Regulatory Services 1:1250

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58311

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

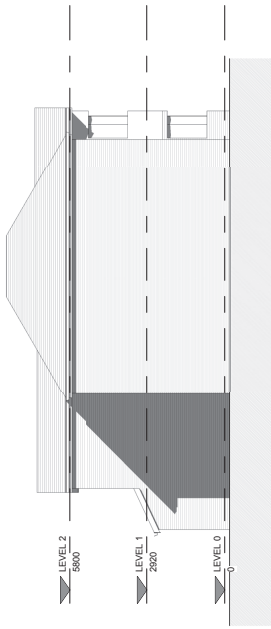


Photo 7

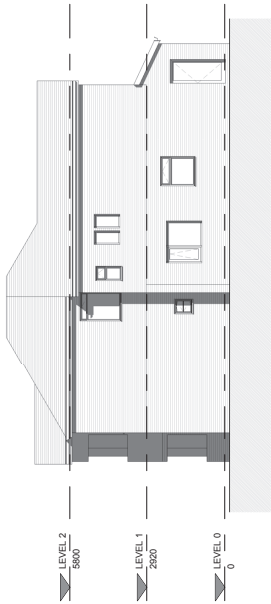


Photo 8

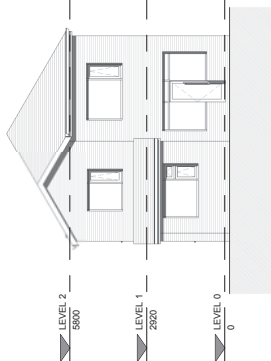




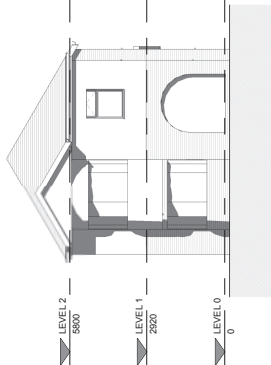
4 Side - Existing
1:100



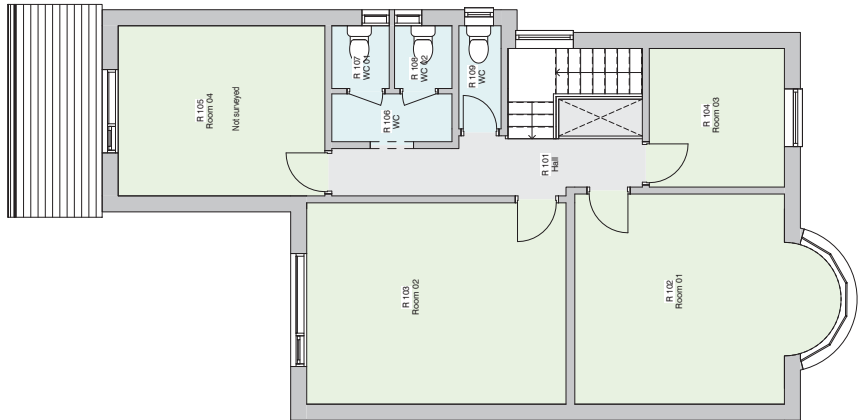
3 Section - Existing
1:100



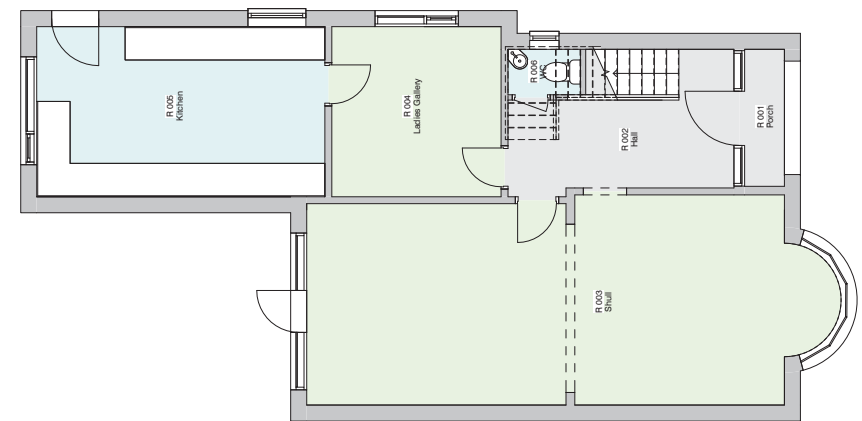
2 Rear - Existing
1:100



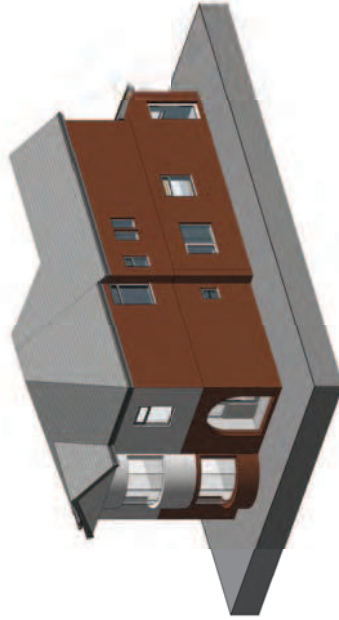
1 Front - Existing
1:100



6 Level 1 - Existing
1:50



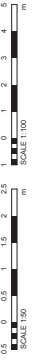
5 Level 0 - Existing
1:50



7 3D - Existing View

Level	Number	Name	Area
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Level	Number	Name	Area
LEVEL 0	001	Porch	2 m ²
LEVEL 0	002	Hall	10 m ²
LEVEL 0	003	Shelf	38 m ²
LEVEL 0	004	Sheds Gallery	10 m ²
LEVEL 0	005	Kitchen	17 m ²
LEVEL 0	006	WC	1 m ²
LEVEL 1	101	Hall	10 m ²
LEVEL 1	102	Room 01	17 m ²
LEVEL 1	103	Room 02	18 m ²
LEVEL 1	104	Room 03	7 m ²
LEVEL 1	105	Room 04	12 m ²
LEVEL 1	106	WC	2 m ²
LEVEL 1	107	WC	1 m ²
LEVEL 1	108	WC	1 m ²
LEVEL 1	109	WC	2 m ²



DEBTAL ARCHITECTURE
 100
 RPT Corporation Ltd
 Existing GA Plans & Elevations
 DA14113.002
 FOR APPROVAL
 DATE: 11/11/2024
 SCALE: 1:100
 DRAWING NO: DA14113.002

Ward: Ramsbottom + Tottington - Tottington

Item 05

Applicant: Mr Jason Briggs

Location: Land off Lower Kirklees Street, Tottington, Bury, BL8 3NS

Proposal: Retention of stables block

Application Ref: 58312/Full

Target Date: 02/03/2015

Recommendation: Approve with Conditions

Description

The site concerns a plot of land which is located within the Green Belt, River Valley and Wildlife Link and Corridor. It is also designated an Informal Recreation Area in the Bury Unitary Development Plan and is on the boundary with a Grade A SBI to the east and Kirklees Local Nature Reserve beyond this.

There are residential properties to the west on Kirklees Close and open fields to the north and south. Kirklees Street continues from the residential area as a rural lane and skirts the northerly boundary of the land, with access to the site via a set of double steel gates.

The site itself is bounded by a corrugated iron panels along Kirklees Street, a timber fence and tree planting along the western boundary and the land slopes gradually away to the east where there are trees and open land beyond the site boundary.

The site has historically accommodated stables along the western boundary, dating back to 1979 according to the applicant. Permission was granted more recently in 2012 for replacement stables, a work shed, greenhouse and play equipment in association with an environmental education community project. These stables have since been removed and the concrete slab on which they were sited remained.

The applicant has since erected a stable block on the existing concrete hardstanding without the benefit of planning permission.

This application therefore seeks retrospective approval for the retention of the stables block and approval for a proposed associated midden area.

The stable block comprises of a single block of 4 stables with a tack room and food store, and would measure 22.35m x 3.27m and would be 2.4m in height. It is a timber structure with plywood sheeting on a concrete plinth, with a corrugated fibre sheet roof. The stables are located 26m from the site access onto Kirklees Street and more than 50m from the nearest residential property on Kirklees Close to the west. The stables are constructed on the same footprint as the previous approval for the replacement of timber stables as part of the development under reference 55522 (see history below).

The midden would be located on the south side and directly adjacent to the stable block. It would sit on a 3m x 4m concrete slab enclosed by 3-sided block perimeter walls. A steel sided trailer would be stored in the area and used to dispense the manure.

Relevant Planning History

55522 - Replacement timber stables/work shed/greenhouse and installation of play equipment to be used as an environmental education community project - Approved 31/10/2012.

