

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

Councillors : J Black, S Briggs, D'Albert, Harris, R Hodgkinson, D Jones, A Matthews, O'Brien, Preston, A Quinn, Skillen, S Southworth (Chair) and Y Wright

Dear Member/Colleague

Planning Control Committee

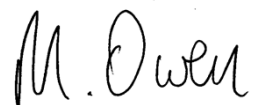
You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 23 June 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 (Lancaster Room) at 5.45 pm. 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 "M. Owen". The signature is written in a cursive style with a large initial 'M' and a distinct 'O'.

Mike Owen
Interim 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 2 JUNE, 2015 *(Pages 1 - 2)*

4 PLANNING APPLICATIONS *(Pages 3 - 96)*

a SUPPLEMENTARY AGENDA *(Pages 97 - 102)*

5 DELEGATED DECISIONS *(Pages 103 - 110)*

A report from the Development Manager on recent Delegated Planning decisions since the last meeting of the Planning Control Committee held on 2 June, 2015.

6 PLANNING APPEALS *(Pages 111 - 114)*

A report from the Development Manager on recent Planning Appeal decisions since the last meeting of the Planning Control Committee held on 2 June, 2015.

7 SECTION 106 OBLIGATIONS *(Pages 115 - 140)*

A report from the Development Manager detailing the contributions made by Section 106 obligations since October, 2014 including a summary of agreements that are outstanding.

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: 2 June, 2015

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

Public attendance: 40 members of the public were in attendance

Apologies for absence: Councillors D Jones (cl), J Harris (cl)
and A Matthews (cl)

PCC.1 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.2 MINUTES

Delegated decision:

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

PCC.3 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: 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)

PCC.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.

PCC.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.

**CHAIR
COUNCILLOR SUSAN SOUTHWORTH**

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

Title	Planning Applications
To:	Planning Control Committee
On:	23 June 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: Radcliffe - North	App No. 58521
	Location: Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ	
	Proposal: Refurbishment and conversion/change of use of vacant public house to form 2 no. cottages and 8 no. apartments and erection of block of 10 no. apartments with bin/cycle stores, reconfiguration of existing car park and hard/soft landscaping accessed via Bury Old Road	
	Recommendation: Minded to Approve	Site Visit: N
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02	Township Forum - Ward: Prestwich - St Mary's	App No. 58558
	Location: 8 Warwick Street, Prestwich, Manchester, M25 3HN	
	Proposal: Change of use from beauty salon at ground floor and flat at first floor (Class C3) to mixed use cafe bar (Class A3) and Community Activity Facility (Class D1); Access/fire exit at rear; External roller shutters.	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Bury East - Redvales	App No. 58653
	Location: Grundy Day Care Centre, Wellington Road, Bury, BL9 9AH	
	Proposal: Change of use of day centre to a mixed use day care centre, hairdressers (A1) and cafe (A3) (to be open to members of the public)	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 58668
	Location: 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ	
	Proposal: Change of Use to ground floor of property only - from A1 (Shop) to A3 (Cafe) Some internal alterations to accommodate new licensed premises	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Township Forum - Ward: Ramsbottom and Tottington - Ramsbottom	App No. 58669
	Location: 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ	
	Proposal: Listed building consent for change of use of ground floor from shop (Class A1) to cafe (Class A3) and internal alterations arising as a result of application 58668 (resubmission)	
	Recommendation: Approve with Conditions	Site Visit: N

06 **Township Forum - Ward:** Radcliffe - East **App No.** 58706

Location: 222-224 Durers Lane, Radcliffe, Manchester, M26 2QJ
Proposal: Variation of condition no. 2 (approved plans) of planning permission 54875 for alterations to the shop front, forecourt, new pitched roof at rear and omission of rear roller shutter

Recommendation: Approve with Conditions **Site Visit:** N

07 **Township Forum - Ward:** Bury East **App No.** 58733

Location: Clay Bank Works, Unit 4A Fletcher Street, Bury, BL9 7AT
Proposal: Single storey rear extension and creation of two new entrances to side with roller shutters

Recommendation: Approve with Conditions **Site Visit:** N

08 **Township Forum - Ward:** Bury West - Elton **App No.** 58768

Location: Burrs Country Park, Woodhill Road, Burrs, Bury, BL8 1DA
Proposal: Variation of condition 2 of planning permission 51368 to shorten the platform; relocate the maintenance access to the south end of the platform; Amend construction method of platform to cross walls, located perpendicular to track; provide timber fencing to rear of platform; realignment of fence to caravan club site; additional pitch to caravan site.

