

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 2 June 2015

**Present:** Councillor S Southworth (in the Chair)  
Councillors J Black, S Briggs, A Quinn, Y Wright, Skillen,  
Preston, O'Brien, R Hodgkinson and D'Albert

**Also in attendance:**

**Public Attendance:** 40 members of the public were present at the meeting.

**Apologies for Absence:** Councillor D Jones (cl), Councillor A Matthews (cl) and Councillor Harris (cl)

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**P.1 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**P.2 MINUTES OF THE MEETING HELD ON 21 APRIL 2015**

**Delegated decision:**

That the Minutes of the meeting held on 17 March, 2015 be approved as a correct record and signed by the Chair.

**P.3 PLANNING APPLICATIONS (Pages 5 - 10)**

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: 58503, 58535, 58589 and 58590.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

Site visits took place prior to the Committee meeting in relation to Planning Applications: 58484, 58589 and 58590.

**Delegated decisions:**

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

**58431 398 Brandlesholme Road, Bury – Elton Ward**

Erection of detached dormer bungalow  
(revised house type) (retrospective)

**58484 Brookvale Home, Simister Lane, Prestwich - Holyrood Ward**

Installation of a ground mounted solar farm comprising of 1920 PV modules and associated works

**58503 Land to rear of 60 Sandy Lane, The Downs, Prestwich – St Mary’s Ward**

Erection on 1 dwelling with integral garage (revised layout)

**58535 Moorgate Cottage, 4 Radcliffe Moor Road, Radcliffe – Radcliffe North Ward**

Retrospective application for change of use of ground floor room in residential dwelling (Class C3) to hairdressers (Class A1)

**58564 Ripon Avenue School, Whitefield, Manchester – Unsworth Ward**

Creation of a new vehicular and pedestrian access from Ripon Avenue, extension of car park; replacement of existing canopy to main school entrance; erection of a 3metre high fence to football pitch; erection of a 2.4metre high boundary fence

**58598 Land between 12 and 14 Enfield Close, Bury – Redvales Ward**

Erection of 1 dwelling with garage

**58590 22 Cockey Moor Road, Bury – 58590 - Radcliffe North Ward**

Demolition of existing bungalow and erection of 2 storey replacement dwelling (resubmission)

**P.4 DELEGATED DECISIONS**

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

**Delegated decision:**

That the report be noted.

**P.5 PLANNING APPEALS**

A report from the Head of Development Management was submitted which presented a list of recent planning appeal lodged against the decision of the authority and of a recent Planning Appeal decision. The report included a copy of the Planning Inspectorate’s decision in respect of Planning Application 58142.

**Delegated decision:**

That the report be noted.

**COUNCILLOR S SOUTHWORTH**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 7.40 pm)**



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**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**02 June 2015**

**SUPPLEMENTARY INFORMATION**

**Item:01 398 Brandlesholme Road, Bury, BL8 1HJ Application No. 58431**  
Erection of detached dormer bungalow (revised house type) (Retrospective)

Nothing further to report.

**Item:02 Brookvale Home, Simister Lane, Prestwich, Manchester, M25 2SF**  
**Application No. 58484**  
Installation of a ground mounted solar farm system comprising of 1920 PV modules and associated works

Nothing further to report

**Item:03 Land to the rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB Application No. 58503**  
Erection of 1 no. dwelling with integral garage (revised layout)

**Consultations**

**Drainage Section** - No objections, subject to the inclusion of a condition relating to surface water drainage.

**Conditions**

Condition 13 should be added in relation to surface water drainage:

13. No development shall commence unless or until details of surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. The details submitted must include an assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The approved details shall be implemented prior to occupation of the dwelling hereby approved.

Reason. To ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

**Item:04 Moorgate Cottage, 4 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL Application No. 58535**

Retrospective application for change of use of ground floor room in residential dwelling (Class C3) to hairdressers (Class A1)

**Parking** - The applicant has provided a statement and additional plan to clarify the parking arrangements on site which in summary are:-

- Two dedicated customer parking bays are shown, a parking space for the family car and with the garage also available to park a family vehicle. In addition a turning area would remain which would allow vehicles to enter and exit in forward gear.
- The salon targets local residents who walk and many elderly customers are brought to the salon and later collected.
- Where there is the need for additional parking permission has been given by the Sparking Clog public house opposite for the use of their car park. A letter of confirmation has been provided.

- Roadside parking is discouraged and as appointments are booked in advance customers can be pre allocated parking and advised ahead of the appointment.

**Traffic Section** - No objection.

### **Conditions**

Condition 1 should be amended to include the parking layout.

1. This decision relates to the drawings received on 21/04/15 and parking layout received 29/05/15 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.