50607 - Erection of steel mesh fencing including 2 pairs of steel palisade double gates and

1 single gate (resubmission) - Refused 13/11/2008

50392 - Erection of steel palisade fencing including 2 pairs of double gates and 1 single gate - Refused 15/10/2008

Publicity

19 letters sent 12th January 2015 to properties at 1 Beryl Avenue, 3,4, Kirklees Close, 4 Prospect Court Kirklees Street, 11,18,20 Avalon Close, 1,3,5 Ivy Cottages Kirklees, Greenmount Wild Bird Hospital Kirklees, 5 Blandford Close Bury, 1 Thornfield Road Tottington, 124 Heys Road Prestwich. (5 addresses at Oldham and London relating to letters of support for the previous application reference 55522).

Advert in the Bury Times on 15th January 2015.

Site notice posted 15th January 2015.

20 Avalon Close, 6 Beryl Avenue (2 letters), 1 Rhine Close, 11 Cinnabar, 39A Bradshaw Road, 18 Back Lane which raises the following issues:

- Object to anything else happening on this land before previous matters have been dealt with, ie, the planting of fast growing non native trees (now over 6m high) and the erection of a high solid fence to hide the static caravan on site;
- The land is Green Belt;
- There appears to be no control over the manure storage and no evidence of a disposal plan for the manure;
- The applicant has little regard for what is right and appears to fly in the face of the law and regulations as evidenced by the building without planning permission;
- The site which is on the Kirklees valley trail and there is rubbish everywhere ruining the local environment and damaging Carcus lodge;
- Object as it is unauthorised and rules should be obeyed. Believe the buildings should be demolished;
- The applicant is lacking in integrity as he breached a lease with The Enterprise Centre Charity which resulted in the charity losing all their investment. The stables are on ground which was prepared and paid for legally by the Enterprise Charity;
- Do not consider the project beneficial to the locality and especially the immediate neighbourhood;
- Additionally it should be noted there are now 4 large horses on site and the midden is already at a point likely to cause contamination to the waters of Carcus Lodge which is of great environmental concern of Bury District Angling Society for the welfare of the fish and also the other wildlife.

The objectors have been notified of the Planning Control Committee meeting.

Consultations

Traffic Section - No objection.

Drainage Section - No objection subject to condition.

Greater Manchester Ecology Unit - No objection subject to conditions.

Public Rights of way Officer - No objection

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt

OL1/5	Mineral Extraction and Other Dev in the Green Belt
OL4/7	Development Involving Horses
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
HT4	New Development
EN6/4	Wildlife Links and Corridors
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD10	Planning for Equestrian Development
RT3/2	Additional Provision for Recreation in the Countryside
EN5/1	New Development and Flood Risk

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Policies - The NPPF states that the construction of new buildings within the Green Belt is inappropriate development. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it is in the same use and not materially larger than the one it replaces; and
- limited infilling in villages

Policy OL1/2 states that the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture and forestry; essential facilities for outdoor sport and recreation; limited extension, alteration or replacement of existing dwellings provided that this would not result in disproportionate additions over and above the size of the original dwelling; and limited infilling in existing villages.

Policy OL4/7 states that the keeping of horses for recreational purposes or on a commercial basis would be considered acceptable where it would not have an adverse impact upon the appearance of the rural areas and high standards of design will be expected as part of any proposals.

Policy OL5/2 - Development in River valleys states that new buildings or the change of use of existing buildings or land will not be permitted. The exceptions considered acceptable will be those where the development would not lead to the division of the open parts of the valleys into sections. Where the area is designated as Green belt the established Green Belt policies will apply.

SPD8 - New Buildings and Associated Development in the Green Belt provides general design related advice and clarity on acceptable forms of new buildings and associated development. The provision of facilities for sport and recreation is viewed as an appropriate use in the Green Belt subject to schemes according with policy requirements.

SPD10 - Planning for Equestrian Development expands upon UDP Policy OL4/7 and expects development proposals for keeping horses to have minimal impacts upon the surrounding area, particularly in terms of size, scale, design, siting and maintenance.

Principle - The site has been used for equestrian purposes since 1979 and more recently by the grant of approval for stables in 2012. Essential facilities for outdoor recreation is

considered to appropriate development within a Green Belt location and in compliance in principle with the NPPF and UDP policies OL1/2 and OL4/7.

Design and appearance -

Stables - SPD10 advises on the number, size, siting and design of stables. They must be genuinely required by the applicant and generally comprise of 3/4 stables and a store area for tack/hay feed etc. They should be located near to existing buildings or close to corners of paddocks and boundaries is preferable, be well designed and in keeping with surroundings and tack rooms/stores be part of the same building complex.

The stables and stores are sited on an existing concrete base along the western boundary of the site and have a maximum height of 2.4m. They are screened from view to the north and west by existing fencing and trees respectively. The stables are a timber construction, with an external plywood sheeting and corrugated fibre sheet roof which are temporary materials and comply with the requirements of the SPD and as such considered to be fit for purpose to ensure the welfare of the horses and acceptable in terms of height, form and scale. Accordingly, it is considered the stables do not have an impact on the openness of the Green Belt and would be in accordance with Policies OL1/2 and SPD10.

Impact on residential amenity - The stables are more than 50m from the nearest property's on Kirklees Close, separated by woodland and a green field. There is also intervening tree planting along the western boundary which partly screens the building. The size and height of the stables are within what is reasonably expected for stabling and its position located close to a boundary at the edge of a field is considered to be appropriately sited. Given the significant distance away and taking into consideration there has historically and more recently been stables sited in this exact location which have had planning permission, it is considered there is not an adverse impact upon the amenity of the neighbouring properties.

Notwithstanding the acceptability of the proposal, it is considered prudent to include a condition that should the use of the stables discontinue, that they are removed from site.

The midden/manure treatment area would be located directly adjacent to the stable block and enclosed by a block wall. It would be a size and scale appropriate to the number of stables proposed and located 50m from residential properties is considered to be acceptable and would not cause a nuisance to nearby occupiers.

As such, it is considered the proposals would accord with UDP Policy EN7/2 - Noise Pollution, SPD8 - New Buildings and Associated Development in the Green Belt and SPD10 - Planning for Equestrian Development.

Waste arrangements - SPD10 states that muck heaps should be sited where they would not contaminate watercourses and damage wildlife/biodiversity features and not sited where they will cause a nuisance to houses or public rights of way.

Currently, there is a midden which is not contained, and manure is piled on the ground in the middle of the site. The applicant proposes to relocate the midden to a purpose built enclosed area which would be located directly adjacent to the stables. The waste would be stored on a trailer which would be contained within the midden and enable it to be distributed to land where it can be spread. It would be located 50m from the houses to the west on Kirklees Close and 65m from the nearest watercourse to the east.

For a development of this scale, the proposed manure storage facility is considered to be appropriately sited and sufficient in size to store waste without causing concern in terms of pollution or impact on residential amenity.

These arrangements are therefore considered to be acceptable and be in compliance with SPD10.

Drainage - Whilst the proposal is relatively small in scale and water run off from the development is unlikely to be significant, draining within the site area, SPD10 advises that planning applications for stables should include drainage details. The Drainage Section have been consulted on the application and have raised no objection to the development with a condition recommending details of surface water drainage aspects are submitted for approval.

Ecology - The site is located near to the Kirklees Valley Local Nature Reserve and an SBI and there are a number of invasive species which are common in the valley and could be present on site. GMEU have been consulted and raise no objection to the proposals in principle, with recommended conditions concerning treatment of invasive species and a restriction in the timing of any tree removal, although no trees are proposed to be removed as a result of the development.

The proposals are considered not to have a detrimental impact on the ecological value of the area and would comply with EN6 - Conservation of the Natural Environment.

Response to objectors -

- Drainage and midden issues have been covered in the above report.
- The stables are currently unauthorised and this application seeks to regularise the situation
- The objections which relate to the termination of the use of the previously approved scheme ref 55522, are not material planning considerations.