Recommendation: Approve with Conditions **Site Visit:** N

Applicant: Mr Nick Howcroft

Location: Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ

Proposal: Refurbishment and conversion/change of use of vacant public house to form 2 no. cottages and 8 no. apartments and erection of block of 10 no. apartments with bin/cycle stores, reconfiguration of existing car park and hard/soft landscaping accessed via Bury Old Road

Application Ref: 58521/Full

Target Date: 09/07/2015

Recommendation: Minded to Approve

The application has been advertised as a Departure from the Bury Unitary Development Plan. It has been brought before the Planning Committee for determination as it is a Departure from the Bury UDP.

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for recreation provision in accordance with Policy RT2/2 of the adopted Unitary Development Plan and SPD1. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The site relates to a rectangular piece of land and 2 storey public house which is located in the Green Belt and Area of Special Landscape, on the fringe of a small village settlement.

The pub sits on the frontage (north) of the site facing Bury Old Road with access to the east of the building which leads into the site and the former pub car park.

The site is bounded by a concrete fence and is surrounded to the east and south by open fields. To the west is a reservoir beyond which is a mixture of residential and industrial development. Directly to the north is the main road through the village and 2 storey cottage style terrace properties opposite.

Historically, the public house had two adjoining stone cottages on its western side, which have since been incorporated within the public house use. The building has been vacant for approximately 3 years and has become dilapidated and run down as a result of its abandonment. The rest of the site has similarly been left derelict and has become overgrown and unsightly, and subject to a number of vandalism attacks.

The application seeks a residential development to convert the public house and build a new apartment block with associated parking and landscaping. The proposal comprises:

- Refurbishment and conversion of the public house to create 2 no. 3 bed cottages and 8 no. apartments - 5 x 2 bed and 3 x 1 bed. The later additions to the building at the rear would be removed and the rear wall rebuilt to incorporate an access into the apartments. The existing porch and first floor roof to the east would be rebuilt to provide access to the 2 apartments on that elevation. The original public house would be externally re-rendered and re-roofed with new slate, and the cottages would remain the original stone exterior. Private gardens to the ground floors would be provided with balcony areas for the upper floors.
- The new build would incorporate 10 x 2 bed apartments over 3 storeys. Access would be via a centrally positioned entrance on the west elevation with 2 doorways on the north elevation fronting Bury Old Road for access into 2 ground floor apartments. The building would comprise a mix of natural stone and render with a natural slate roof finish.

- Access to the site would be in the same position as the existing but improved and widened to provide adequate visibility splays. It would lead to the parking area for the development which would be laid out in bays and incorporate a turning head for refuse collection.
- Two bin and cycle stores would be provided. One positioned on the eastern boundary built in stone with a timber boarded roof and one on the west boundary comprising timber boarding.
- Amenity areas around the perimeter of the site would be landscaped.

Relevant Planning History

01521/E - Conversion of former public house into residential units

Publicity

28 letters sent on 10/4/2015 to properties at Nos 1-17 (odds) Bury Old Road; Brightmet Golf Club, Red Lane; Nos 2-12 (evens) Red Bridge; 412,414 Red Lane; and 10 units in the Brightmet Fold Works.

Site notice posted 24/4/2015.

Press advert in the Bury Times 16/4/2015.

No responses received as a result of the publicity.

Consultations

Traffic Section - No objection subject to conditions.

Drainage Section - No objection subject to condition.

Environmental Health Contaminated Land - No objection subject to conditions.

Waste Management - No issues

Environment Agency - Advise the applicant to contact the Environment Agency regarding the proximity of the development to Blackshaw Brook

Greater Manchester Police - designforsecurity - No comments.

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

The Coal Authority - Informative referring the applicant to the Coal Authorities Standing Advice.

Fire Protection Dept Bury Fire Station (Part B) - Advisory note to applicant.

Greater Manchester Ecology Unit - No objection subject to conditions.