**Item:05 Ripon Avenue School, Ripon Avenue, Whitefield, Manchester, M45 8PJ  
Application No. 58564**

Creation of new vehicular and pedestrian access from Ripon Avenue; Extension to existing car park; Replacement of existing canopy to main school entrance; Erection of a 3M high fence to football pitch; Erection of a 2.4M high boundary fence

Nothing further to report

**Item:06 Land Between 12 & 14 Enfield Close, Bury, BL9 9TU Application No. 58589**

Erection of 1 no. dwelling with garage

### **Publicity**

Having read the agenda, additional comments received from No 12 Enfield Close raising the following:

- The right of way between the two properties is a footpath for residents of Lakeside and Enfield Close to use as a safe access between the 2 areas, and to read that so long as you drive slowly along this footpath leaves me wondering who is in charge of our health and safety. Drawing No AL07 clearly shows the occupiers intention and anyone in authority to make a decision would at least have come round to the area to speak to the neighbours in order to Risk Assess the danger to pedestrians and grandchildren. This matter will be pursued over the next few months with the authorities for Public rights of way.
- Where does the public liability lie - with the Council or the occupiers of the property?
- The occupier writes to say vehicles have used the entrance to the proposed site in the past. Two cars have been driven in, but after a few years rusting away they were dragged out by scrap dealers. so this statement is not quite true.
- If at the end of the day the occupiers realise in reality that they cannot drive their vehicles out in a forward gear. What will then happen to their proposed building site?

The site was visited by the case officer and highways officer to assess the proposed development.

The main report covers the issues with regard to access. Encroachment of the footpath by vehicles accessing the drive to the garages already exists and it is considered that the addition of one dwelling would not significantly alter this existing arrangement.

The plans demonstrate that a vehicle could access the new dwelling and perform a manoeuvre to leave the site in a forward gear. Should there be an issue with land ownership issues in terms of the occupiers requiring the use of land not in their ownership, this would be a private matter between the two parties.

**Item:07 22 Cockey Moor Road, Bury, BL8 2HB Application No. 58590**  
Demolition of existing bungalow and erection of 2 storey replacement dwelling (resubmission)

**A site visit will be undertaken on the 2nd June, prior to it being considered at the Planning Control Committee.**

#### **Publicity**

Further objections have been received from 5, 20 and 24 Cockey Moor Road and Craigside, Arthur Lane, all of whom have objected to the initial proposal.

- No assessment has been carried out with reference to Building Research Establishment (BRE) 25° degree test – which according to the neighbour at No.20 Cockey Moor Road is not met.
- A third floor is mentioned in the supporting statement.
- The amended plan 02B shows the rear elevation with a first floor setback. This is not reflected in 03B which shows the rear elevation being one full faced wall without a central setback.
- The amended proposal shows an internal storage of refuse bins due to insufficient space down the side of the building to negotiate the refuse bins.
- The 45 degree approach applies to the situation regarding the kitchen window at No. 24 Cockey Moor Road.

#### **Consultations**

**Drainage Section** - No objections, subject to the inclusion of a condition relating to foul and surface water drainage.

#### **Issues and Analysis**

**Bats** - A bat report from Ecology Services Ltd was submitted with the application. It concluded that both the house and garage had negligible potential. As such informatives would be added to any approval that work should cease if evidence of bats is encountered.

**Response to objectors** - The error in the proposed rear elevation (Plan 03B) omitting the ground floor roof line/central setback at first floor level, has been corrected in the revised plan attached (Plan 03C).

The agent has confirmed that the reference to loft space being used as living accommodation in the Design and Access Statement is an error (from the previous refused application). As such, it is confirmed that the proposed development would be two storeys in height. There are no objections to the storage of bins within the integral garage.

The 45 degree approach is explained at Appendix 1 of SPD6 and applies to principal windows. A principal window is defined in paragraphs 3.13 and 3.14 as a window to a habitable room (living room, dining room or bedroom). As the window would relate to a kitchen, the 45 degree approach is not applicable in this case.