Statement in accordance with Article 31 Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2012

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

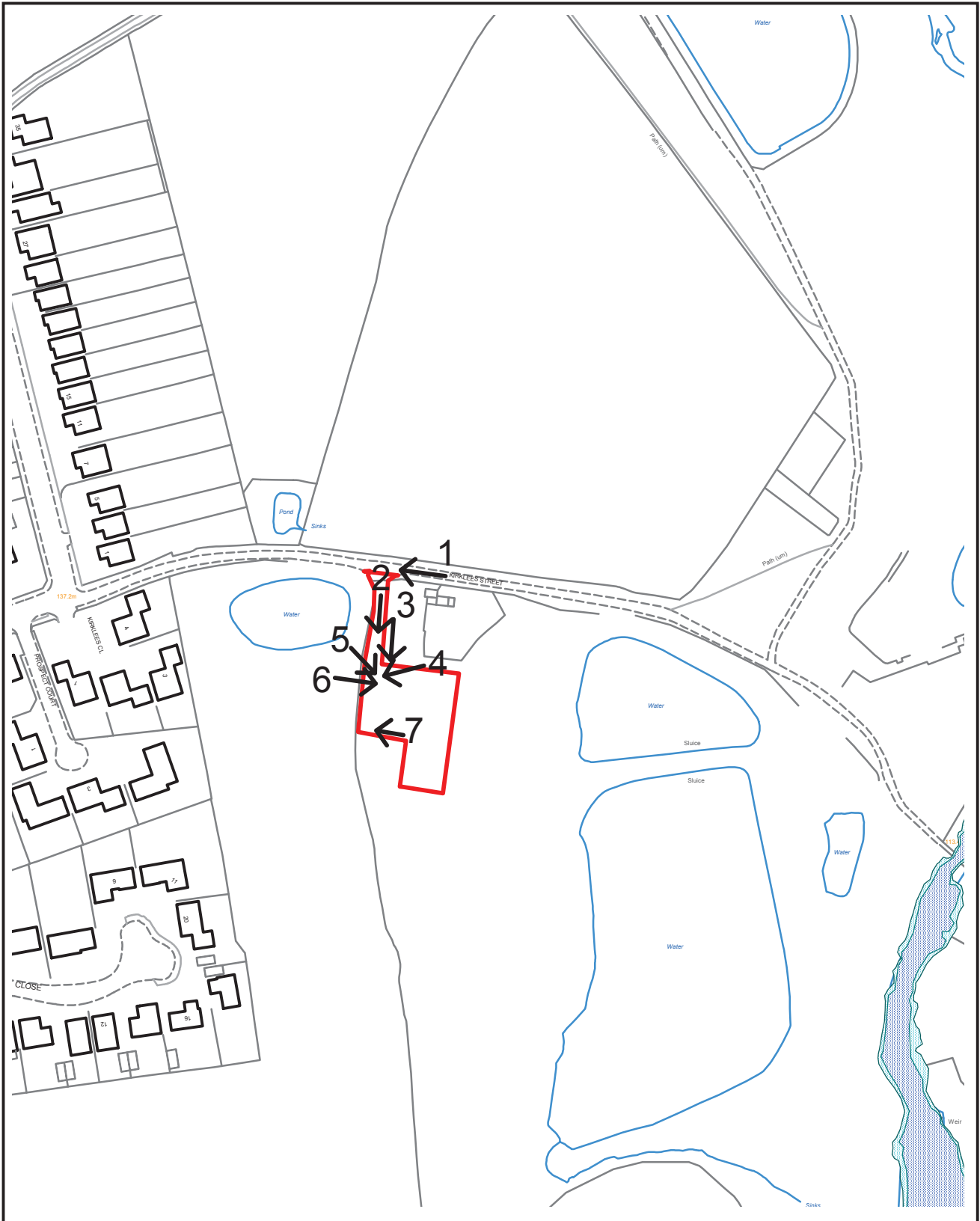
1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered Site location plan 1 (amended 29 Jan 2015); Proposed elevations and layout amended 30-01-15; Planning Statement January 2015 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.
3. Prior to any earthworks, a survey for invasive plant species including Japanese knotweed, giant hogweed and himalayan balsam should be carried out and submitted to the Local Planning Authority. If any invasive species are present a method statement detailing measures to avoid an offence to an agreed timetable should be submitted to and agreed by the Local Planning Authority prior to the commencement of any earthworks. The approved measures only shall be implemented.

Reason. To ensure that the site is free from Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

4. The midden area hereby approved shall be made available for use within 4 weeks of the date of the development hereby approved and prior to the removal of the existing manure/muck heap. The existing manure/muck heap area shall be removed within 6 weeks of the grant of permission.
Reason. To ensure there is provision for animal waste bi-products in the interests of safeguarding the environment from pollutants pursuant to Bury Unitary Development plan Policy EN7 - Pollution Control and chapter 11 - Conserving and enhancing the natural environment of the NPPF.
5. No development shall commence unless and until details of surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include an assessment of potential SuDS options for surface water drainage and arrangements to deal with run-off from areas containing manure or other contaminants. The approved details only shall be implemented and thereafter maintained.
Reason. To prevent pollution of controlled water for potential contamination on site pursuant to Chapter 11 - Conserving and enhancing the Natural Environment.
6. The stables hereby approved shall be removed from site to the written satisfaction of the Local planning Authority within 6 months of the use ceasing operation and the land reinstated to its former state.
Reason: In the interests of the visual amenity pursuant to Policies OL1/2 – New Buildings in the Green Belt, OL4/7 - Development Involving Horses and Supplementary Planning Document 10 - Planning for Equestrian Development of the Bury Unitary Development Plan.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58312

**ADDRESS: Land off Lower Kirklees Street
Tottington**

Planning, Environmental and Regulatory Services 1:1250

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58312

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

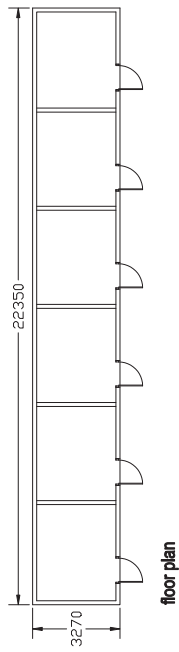
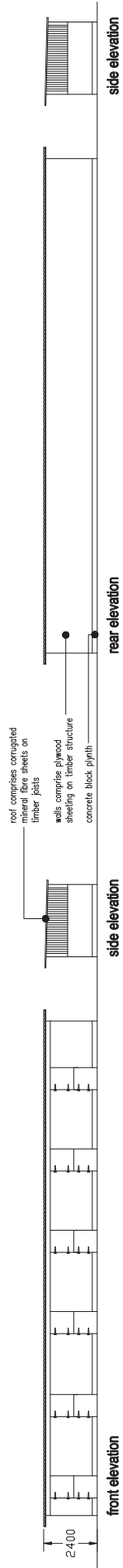


Photo 6



Photo 7





amended 30-01-15
in response to comments from Development Control, Bury
manure removed
manure trailer added

proposed retention of stables plus
an associated manure on land at

**Kirklees Street
Tottington
Bury**

scale 1:100 1:500 @ A1

0m

linear scale 1:100 @ A1

10m

Rae Connell Associates Building Design and Planning Consultants
214 Burnley Road Bescap Lancashire 01706 673000

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

17 February 2015

SUPPLEMENTARY INFORMATION

Item:01 Land off Roach Bank Road, Bury, BL9 8RQ Application No. 58223
Outline planning application for B2 and B8 development with all matters reserved except for access

Conditions.

Condition 18 amended to read:

Notwithstanding the details indicated on approved plan references B8254 F003 Revision D and 141001/01 Revision B, full details of the following highway aspects shall be submitted at first reserved matters application stage:

- proposed means of access to the site from Roach Bank Road and the junction of Pilsworth Way with Roach Bank Road to an industrial specification to be agreed, including all necessary remedial works, replacement/alteration of any affected street lighting, road markings and highway drainage and implementation of any necessary traffic regulation orders;
- emergency access route/arrangements to a width, specification and position agreed with Greater Manchester Fire & Rescue Service;
- proposed internal road layout incorporating, if necessary, the emergency access route/arrangements agreed with Greater Manchester Fire & Rescue Service;
- details of fire hydrant provision including size and location.

The details subsequently approved shall be implemented in accordance with the approved details and be available for use before the development is first occupied.
Reason - To ensure good highway design and to secure the satisfactory development of the site in terms of highway safety pursuant to EC3/1 - Measures to Improve Industrial Areas and EC6/1 - Assessing New Business, Industrial and Commercial Development.

Item:02 169 Bury New Road, Whitefield, Manchester, M45 6AB Application No. 58227

Change of use from educational (Class D1) to offices (Class B1a)

Nothing further to report

Item:03 Irwell Works Brewery, Irwell Street, Ramsbottom, Bury, BL0 9YQ
Application No. 58301

BREWERY painted in white letters on brewery roof (retrospective)

Consultations

Greater Manchester Conservation Officers Group - The response is supportive given it represents a simple and traditional form of signage on industrial buildings.