Bolton MBC - No comments received.

Minerals and Waste Planning Unit (Urban Vision Partnership Ltd) - No comments received.

Unitary Development Plan and Policies

OL1	Green Belt
EN6/4	Wildlife Links and Corridors
EN9/1	Special Landscape Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
RT2/2	Recreation Provision in New Housing Development
SPD1	Open Space, Sport and Recreation Provision
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework
H2/4	Conversions
HT5	Accessibility For Those With Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD16	Design and Layout of New Development in Bury
OL1/4	Conversion and Re-use of Buildings in the Green Belt

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.

Housing Principle - Following revocation of the North West Regional Strategy on 20th May 2013, there is no statutory housing target for Bury. Work has commenced on the Greater Manchester Spatial Framework and this will bring forward a new statutory housing target for the Borough. This will subsequently be incorporated into Bury's future Local Plan.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable land.

UDP Policy H1/2 states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties provides useful guidance in terms of acceptable aspect standards between dwellings and design criteria.

The site comprises a vacant and derelict public house and associated large tarmaced car park. The site is currently boarded up and has been subject to a number of vandalism attacks. The proposed redevelopment of the site would regenerate a disused, redundant building land.

The conversion of the public house to residential, together with external improvements and maintenance of the building, would bring back into use a derelict and dilapidated building which would bring considerable benefits to the visual amenity of the area. The proposed new build would be similarly located along the road frontage and would utilise the existing access and an area of hardstanding vacant land. It would be adjacent to established residential properties and served by existing infrastructure. The development for 20 dwellings in total is considered to be acceptable given the size and form of the land available and as such, the principle is in general accordance with national and regional planning policy and will help to contribute to meeting local housing targets and would be in compliance with NPPF and UDP Policy H1/2 - Further Housing Development.

Green Belt Principle -

Conversion - Paragraph 90 of the NPPF states that certain forms of development are not

inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. One of these is the reuse of buildings providing the buildings are of permanent and substantial construction. As such, the proposed conversion of the public house to apartments is appropriate development in the Green Belt in principle.

Advice in SPD9 sets out guidelines on external alterations and provides that any new window and door openings should be designed to match any existing openings. Unsympathetic openings that do not reflect the character or design of the original building are unlikely to be acceptable. The applicant has sought to retain many of the original elements and has only introduced minimal alterations such as new patio doors where necessary to reflect the number of new apartments in relation to the existing. It is considered that the 'simplified south elevation is more sympathetic to the Green Belt and causes no additional harm.

New Build - A new block of 10 apartments is proposed adjacent to the existing public house. Paragraph 89 of the NPPF in respect of new buildings in the Green Belt finds this to be inappropriate except where one of a number of criterion are satisfied. It has been suggested by the applicant that the new build could comply with the criterion in relation to limited infilling in villages and that of Policy OL1/3 of the Bury UDP. OL1/3 relates to all named villages which lie within the Green Belt including Ainsworth. However it is not considered that the site is within the settlement envelope of Ainsworth and is instead located within open Green Belt land on the edge of the built-up area of Bolton. The criterion of limited infilling in villages is therefore not applicable in the context of this policy.

The most relevant criterion to the proposal under Paragraph 89 is the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Whilst the new build represents the partial redevelopment of a brownfield site, it is clear that the proposed scheme would have a greater impact on the openness of the Green Belt when compared with its existing use as a car park.

As such the proposal is inappropriate development in the Green Belt and Very Special Circumstances are required to be demonstrated by the applicant. Very special circumstances will not exist unless the potential harm caused by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

It is considered that additional harm is caused by the volume of the structure, the number of openings, and the slight encroachment beyond the rear building line of the public house further into the Green Belt.

The new apartment block is situated at the entrance to the site on the frontage of Bury Old Road. Following pre-application advice from the Council, the applicant has relocated the new build from the rear of the site in a position which would have generated considerable harm to the openness of the Green Belt by substantially increasing the development footprint, to that of the present location which corresponds with the building line of the public house, being in close proximity to Bury Old Road and therefore ensuring it is in keeping with the built form in the local area.