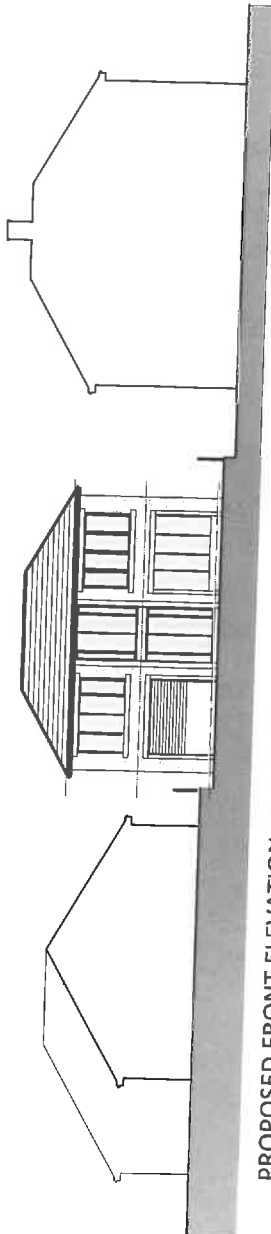
**Conditions**

Condition 9 relates to foul and surface water drainage and condition 2 is amended to include the revised plan:

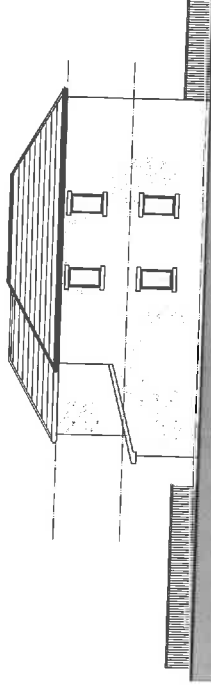
2. This decision relates to revised drawings numbered 01, 02/B, 03/C, 04/D, 05 and 06/A and the development shall not be carried out except in accordance with the drawings hereby approved.

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

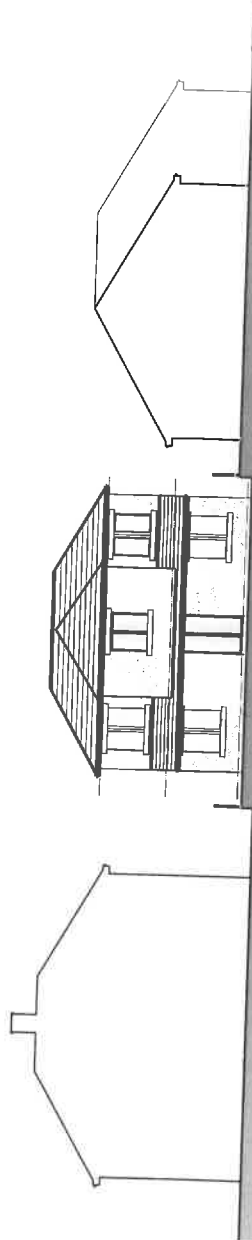
Item 08 - 58590



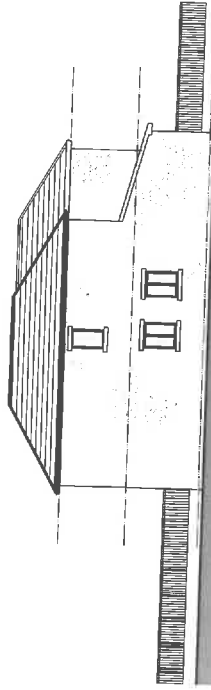
PROPOSED FRONT ELEVATION. SCALE 1:100



PROPOSED SIDE ELEVATION A. SCALE 1:100



PROPOSED REAR ELEVATION. SCALE 1:100



PROPOSED SIDE ELEVATION A. SCALE 1:100

FINISHES:  
 PROPOSED WALLS TO BE IN MATCHING BRICKWORK & RENDER FINISH TO MATCH EXISTING PROPERTY WALLS OR SIMILAR APPROVED TO LOCAL AUTHORITY PLANNERS SATISFACTION.  
 PROPOSED WINDOWS AND DOORS TO BE IN UPVC AND TO MATCH OTHER WINDOWS TO EXISTING DWELLING.  
 PROPOSED ROOF FINISH TO BE MARLEY PLAIN CONCRETE INTERLOCKING TILES OR SIMILAR APPROVED TO L.A PLANNING OFFICERS SATISFACTION

**COMPASS**  
 Architects & Planners Consultants

**DAISYFIELD BUSINESS CENTRE**  
 SUITE 301  
 APPLEBY STREET  
 BUCKBURN  
 VIC 3083  
 TEL: 02254 69922

**CLIENT**  
 MR. AZIMY  
**DRAWING TITLE**  
**PROPOSED ELEVATIONS**

**PROJECT TITLE**  
 DEMOLITION OF EXISTING BUNGALOW &  
 PROPOSED REPLACEMENT DWELLING  
 AT:  
 22 COCKEY MOOR ROAD,  
 BURY,  
 BL8 2HB

<b>DRAWING STATUS</b> PLANNING DRAWING FOR APPROVAL	DWG No. <b>03</b> Rev <b>C</b>
<b>DRAWN</b> SCALE 1:100 @ A1	
<b>DATE</b> 11/FEB/2015	
<b>DESIGN</b>	
<b>PROJECT NO.</b> 14/2014/0651	