Item:04 36 Bury Old Road, Prestwich, Manchester, M25 0FT Application No. 58311

Change of use from dwellinghouse (Class C3) to place of worship (Class D1) (retrospective)

Nothing further to report

Item:05 Land off Lower Kirklees Street, Tottington, Bury, BL8 3NS Application No. 58312
Retention of stables block

Amend Conditions

4. Within 4 weeks from the date of this decision, a scheme for surface water drainage and provision of the proposed midden enclosure shall be submitted to the Local Planning Authority for approval. The scheme shall include:-

- a. Proposals for the surface water drainage for the existing stables and proposed built midden enclosure;
- b. An assessment of potential SuDS options for surface water drainage and arrangements to deal with run-off from areas containing manure or other contaminants;
- c. A timetable for the removal of the existing manure/muck heap and construction and implementation of the proposed midden enclosure.

The approved scheme shall be carried out and completed in accordance with the approved timetable. If no scheme in accordance with this condition is approved within 3 months of the date of this decision, the occupation of the stables shall cease until such time as a scheme approved by the local authority is approved and implemented.

Reason. To prevent pollution of controlled water for potential contamination on site pursuant to Chapter 11 - Conserving and enhancing the Natural Environment.

5. The midden enclosure hereby approved and implemented in accordance with condition 4 shall thereafter be permanently retained and made available for use.

Reason To ensure there is provision for animal waste bi-products in the interests of safeguarding the environmental from pollutants pursuant to Bury Unitary Development Plan Policy EN7 – Pollution Control and Chapter 11- Conserving and enhancing the natural environment of the NPPF.

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REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	17th FEBRUARY 2015
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	JOHN CUMMINS
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent Delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-None**Contact Details:-**

John Cummins
 Development Manager
 Planning Services, Department for Resources and Regulation
 3 Knowsley Place
 Bury BL9 0EJ

Tel: 0161 253 6089

Email: j.cummins@bury.gov.uk

Planning applications decided using Delegated Powers

Between 12/01/2015 and 08/02/2015



Ward: **Bury East**

Application No.: 58255 **App. Type:** FUL 13/01/2015 Approve with Conditions

Location: 127 Spring Street, Bury, BL9 0RN

Proposal: First floor extension at rear (resubmission)

Application No.: 58331 **App. Type:** GPDE 12/01/2015 Prior Approval Required and Refused

Location: 17 Broadbent Drive, Bury, BL9 7TN

Proposal: Single storey rear extension

Ward: **Bury East - Moorside**

Application No.: 58229 **App. Type:** FUL 12/01/2015 Approve with Conditions

Location: Site of former Beech Grove, Danesmoor Drive, Bury, BL9 6HA

Proposal: Variation of condition 2 of planning permission ref. 57097 to seek amendments to external elevations and site layout.

Application No.: 58269 **App. Type:** FUL 05/02/2015 Approve with Conditions

Location: Land at Harvard Road, Bury, BL9 0AP

Proposal: Variation of condition no. 11 of planning permission 56827 to enable the sale of motor vehicles from the approved internal and external product display areas:
Amend from: Those parts of the development hereby permitted as shown edged red and hatched green on drawing number A1015-02 Revision E being 272 square metres and edged red on drawing number A1015-04 Revision H being 1,625 square metres and in each case labelled 'Product Display Area' shall be used for the purposes of the display but not the sale of products.
Amend to: Those parts of the development hereby permitted as shown edged red and hatched green on drawing number A1015-02 Revision E being 272 square metres and edged red on drawing number A1015-04 Revision H being 1,625 square metres and in each case labelled 'Product Display Area' shall be used for the purposes of the display and sale of motor vehicles.

Application No.: 58288 **App. Type:** ADV 20/01/2015 Approve with Conditions

Location: 30-34 Walmersley Road, Bury, BL9 6DP

Proposal: 1 No. internally illuminated fascia sign; 1 No. internally illuminated projecting sign

Ward: **Bury East - Redvales**

Application No.: 58148 **App. Type:** FUL 06/02/2015 Refused

Location: 32 Grosvenor Street, Bury, BL9 9BJ

Proposal: Single storey extension at rear

Application No.: 58253 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 405 Manchester Road, Bury, BL9 9RY
Proposal: Two/single storey extension at rear; Extension to existing front porch

Application No.: 58264 **App. Type:** FUL 21/01/2015 Approve with Conditions
Location: 13 Rydal Close, Bury, BL9 9LL
Proposal: Two storey/single storey extensions at side and rear; Bay windows and porch at front (revised scheme)

Application No.: 58273 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 30 Meadway, Bury, BL9 9TY
Proposal: Single storey extension at rear with link to existing garage to be converted into habitable room

Application No.: 58282 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 350 Manchester Road, Bury, BL9 9NR
Proposal: Part single storey/part two storey extensions to rear

Application No.: 58297 **App. Type:** FUL 23/01/2015 Approve with Conditions
Location: Land at the rear of Keswick Drive, Bury, BL9 9LT
Proposal: 5 No. houses and 1 no. bungalow with associated external works and landscaping (resubmission)

Application No.: 58309 **App. Type:** FUL 28/01/2015 Approve with Conditions
Location: 147 Radcliffe Road, Bury, BL9 9LN
Proposal: Single storey extensions to the side and rear. (Re submission)

Application No.: 58325 **App. Type:** GPDE 14/01/2015 Prior Approval Required and Refused
Location: 17 Hampshire Close, Bury, BL9 9EZ
Proposal: Prior Notification for a single storey extension at the rear

Ward: **Bury West - Church**

Application No.: 58276 **App. Type:** FUL 23/01/2015 Refused
Location: 8 Eccleston Close, Bury, BL8 2JF
Proposal: Porch extension and two storey extensions to side/rear

Ward: **North Manor**

Application No.: 58155 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 34 Mount Pleasant, Nangreaves, Bury, BL9 6SP
Proposal: Demolition of existing conservatory and erection of single storey extension at rear

Application No.:	58156	App. Type:	LBC	20/01/2015	Approve with Conditions
Location:	34 Mount Pleasant, Nangreaves, Bury, BL9 6SP				
Proposal:	Listed building consent for demolition of existing conservatory and erection of single storey extension at rear				
Application No.:	58197	App. Type:	FUL	14/01/2015	Approve with Conditions
Location:	22 Guiseley Close, Bury, BL9 5JR				
Proposal:	Loft conversion with dormers at front				
Application No.:	58200	App. Type:	FUL	15/01/2015	Approve with Conditions
Location:	505 Bolton Road West, Ramsbottom, Bury, BL0 9RT				
Proposal:	New first floor and roof; Modifications to existing windows and new entrance porch at front				
Application No.:	58235	App. Type:	FUL	20/01/2015	Approve with Conditions
Location:	Rowlands House, Rowlands Road, Summerseat, Bury, BL9 5NF				
Proposal:	Single storey extension at rear, conservatory at side;				
Application No.:	58258	App. Type:	FUL	13/01/2015	Approve with Conditions
Location:	13 Vernon Road, Greenmount, Bury, BL8 4DD				
Proposal:	First floor dormer extension at front				
Application No.:	58259	App. Type:	FUL	26/01/2015	Approve with Conditions
Location:	30 Byron Road, Ramsbottom, Bury, BL8 4EN				
Proposal:	New front porch; two storey side extension, single storey rear extension				
Application No.:	58275	App. Type:	FUL	05/02/2015	Approve with Conditions
Location:	Hunt Fold House, Hove Close, Greenmount, Bury, BL8 4QF				
Proposal:	Two/single storey extension at side with juliet balcony at front; Front porch; Render to all external elevations				
Application No.:	58277	App. Type:	FUL	21/01/2015	Approve with Conditions
Location:	5 Jackdaw Road, Ramsbottom, Bury, BL8 4ER				
Proposal:	Porch to front and single storey extension to side and rear				
Application No.:	58289	App. Type:	FUL	05/02/2015	Approve with Conditions
Location:	17 Gainsborough Road, Ramsbottom, Bury, BL0 9XA				
Proposal:	Conversion of existing detached garage and single storey extension to form residential annexe				
Application No.:	58290	App. Type:	FUL	21/01/2015	Approve with Conditions
Location:	496 Bolton Road West, Ramsbottom, Bury, BL0 9RU				
Proposal:	Single storey extension at rear				

Application No.: 58335 **App. Type:** AG 04/02/2015 Prior Approval Required and Refused
Location: Windacre House, Mather Road, Bury, BL9 6RB
Proposal: Prior Notification for the proposed erection of an agricultural building for the storage of agricultural machinery

Ward: **Prestwich - Holyrood**

Application No.: 58218 **App. Type:** FUL 16/01/2015 Approve with Conditions
Location: 65 Glebelands Road, Prestwich, Manchester, M25 1WH
Proposal: Roof extension with dormer at rear

Application No.: 58234 **App. Type:** FUL 16/01/2015 Approve with Conditions
Location: 36 Heys Road, Prestwich, Manchester, M25 1JY
Proposal: Single storey extension at rear; Steps with railings and handrail down to garden level (resubmission)