The height of the apartments has also been gradually reduced to be in line with the height of the public house, thereby ensuring it minimises the additional harm caused to the Green Belt and that it accords with SPD8 advice in relation to the scale and form of buildings. Also, it is viewed that the character of the new build is appropriate to the Green Belt as many sympathetic details have been introduced to give the building the look of a mill conversion from the west/east or a rural cottage from the north/south.

It is judged that the above adjustments have reduced the harm caused to the Green Belt.

The proposal also includes plans for a revised layout of the car park which originally served

the public house. The current car park is tarmac and is in poor condition, forming an eyesore in the Green Belt. The proposed surface is part tarmac, part recycled plastic paving with gravel finish. The layout also includes landscaped amenity areas to serve the residents of the development. This accords with guidance set out in SPD10 on car parking and hardstanding.

It is judged that these changes offer enhancements to the openness of the Green Belt.

Turning to the applicant's case for very special circumstances, it is considered that the points made in relation to the site being an eyesore which is in need of regeneration, the efforts to improve the openness of the site and the sensitive design response to the site's location and historic setting are sufficient to warrant very special circumstances which outweigh the in-principle harm and any other harm to the Green Belt.

As such, the proposed development is considered to be acceptable and in compliance with the principles of the NPPF.

Layout and scale - The layout of the site has been determined over a number of discussions with the applicant to progress a scheme which would not only be acceptable in policy and land use terms, but would best utilise the area to accommodate the built development and provide adequate parking, external amenity areas and bin storage facilities.

The scheme has been progressed with the issue of Green Belt predominantly in mind, with a desire to keep the new build broadly in line with the existing building, which would not only serve to acknowledge its position in the streetscene, but which would not be of greater detriment to the openness of the Green Belt.

In terms of the pub conversion, the footprint of the building would essentially remain the same, with the building consolidated and reduced in depth by the removal of the single storey rear extensions. The rear elevation would be rebuilt to create the lounges for the apartments and access. The western part of the building would restore the 2 cottages which had been integrated into the public house, to provide 3 bed accommodation. The remaining space would be converted into 8 no. apartments. Access to the apartments would be at the rear, apart from at the eastern end where a new porch and stairwell would serve 2 dwellings. At the rear there would be a private garden for each cottage and ground floor apartment, with balcony areas serving the upper floors. Additional open space and landscaped amenity areas would be provided for both the conversion and the new build to the west and south of the development site.

The new building would be positioned at the front of the site, following the same building line and ridge height as the existing pub and would reinforce the built development from the street scene. The front entrance and front elevation of the building would face towards the middle of the site and would project lengthways 24.5m southwards. The eastern elevation would follow the boundary line of the site and outdoor amenity area would be provided in this area. All parking would be located towards the lower (southern) part of the site, and laid out in a series of rows with turning areas within the site for vehicles.

Access from Bury Old Road would be as existing, albeit improved and widened leading directly to the car park.

Two bin and cycle stores would be situated next to the east and west fence lines, accessible for residents and the waste collection service.

The development would incorporate landscaped amenity areas and timber lattice boundary fencing.

As such, it is considered that the layout of the scheme has been carefully considered by the applicant to deliver a quality and well thought out development. The positioning of the new

building would respect and acknowledge the street frontage without compromise to access into the site. Adequate parking would be located towards the rear of the site, similar to the existing pub layout, but would not compromise the ability of the site to incorporate sufficient bin/cycle store facilities and external amenity areas.

The layout would respect the residential character context and character of the area and as such is considered to be acceptable and in compliance with UDP Policies H2/1 and H2/2.

Impact on residential amenity - The nearest residential properties are the terrace cottages directly opposite the site fronting Bury Old Road. The proposed conversion of the public house would not result in any further overlooking or privacy issues over and above the existing relationship and as such residential amenity of the occupiers of these dwellings would not be compromised.

There would not be a direct relationship between the new build apartments and the properties opposite and therefore its position would not compromise residential amenity.

Given the benefits which would be associated with providing dwellings on the site, together with the layout, design and appearance of the houses, the relationship to the properties opposite on Bury Old Road is considered to be acceptable and in accordance with H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The immediate locality is characterised by 2 storey stone and rendered cottages to the north and west and the ethos of the scheme would be to reflect this traditional vernacular.