Ward: **Prestwich - Sedgley**

Application No.: 58195 **App. Type:** FUL 05/02/2015 Approve with Conditions
Location: 129 Rectory Lane, Prestwich, Manchester, M25 1DA
Proposal: Single storey extension at side/rear

Application No.: 58248 **App. Type:** FUL 12/01/2015 Approve with Conditions
Location: 69 Kings Road, Prestwich, Manchester, M25 0LQ
Proposal: Two storey side extension, first floor rear extension; single storey rear extension and canopy above front door (resubmission of 57628)

Application No.: 58251 **App. Type:** FUL 12/01/2015 Approve with Conditions
Location: 8 Lancaster Drive, Prestwich, Manchester, M25 0HZ
Proposal: First floor extension at rear; Single storey extension at rear with new patio area

Application No.: 58267 **App. Type:** FUL 15/01/2015 Approve with Conditions
Location: 59 Kings Road, Prestwich, Manchester, M25 0LQ
Proposal: Single storey extension at rear

Application No.: 58310 **App. Type:** FUL 03/02/2015 Approve with Conditions
Location: 53 Bury Old Road, Prestwich, Manchester, M25 0FG
Proposal: Change of use from retail (A1) to hot food takeaway (A5); Erection of extract duct and new shop front

Application No.: 58390 **App. Type:** GPDE 29/01/2015 Prior Approval Required and Refused
Location: 8 Ravensway, Prestwich, Manchester, M25 0EU
Proposal: Prior Notification for a single storey extension at rear

Ward: **Prestwich - St Mary's**

Application No.: 58236 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 45 Sandy Lane, Prestwich, Manchester, M25 9RD
Proposal: Erection of front porch

Application No.: 58239 **App. Type:** FUL 15/01/2015 Approve with Conditions
Location: Land at Thorn Lea, St Anns Road, Prestwich, Manchester, M25 9QE
Proposal: Erection of 1 no. dwelling (revised house type) to previously approved application (Ref:57015)

Application No.: 58241 **App. Type:** FUL 05/02/2015 Approve with Conditions
Location: Land off Kingswood Road, Prestwich, Manchester, M25 3BP
Proposal: Amendment to planning permission ref. 57464 - substitution of house types for 24 units in total

Application No.: 58262 **App. Type:** FUL 29/01/2015 Approve with Conditions
Location: 253 Bury New Road, Prestwich, Manchester, M25 9PB
Proposal: Change of use of ground floor from newsagents (Class A1) to beauty treatment shop (Class Sui Generis); Creation of 2 no. flats to basement and first floor

Application No.: 58272 **App. Type:** ADV 14/01/2015 Approve with Conditions
Location: Land adjacent to Prestwich Post Office, Bury New Road, Prestwich, Manchester, M25 3AJ
Proposal: Various internally illuminated and non-illuminated signage to drive through restaurant building and car park

Application No.: 58298 **App. Type:** FUL 02/02/2015 Approve with Conditions
Location: 26 Agecroft Road East, Prestwich, Manchester, M25 9RT
Proposal: Single storey extension at front; two storey extension at side; single storey extension at rear

Ward: **Radcliffe - East**

Application No.: 58188 **App. Type:** ADV 16/01/2015 Approve with Conditions
Location: Radcliffe Market Hall, Blackburn Street, Radcliffe, Manchester, M26 1PN
Proposal: 3 No. internally illuminated fascia signs; 1 No non-illuminated fascia sign

Application No.: 58244 **App. Type:** FUL 13/01/2015 Approve with Conditions
Location: Radcliffe Riverside High School, Spring Lane, Radcliffe, Manchester, M26 2SZ
Proposal: Erection of demountable structure containing swimming pool tank and changing facilities together with change of use of 4 no. classrooms into gym and changing facilities

Application No.: 58292 **App. Type:** FUL 27/01/2015 Approve with Conditions
Location: Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR
Proposal: New entrance extension to front elevation; Erection of replacement 2.8m high security fence/gates to Eton Way South

Application No.: 58316 **App. Type:** FUL 05/02/2015 Refused
Location: Land adjacent to York Street, Radcliffe, Manchester, M26 2QN
Proposal: Installation of a 22.5m high Monopole with 6 Antennae and 2 Transmission Dishes with ancillary equipment cabinets

Ward: **Radcliffe - North**

Application No.: 58103 **App. Type:** FUL 15/01/2015 Approve with Conditions
Location: Wesley Methodist Primary School, Forth Road, Radcliffe, Manchester, M26 4PX
Proposal: Retention of siting of 3 no. metal storage containers for a temporary period of 3 years

Application No.: 58220 **App. Type:** FUL 15/01/2015 Approve with Conditions
Location: Site of former Petrol Station, Land adjacent to 253 Bury & Bolton Road, Bury M26 4FP
Proposal: Two dwellings - Amendment to approval 56899; Alterations include single storey flat roof extensions at rear and single garages to side (Resubmission)

Application No.: 58266 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 16 Delph Lane, Ainsworth, Bolton, BL2 5PP
Proposal: Single storey extension at rear; Alterations to existing windows/doors

Ward: **Radcliffe - West**

Application No.: 58149 **App. Type:** FUL 22/01/2015 Approve with Conditions
Location: 143 Water Street, Radcliffe, Manchester, M26 3BJ
Proposal: Change of use of first floor from residential (Class C3) to office with reception area (Class B1)

Application No.: 58263 **App. Type:** FUL 22/01/2015 Approve with Conditions
Location: 36 Wordsworth Avenue, Radcliffe, Manchester, M26 3QY
Proposal: Change of use from nursing home (Class C2) to residential dwellinghouse (Class C3) (resubmission)

Application No.: 58280 **App. Type:** FUL 20/01/2015 Approve with Conditions
Location: 1 Fernbank, Radcliffe, Manchester, M26 1YB
Proposal: Front porch

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 58185 **App. Type:** FUL 14/01/2015 Refused
Location: 6 Spring Vale Street, Tottington, Bury, BL8 3LR
Proposal: Variation of condition no. 1 of planning consent granted by virtue of appeal ref. APP/T4210/C/13/2208462:
Amend from:
No work or business activity associated with the use hereby permitted shall be carried out on the site outside 0800hrs to 1700hrs on Mondays to Fridays and 0900 hrs to 1200 hrs on Saturday, nor at any times on Sundays and bank or public holidays.
Amend to:
No work or business activity associated with the use hereby permitted shall be carried out on the site outside 0700hrs to 1900hrs on Mondays to Fridays and 0800 hrs to 1200 hrs on Saturday, nor at any times on Sundays and bank or public holidays.

Application No.: 58191 **App. Type:** FUL 19/01/2015 Approve with Conditions
Location: Old Bartles Farmhouse, Watling Street, Tottington, Bury, BL8 3QS
Proposal: Conversion of building to dwelling (revised scheme) stables to replace chicken shed (as previously approved)

Application No.: 58295 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: 143 Turton Road, Tottington, Bury, BL8 3QA
Proposal: Two storey extension at rear

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 58240 **App. Type:** ADV 16/01/2015 Approve with Conditions
Location: Market Place, Ramsbottom, Bury, BL0 9AJ
Proposal: 2 No. banners on poles

Application No.: 58247 **App. Type:** FUL 22/01/2015 Approve with Conditions
Location: Workshop adjacent to 40 Manchester Road, Ramsbottom, Bury, BL0 0DH
Proposal: Change of use from workshop (Class B1) to form dwelling (Class C3); new carport to rear and creation of 2 no. car parking spaces

Application No.: 58260 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: 28 Bolton Road West, Ramsbottom, Bury, BL0 9ND
Proposal: Change of use of ground floor from showroom and office (Class A1) to estate agents (Class A2);
New shop front

Application No.: 58305 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: 6 Ringwood Avenue, Ramsbottom, Bury, BL0 9PW
Proposal: Two/single storey extension at rear

Ward: **Whitefield + Unsworth - Besses**

Application No.: 57889 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: Land between 58-66 Hardmans Road, Whitefield, Manchester, M45 7BD
Proposal: Erection of detached two storey dwelling house (revised house type)

Ward: **Whitefield + Unsworth - Pilkington Park**

Application No.: 58222 **App. Type:** FUL 22/01/2015 Approve with Conditions
Location: 8 Hillingdon Road, Whitefield, Manchester, M45 7QN
Proposal: Roof extension to create first floor with juliet balcony at rear; External alterations to include chimney at side and render/timber to elevations

Application No.: 58254 **App. Type:** FUL 02/02/2015 Approve with Conditions
Location: 12 Church Lane, Whitefield, Manchester, M45 7NF
Proposal: Retrospective application for outbuilding in rear garden

Application No.: 58268 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: Hurst Farm, Copper Lane, Whitefield, Manchester, M45 7TQ
Proposal: Removal of condition no. 2 of planning permission C/27159/92 that requires the occupation of the dwelling to be limited to a person solely or mainly employed in the locality in agriculture

Application No.: 58278 **App. Type:** FUL 16/01/2015 Approve with Conditions
Location: 18 Ringley Road, Whitefield, Manchester, M45 7LE
Proposal: Revised scheme to approved application 56232 to add velux windows to the roof and vertically extend the lift shaft

Application No.: 58342 **App. Type:** GPDE 06/02/2015 Prior Approval Not required
Location: 14 Spring Grove, Whitefield, Manchester, M45 7RT
Proposal: Prior Notification for a single storey extension at rear

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 58204 **App. Type:** FUL 23/01/2015 Approve with Conditions
Location: Egypt Farm, Egypt Lane, Prestwich, Manchester, M25 2RU
Proposal: Change of use from residential (Class C3) to 2No. Business use units (B1) with parking.