This would essentially be achieved by minimal intervention of the existing front elevations of the public houses which would be repaired and upgraded to incorporate aesthetical improvement to the frontage, with the mix of render and stone appearance retained. The side porch and stairwell would be built of stone to reflect that of the cottages on the other side of the building, and the rear elevation incorporate a glazed balustrade adding a lightweight and contemporary element to the building. New window openings would be inserted, the size and positions of which would be compatible with those in the cottages and would evenly balance the appearance of the building, whilst allowing for ample natural light to the dwellings. The rear elevation would be re-rendered to upgrade its overall appearance. A new slate roof to the pub would further improve the building's facade and again be in keeping with the locality of the area.

The new build apartments have undergone a number of redesigns, resulting in a building that is considered would not only reflect the residential character of the area, but which sit comfortably within the street scene. The new build would match the height of the existing public house providing continuity along the frontage. The proposal to provide a separate entrance to the 2 apartments facing Bury Old Road as well as principal window openings would echo the front facade of the 2 cottages and further emulate a strong street frontage. The main entrance to the apartments would be recessed, and centrally positioned on the western elevation in render material. It would be flanked within 2 stone gable ends which would reduce the overall massing of the building to an acceptable scale. The southern elevation would be similarly designed as that facing Bury Old Road with a rendered finish.

The rear or eastern elevation would not be dissimilar to that of the west, reversing the material selection to incorporate stone in the recessed middle section with the two outer elements rendered.

Careful consideration has been given to the size and position of the window openings in this building. The approach is very much reminiscent of the industrial design of the area, and each window would be crowned in a brick arch and with the centre link staircase on the west elevation utilising large scale glazed openings to reference the local industrial buildings to the south west of the development site.

The eastern elevation of the building would be in fairly close proximity to the boundary and the open land beyond. Whilst this is Green Belt land and there is no planned development, that is not to say that in the future, it may not come forward for redevelopment. In response to this, window openings on the first and second floor eastern elevation would be reduced in size and slim-lined by inserting a widened central mullion. The design of the windows would still be consistent with the overall design principles of the new build and considered to be an acceptable solution.

As such, it is considered that a sensitive approach to both the conversion and the new building would result in a high quality development and would be in compliance with UDP Policies EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, OL1/2 - New Buildings and Associated Development in the Green Belt, H2/1 - The Form of New Residential Development, SPD 16 - Design and Layout of New Development in Bury and SPD8 - New Buildings and Associated Development in the Green Belt.

Landscaping - The site is currently run-down and derelict. Bounded by high concrete panel fences and laid with tarmac, the site is unattractive and unappealing. It is proposed to incorporate a new landscaping scheme within the development, to include the replacement of the boundary treatment with lattice fencing and laying a permeable surfacing to the parking bays using gravel and grass to create a softer visual appearance. Planting in the amenity areas would further enhance the visual appearance of the site.

The proposals are considered to be acceptable and appropriate to the Green Belt setting, and as such would be in compliance with UDP Policy H2/2 - The Layout of New Residential Development.

Parking and access - The existing access into the site would be utilised, improved and widened to create acceptability visibility into and out of the development. A 1.8m wide public footpath on both sides of the access road would ensure a safe pedestrian route.

The access road would lead into the car park for the dwellings, laid out in a form which would allow for manoeuvrability not only for occupiers vehicles, but also provide adequate turning areas for waste vehicles.

In terms of the parking provision, SPD11 - Parking Standards in Bury states the maximum standards for residential dwellings for 1, 2 and 3 bed properties are 1, 1.5 and 2 spaces each respectively. For a development of this scale, the parking requirement would be 31.5 spaces. It is proposed to provide 32 spaces in total together with a secured cycle store. As such, there would be sufficient parking for the development in compliance with SPD11.

It is considered the scale of the development would not generate a significant amount of traffic and potentially less than that generated by the public house previously. Access to the site would be improved in terms of its layout, geometry and visibility with Bury Old Road, together with the proposed improvements to pedestrian footpaths and access.

The Traffic Section have not raised an objection to the development of the site, subject to conditions, and as such the proposal would comply with UDP Policy H2/2 - The Layout of New Residential Development, HT6/2 - Pedestrian/Vehicular Conflict and SPD11 - Parking Standards in Bury.

Ecology - The western part of the site which includes the existing public house is located within a Wildlife Link and Corridor as defined in the Bury UDP in EN6/4. This seeks to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals with mitigation works where appropriate. In summary, GMEU are satisfied with the reports and conclusions submitted in terms of bats, nesting birds and a landscaping scheme, and have raised no objection to the proposals. Details of which are discussed below.

Bats - A bat assessment and emergence surveys were carried out for the buildings to be converted. These found no evidence of bats. An informative and condition are recommended to cover pre-cautionary surveys should work be delayed.

Nesting birds - The development appears to result in the loss of the majority of the existing trees and shrubs associated with the site. A condition is recommended to restrict the removal of vegetation to avoid any potential impact on nesting birds.

Ecological Mitigation Measures - The landscape proposals include native trees and shrub planting as well as native bulb and seed planting. GMEU are satisfied with the species composition, supplies and amount proposed and recommend a condition the development is carried out in accordance with these details. The ecology strategy also includes bat bricks into the new build and swift bird boxes onto the bin and cycle store to encourage more wildlife.

As such, it is considered that the proposals would be acceptable and comply with UDP Policies EN6/4 and H2/2 - The Layout of New Residential Development.

Flood Risk - The site is not within a designated Flood Zone. Blackshaw Brook and a reservoir run to the west of the site. Should development occur within 8m from the top of the bank, the applicant is advised to contact the Environment Agency.

Planning obligations - The scale of the proposals requires a recreation contribution of £30,120.06 towards off-site recreation provision. The Council's SPD1 was approved on 10/6/2015 and supports Policy RT2/2 of the UDP. This would be secured through a S106 Agreement.

As of 6 April 2015, the Community Infrastructure Regulations 2010 (as amended) have imposed restrictions on pooling Section 106 contributions, preventing obligations being entered into that result in the pooling of more than five Section 106 obligations for a project or type of infrastructure. As a result of this change, all Section 106 agreements signed after 6 April 2015 must specify exactly what project each contribution will be spent on.

The £30,120.06 for recreation provision would be spent on improvements to the Bradley Fold Play Area. The specific details for the projects will be set out in the Section 106 agreement.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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: Minded to Approve

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 9624 - L02 A; L07 D; L08; E01; E11 A; E16; P01; P02; P03 B; P04 B; P05 A; P12 A; P13 A; P15 A; E15 B; D01; 388/01 C 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. 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. Following the provisions of Condition 3 of this planning permission, where ground gas remediation / protection measures are required, the approved Remediation Strategy must be carried out to the written satisfaction of the Local Planning Authority within approved 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 alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. Should the works hereby approved not commence before 30th April 2016, the building shall be reassessed for bat roosting potential and the findings supplied to and agreed in writing by the Local Planning Authority.

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 Section 11 of the National Planning Policy Framework.

7. No works to trees or shrubs shall occur between 1st March and 31st August inclusive in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active birds nests are present which has been agreed in writing with the Local Planning Authority.