Application No.: 58243 **App. Type:** FUL 26/01/2015 Approve with Conditions
Location: VCG Connect Ltd, Studios 2 & 3, Roach Bank Road, Pilsworth, Bury, BL9 8RQ
Proposal: Single storey rear extension

Application No.: 58246 **App. Type:** FUL 29/01/2015 Approve with Conditions
Location: Multiwood Products Ltd, Roach Bank Road, Bury, BL9 8RQ
Proposal: Installation of wood finishing plant & associated flues to existing building (Resubmission of 57880)

Application No.: 58270 **App. Type:** FUL 27/01/2015 Approve with Conditions
Location: Land Bounded by Croft Lane and Borden Way, Bury, BL9 8QH
Proposal: Variation of condition No.1 of approved planning permission 56460 to extend temporary consent for contractors compound to 01/08/15

Application No.: 58300 **App. Type:** FUL 23/01/2015 Approve with Conditions
Location: 14 Bramall Close, Bury, BL9 8LQ
Proposal: Two storey extension at side

Application No.: 58315 **App. Type:** FUL 06/02/2015 Approve with Conditions
Location: 34 Church Meadow, Bury, BL9 8JF
Proposal: First floor extension to side with juliet balcony to rear elevation

Total Number of Applications Decided:

69

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REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	17th FEBRUARY 2015
SUBJECT:	PLANNING APPEALS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	JOHN CUMMINS
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - None to report
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	Page 75 All listed

Scrutiny Interest:	N/A
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TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

Attached to the report are the Inspectors Decisions and a verbal report will be presented to the Committee on the implications of the decisions on the Appeals that were upheld.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:- Copy Appeal Decisions attached

Contact Details:-

John Cummins, Development Manager
 Planning Services, Department for Resources and Regulation,
 3 Knowsley Place ,Bury BL9 0EJ

Tel: 0161 253 6089

Email: j.cummins@bury.gov.uk

**Planning Appeals Lodged
between 12/01/2015 and 08/02/2015**



Application No.: 57678/FUL

Appeal lodged: 28/01/2015

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Miss Anna Livesey

Location Land at side of 201 Booth Street, Tottington, Bury, BL8 3JD

Proposal Change of use of land to residential and erection of fencing (retrospective)

Application No.: 58142/FUL

Appeal lodged: 23/01/2015

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Mr David Shafai

Location Fountain Street North, Bury, BL9 7AN

Proposal Change of use from industrial building (Class B1) to children's daytime play centre (Class D1) (resubmission)

Total Number of Appeals Lodged: 2

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REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	17th FEBRUARY 2014
SUBJECT:	PAS PEER REVIEW
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	JOHN CUMMINS
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report provides a brief summary of the PAS Peer Review of the working of the PCC analysis the recommendations of same.
OPTIONS & RECOMMENDED OPTION	<ol style="list-style-type: none"> 1. The Committee is recommended to the note the report and appendix and to support the following recommendations in the report below. 2. Option, do nothing.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No (Each application is considered having regards to these requirements)
Considered by Monitoring Officer:	No Not required

Wards Affected:	All
Scrutiny Interest:	No

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

- 1.1 In July last year the Planning Advisory Service (PAS) asked 'have you got the best planning committee in the world?'
- 1.2 Being committed to ensuring that we run an efficient, responsive and customer orientated service, discussion took place between officers and the Chairman and it was decided that we should look for PAS carrying out an independent Peer Review of how the PCC is run and to make recommendations on how we could make it better.
- 1.3 Two reviewers were appointed Simon Taylor, Head of Development Management at Kirkless and Cllr Tony McDermot, past leader of Halton Borough Council and they attended two PCC meetings in November and December and carried out interviews of professional officers, Councillors and a number of agents and members of the public who attended the PCC meeting they attended.
- 1.4 They have now produced a report of how they carried out the work, what they found and they made a number of recommendations.

2.0 Findings

- 2.1 The full report is attached as appendix 1 as is a short summary of the headlines of the report.
- 2.2 The first paragraph of the Conclusion states;

'We cannot say the Bury is the 'best in the world', but from our review they are certainly offering a strong and professional service to the citizens of Bury'

2.3 The key positive aspects of the operation of the PCC are listed as follows:

- The Chair led the main meeting with empathy, an appreciation of the process and with a positive attitude.
- Officer reports and presentations were clear and informative.
- Meetings are held in the evening, which ensures that members of the public with “day jobs” can attend – as indeed can elected Members in the same position.
- The debate, in particular at the pre-meeting, was strong, well informed and Councillors had read and understood the reports as well as knowing the local area.
- There appeared to be a good deal of mutual respect between officers and Members, and also – both in the committee and in our private discussions – mutual respect between Councillors in the different political groups.
- Planning agents were positive about officers and the PCC generally.
- It was pleasing that Members were very respectful of speakers, and appeared to be listening carefully, the chair was particularly courteous.

2.4 The potential areas for improvement were listed as follows:

1. Consider an ‘introduction on process’ from the chair particularly when contentious items are on the agenda.
2. Keep under review the use of electronic paperless agendas.
3. Review use of plans and photographs in the committee agenda in favour of recommendations 4 and 5 below.
4. Consider use of microphone and visual aid system for the Peel Room.
5. Introduce full officer presentation with visuals at PCC meeting.
6. Consider introduction of web casting to reinforce transparency of decision making.
7. Use the Greater Manchester Development Management Group as critical friend on all aspects of service delivery.
8. Formalise customer feedback.
9. Keep under review the scheme of delegation to ensure parity with similar authorities.
10. Review the activity of the pre-meeting to avoid eclipsing the importance of the main PCC meeting to ensure that the vibrant debate witnessed is transferred to public meeting.

11. Enhance the pre-application offer to include a slot for pre-application discussions at the PCC pre meeting which could involve ward Members.

12. Review the need for signage inside the Town Hall.

3.0 Recommendations.

3.1 That a short review of the handling of the 'presentation of applications' at the PCC be carried out and a further report presented to the PCC. (Items 1 to 6 and 12 above).

3.2 That on a bi-annual basis a 'peer review' by other AGMA authorities is carried out.

3.3 That a simple 'customer feedback form' be issues to all public attendees of the meeting and that an annual report on this be presented to the PCC on its findings.

3.4 That the scheme of delegation be reviewed on an annual basis.

3.5 That the scope of Pre-Application Enquires be widened to include local Councillor and PCC involvement.

4.0 Conclusion

4.1 The findings of the independent review supported the changes that have taken place in the operation of the PCC to ensure it has maintained credibility with both the public and professionals.

4.2 The running of an efficient and professional PCC is a key part of making Bury a place where people want to live and work and bring investment into the area.

4.3 The way that this is done by both officers and members can be no better summarised by the conclusion of the reviewers who say;

'The commitment of both the professional officers and Councillors to delivering a first class service is excellent.

In particular the commitment of the Councillors to the training and their understanding of the role of the Committee are impressive.

The desire of the officers and Councillors to make sure the correct decision is made on its planning merits, which is not always an easy option, is also admirable.'

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Bury Planning Committee Peer Review: Final Report February 2015

PEERS

- **Cllr. Tony McDermott – Halton Borough Council**
- **Simon Taylor – Kirklees Metropolitan Council**

PURPOSE AND BACKGROUND

A challenge has been offered to Bury Council following a review by the Planning Advisory Service (PAS) in June 2014. That challenge was 'Do you have the best Planning Committee in the world?'. Bury Council believe it has in place a good offer for its citizens and was keen to get this ratified.

As a consequence PAS were asked to support a peer review of Bury's Planning Control Committee (PCC). Two planning peers, Tony McDermott (Labour Councillor Peer) and Simon Taylor (Officer Peer) carried out the review and are the authors of this report.

The purpose of this review is to establish a view of the PCC from a Member, customer, officer and external peer perspective. We have been particularly asked to consider whether the public is effectively engaged and to highlight where improvements can be made.

Our report follows the headings outlined in the "scope of the review" and agreed between Bury Council and PAS. As a result our report is structured around different aspects of the committee's functioning that we were invited to consider. We make a number of observations and suggestions which we hope will assist in the development of the committee.



During our time at Bury, which was conducted over three sessions, we were able to observe two meetings of the PCC. We were able to talk at length with both officers and Members including the chair of the committee and the Assistant Director.

We were also able to speak to local agents about their views of the activities in Bury and their experiences of the PCC.

We would like to record our thanks to the Members and officers of Bury Council who were generous with their time and attention and who were, without exception, helpful and co-operative during the times we visited.

FORMAT AND PROCESS

The PCC meets monthly on a Tuesday evening in Bury Town Hall at 7pm. The committee consists of 13 elected members though at the time of visiting there was one continuing vacancy. The Chair of the PCC (there is no designated Vice Chair) introduces each application and there is a good deal of flexibility in adjusting the running order of the agenda to coincide with levels of interest demonstrated on the evening.

Visiting members of the public, including professional agents, are greeted on arrival by a very effective clerk to the committee who patiently and skilfully explains the forthcoming process. Each visitor attending is furnished with a succinct and clear account of proceedings on one side of A4. This has also been updated to include details of the elected Members on the PCC and is a welcome addition.

The meetings we observed were welcoming and accessible though one member of the public remarked on their difficulty in finding the meeting room in the large town hall building. Perhaps some additional signage would be helpful especially for people arriving after the start of the meeting when the committee clerk is otherwise occupied.

Publicity of PCC

This is similar to many other authorities. The Council publishes annually the dates for all PCC meetings which are held on Tuesday evenings at 19.00 in the Town Hall. The week prior to the PCC the applicant/agent and interested parties, both objectors and supporters, are informed of the PCC by letter and/or email.

The Officer report is published in PDF format on the Council's web site and the availability of the report is promoted via the Planning department and the Council's Facebook and Twitter feeds. These have links to take interested parties to the relevant web page.

The day after the meeting a PDF of the results of the meeting are published on the Planning web pages.

All web updates can be subscribed to and the applications themselves can be tracked by interested parties using the Council's on-line services. Controversial applications are often followed by the local newspaper (Bury Times) and they do also give the date and time of the PCC for these applications.

Site Meetings

These take place regularly in the daytime prior to the PCC in the evening. They are well attended and well organised. They cover the main application sites which are likely to be contentious.

There was a minority opinion that objectors should be allowed onto site during the visits in order that Members hear "local views". However the orthodoxy is that site visits are not an appropriate place for that to take place and that the risks outweigh any advantages. Site

visits are opportunities for fact finding rather than debate. However it may be that views change over time and it is as well, occasionally, to review the arrangements for such visits.

Members are also given virtual site visit tours using web technology at the Pre-Meeting. This is an extremely useful tool and has a number of cost and time saving advantages over the traditional form of site visit. This method should be continued.

Briefing of PCC Members

The agenda and supporting information are made available more than a week in advance. The papers can be accessed electronically but printed papers are still made available for all members and are the favoured format. Although the savings from "paperless" agendas is acknowledged the withdrawal of printed information is not supported by the Members at this time.

Committee Members are very well versed in the planning process and are careful listeners and speakers. There is an evident mutual respect between Members and officers which is well merited on both sides. Members declare interests meticulously (although Members did not appear to be furnished with forms to record interests).

There is a Chair's briefing with officers the day before the PCC to establish main issues, potential problems and agree any amendments to the agenda.

The pre-meeting of the PCC is extremely thorough. It is where Members gain the opportunity to have a full presentation by officers including visuals of the site mentioned above. Any questions are tabled at that session and are comprehensively dealt with by officers. This mechanism means that the committee and not just the chair are very well briefed before the main meeting. It has to be said that this level of briefing is impressive.

PCC Room Layout

The Chair is flanked by officers at the head of the table and the Members sit on the two adjacent sides. Members, commendably, do not sit in political groups but in alphabetical order so that there are no evident political factions. There is a table set up opposite the Chair for speakers with a hand microphone, water jug and glass available. The acoustics are reasonable in the Peel Room but it is sometimes difficult to follow what is being said. The single microphone is rarely used and there is no set of microphones for Members. This is not a great problem but installing a system may be an idea for the future when funds permit.

Committee Reports

Overall these are well ordered and clear. As outside observers there appears to be much effort put into making the reports as easy to use by a non planning expert as possible. This is often difficult and should be commended. However, the applications we observed at our two sessions were in the main reasonably small scale and were not notably contentious.

It was noted that reports contained plans and other material which whilst helpful probably could be delivered in other ways to the public. Some suggestions on this are outlined below.

Officer Presentations

Presentations by officers were of a high standard. Those presenting clearly new their audience well and were well informed and helpful. We witnessed officers making suggestions to Member comments which helped to shape the final decision. As observers it showed a collaborative approach and some mutual respect.

Across the two sessions, the pre-meeting and the PCC, Members were clearly well served by officers. As highlighted in the section above the greatest emphasis was ensuring that



Members were clearly informed. Whilst the presentation at the PCC was clear and effective members of the public did not have the benefit of visuals used in the pre-meeting. To introduce this step of fuller presentation would, we feel, enhance the PCC from the public's perspective.

Member Debate

As stated before, Members are well informed both on local issues and planning matters. The debate at the pre-meeting was the most in depth and challenging. Across the two sessions we visited we noted that the spirit from those sessions did not always translate into the main meeting. Whilst this is not a major issue care needs to be taken, to ensure that the pre-meeting does not entirely eclipse the PCC itself.

The use of a pre-meeting is not common to all authorities although we see the benefit of this arrangement. It may be that the pre-meeting as a full briefing session could be put to other uses as suggested in this report. This may leave less time for in depth debate on the individual applications but pass the greater debate to the PCC itself.

THE CUSTOMER EXPERIENCE

Public and Applicant Management

The public are clearly well informed on the procedures involved in planning meetings. There is no webcasting facility. This has become practice for the Full Council Meeting, but for planning it is not thought to be practicable at the present time due to cost constraints. However, the use of webcasting does add a further element of transparency to the meetings which can improve the public's confidence in the decision making process.

On a practical note the recent changes to allow recording at public meetings by members of the public last year means that to ensure another body's recording can be put into context serious consideration should be given to its reintroduction.

The committee clerk is active on the public's behalf as well as for Members of the committee. While we were there they amended their handout for public attendees to include names of Members of the PCC as well as their identifying photos for easy identification by public attendees. A welcome addition. Overall the public are dealt with well and seem appreciative of the fact.

Increasing Public Understanding

We have commented on officer reports and presentations earlier in this report. The standard of both will assist in the public's understanding. To further enhance the customer experience the excellent visuals used during the pre meeting could also be incorporated into the main PCC meeting for future clarity.

A further point here would, particularly at sessions which attract large numbers, be to add a formal introduction at the start of the meeting. This should include how the meeting operates and expectations from Members, public and agents. A short video might be helpful here if a visual aid is introduced.

The visual aid step is not essential and these explanations can as easily be carried out by the chair as a standard introduction at the beginning of the meeting. However, what remains important is that the public, no matter how few, are fully aware of the process and the expectations of Members, officers and the speakers.

Public Speaking Arrangements

Objectors can speak for 3 minutes. Only one objector can speak on each application. Similarly there is room for one speaker from the agent/developer side and there is accommodation for representation from a ward councillor not on the committee. These are common public speaking arrangements and consistent with many local planning authorities in the area.

The time restrictions did not seem to impede the speakers that we saw. The planning agents spoken to did not raise public speaking at the PCC as a particular area of concern. However, during our discussion one member suggested that 5 minutes per speaker may be more appropriate especially since the number of objectors for controversial applications can be very large. This is a very modest change which could be accommodated if it is felt that this would add value to the overall process.

Greater public engagement tended to arise in some of the discussions with Members and officers. In particular how this can be improved. Greater public speaking at committee can give the impression of greater public involvement. However, it is the very last stage of the overall process and there may be better ways of drawing in the public so that they can influence development proposals. Better pre-application consultation for example.

Decision Making Arrangements

During discussions with various participants the issue of delegated powers and whether the PCC was the correct body for making planning decisions in the authority were raised.

In terms of delegated decisions there was a small number of Members who expressed a view that more applications should be heard by the PCC. Related to this was the issue of delegated powers for officers.

We understand that the delegation agreement is a typical by exception arrangement with Members being able to ask for applications to be heard by the PCC rather than delegated to officers.

To engender a pro-growth approach in the authority the development management function has to demonstrate that it can provide a fast and effective service. Inevitably this has led to, rightly or wrongly, speedy decisions being paramount. If this is to be maintained a good delegation agreement is central to this.

It is noted from the latest DCLG Planning Statistics (Q2 2014) that the Planning Authority performs well and is currently above the Metropolitan average in majors and other applications. In terms of delegated decisions these statistics show that 90% of applications are delegated to officers in the authority. This is below the current 95% Metropolitan average.

Based on this information alone there would be little to indicate that more applications should be delegated to officers. We would recommend that this aspect be kept under review to ensure that parity is maintained with similar types of authority.

The decision making process in Bury is currently simple and easy to follow. The single PCC arrangement helps with that. During our discussions there were some comments made about decisions being made by 'area forums'. At this point in time the single PCC arrangement works well and linked to this is the fact that the service's performance is competitive. A change in decision making process would undermine this. Whether devolving decisions to other forums increases public participation would remain to be seen however there other ways to improve this as suggested in this report.



In conclusion Bury offers a simple and effective solution to decision making on planning applications that is consistent with other local planning authority good practices.

QUALITY & IMPROVEMENT

Our observations are that the PCC in Bury is working very well and Members and officers should be proud of what they have done to establish a system so well regarded by customers and colleagues. Members go to great lengths to be aware of the importance of planning procedures and are served by officers who are trusted and who are supportive. The planning papers are read carefully by members who are forthright but reasonable in expressing their views.

Nevertheless it is important that in order to stay in the vanguard that there is a constant search for improvement.

Training

There is a regular training session for one hour prior to the PCC. These sessions are well regarded and generally well attended. The topics are not specifically related to that evening's meeting but follow a list of topics pre planned by Members and officers. They take place in a well equipped and comfortable environment. During our visit the topics tackled were design and latest permitted rights.

In the current climate on-going training is vital as the changes being made at a national level to policy and procedure are occurring quite rapidly. To ensure Members are well informed and knowledgeable then this type of programme is essential. We would commend the approach and recommend that the service seeks to keep this at the forefront of its improvement programme.

Monitoring and Review

Clearly this review is part of the continuous improvement process and is a good measure of comparative performance. We would recommend that you continue this in the future and use your wider Greater Manchester Development Management Group to be a critical friend. Such groups, which officers referred to enthusiastically, are useful for sharing ideas and common practice.

The use of visits to implemented schemes is a useful learning tool for both officers and Members we recommend that this is continued into the future.

It was not clear how the authority took ongoing feedback from its customers. A formal annual process would be a useful feedback loop into the quality of the service provided including how effectively a particular participant was engaged in the process.

Further Public Engagement

Striking the balance between economy, environment and community is often the dilemma faced by many planning services. As a service there is evidence that you are seeking to ensure your development management function supports your pro-growth agenda. From our observations the PCC arrangement is tailored to suit a speedy and effective decision making process. Sometimes this is at the loss of engagement.

It is difficult to assess from our limited contact and visits whether the public is fully engaged with the planning process in Bury. Clearly from the questions posed by Members and officers there is a desire to improve this. Whilst the PCC could be one vehicle to increase public contact this may not be the most meaningful in terms of shaping decisions.

It is clear from discussions with officers, in particular, that the pre-application service is working well and we are assuming that the current 100% performance in major applications is in part attributable to this.

However, our discussions have also highlighted a desire to involve Members (PCC and Ward) in the pre-application process. This would seem a genuine opportunity to introduce Members to developer aspirations at an early stage in the scheme development and may be an area that the PCC pre-meeting could successfully get involved in. It may also be the main route to reinforce and assist in pre-application consultation with a particular community.

COMMENTS AND RECOMMENDATIONS

Key Comments

We would like to highlight a number of positive aspects of the PCC's operation:

- The Chair led the main meeting with empathy, an appreciation of the process and with a positive attitude.
- Officer reports and presentations were clear and informative.
- Meetings are held in the evening, which ensures that members of the public with "day jobs" can attend – as indeed can elected Members in the same position.
- The debate, in particular at the pre-meeting, was strong, well informed and Councillors had read and understood the reports as well as knowing the local area.
- There appeared to be a good deal of mutual respect between officers and Members, and also – both in the committee and in our private discussions – mutual respect between Councillors in the different political groups.
- Planning agents were positive about officers and the PCC generally.
- It was pleasing that Members were very respectful of speakers, and appeared to be listening carefully, the chair was particularly courteous.

Potential Areas for Improvement

1. Consider an 'introduction on process' from the chair particularly when contentious items are on the agenda.
2. Keep under review the use of electronic paperless agendas.
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10. Review the activity of the pre meeting to avoid eclipsing the importance of the main PCC meeting to ensure that the vibrant debate witnessed is transferred to public meeting.
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CONCLUSION

We cannot say that Bury is the 'best in the world', but from our review they are certainly offering a strong and professional service to the citizens of Bury.

The commitment of both the professional officers and Councillors to delivering a first class service is excellent. In particular the commitment of the Councillors to the training and their understanding of the role of the Committee are impressive. The desire of the officers and



Councillors to make sure the correct decision is made on its planning merits, which is not always an easy option, is also admirable.

The commitment to using technology to pioneer virtual site visits is also impressive as is the desire to ensure the working of the PCC remains relevant to the public in times of change for local authorities.

We are sure that both the officers and Committee members want to engage as fully with the public as practically possible and the introduction of Councillor involvement in the pre-application stage of the planning process will be a further example of this intent.

Peer Review

Comments and Recommendations

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Review in detail - Summary

Format and Process

1. Reception
 - a. Efficient reception process where both applicants/agents and the public are greeted and the process clearly explained to them.
 - b. Late attendees do not have this service.
2. Site visits
 - a. Minority view that objectors should be allowed on site visits
 - b. 'Virtual' site visits were a valuable and extremely useful tool which enhanced the understanding of the location surrounding applications being considered.
3. Briefing
 - a. Paper agendas are preferred by members and 'paperless' agendas is not supported.
 - b. Declarations of interest meticulously declared
 - c. No forms for recording interest (this is done by the committee Clerk)
 - d. Level of briefing is impressive and allows members to be 'very well briefed before the main meeting'.
 - e. Not a common occurrence amongst LPA's
4. Room
 - a. It is commendable that members do not sit in political groups and there is no evident political factions
 - b. Layout of the room is good
 - c. Acoustics reasonable but the lack of a sound system can make it difficult to follow what is being said. Consideration should be given to installing a system.
5. Reports
 - a. Easy to use by non-planning experts and commendable
 - b. Consideration should be given to other methods of displaying material to the public attending the PCC
6. Officer presentations at the meeting
 - a. Of a high standard, clear given and helpful to members as it allowed them to shape the final decision.
 - b. Clear mutual respect and a collaborative approach was demonstrated
 - c. Lack of visuals at the meeting meant that the public were not as involved as they could have been.
7. Member debate
 - a. Concerns that the 'Briefing' could eclipse the PCC and care needs to be taken that this is not the case.
 - b. Recommendations for possible changes.

Customer Experience

1. Public and Applicant Management
 - a. Well run but webcasting should be looked at to improve transparency which would increase confidence.
 - b. Changes that now permit 3rd parties to record the PCC may well reinforce the need for webcasting
2. Increasing Public Understanding
 - a. Visuals especially the 'virtual site visit' should be incorporated into the PCC meeting itself
 - b. That the introduction at the start of the meeting should be regularly reviewed.
3. Public Speaking
 - a. An increase of 3 minutes to 5 minutes a speaker could be considered, however, the 3 minutes currently allowed did not appear to impede speakers.
 - b. Better engagement of the public may be better sort though an involvement in the pre-application process rather than at the PCC.
4. Decision Making Arrangements
 - a. Some members wished for more applications to be presented to the PCC. However, the delegation scheme to officers was typical of many authorities and should be maintained in-line with others.
 - b. The single PCC as a decision making point is a simple and effective process in line with good practice.
5. Quality and Improvement
 - a. Works well and Members and offices should be proud of the system they have established.
 - b. The commitment to continued improvement is important.
6. Training
 - a. This is a critical item and the officers and members should be commended for their commitment to this programme.
 - b. It should continue in order to maintain the quality of the service offered.
7. Monitoring and Review
 - a. That a 'critical friends' group be established with AGMA authorities to engender good practice.
 - b. The annual 'outcomes tour' is a good method of continued assessment and improvement and should be continued.
 - c. A process of formal feedback from customers should be investigated.
8. Further Public Engagement
 - a. There is a clear desire on all parties to ensure that the public as as fully engaged in the process as they can be.

- b. The use of the pre-committee briefing for introducing pre-application enquiries to the PCC may be a useful tool in early engagement.