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 –

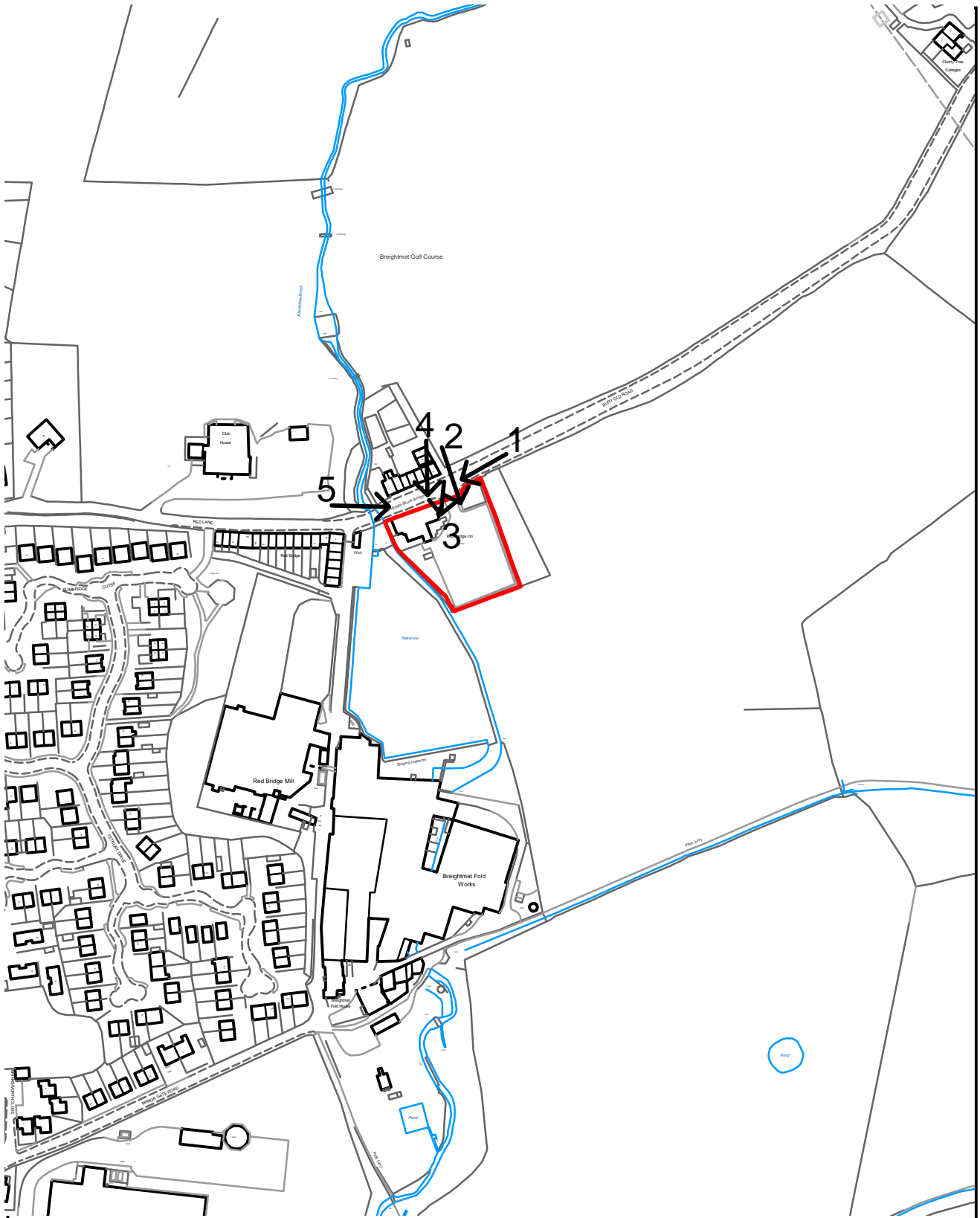
8. The Native Planting and Landscaping Scheme be carried out in accordance with the details contained in the Planting Plan, Penny Bennett Ref 388/01 Rev C and Landscape Specification for Planting Works Document (1/7/2015) as submitted and agreed in principle by the Local Planning Authority.
Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted to the written satisfaction of the Local Planning Authority.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
9. No development shall commence unless and until full details of the formation of the proposed site access onto Bury Old Road, incorporating the resurfacing of the carriageway at the junction with the adopted highway, refurbishment of the footway abutting the site, provision of appropriate tactile paving and all necessary highway remedial works, including the provision of any additional highway drainage that may be required and alteration of existing road markings, have been submitted to and approved by the Local Planning Authority. The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary development plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
10. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and approved by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall ensure that there is provision to be made for the turning and manoeuvring of vehicles within the curtilage of the site, parking on site of operatives' and construction vehicles together with storage on-site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and the areas identified shall not be used for any other purposes other than turning and parking of vehicles and storage of construction materials respectively.
Reason. To ensure that adequate turning facilities, car parking provision and materials storage arrangements are provided for the duration of the construction period, in the interest of highway safety pursuant to Bury Unitary Development Plan Policies HT4 - New Development and HT2/4 - Car Parking and New Development.
11. The visibility splays indicated on the approved plans L07 Revision D shall be implemented before the development 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 Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
12. The turning facilities indicated on the approved plans L07 Revision D shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the

highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development.

13. The car parking indicated on the approved plan L07 Revision D shall be surfaced/cellular porous plastic paving implemented, demarcated and made available for use prior to the development hereby approved being occupied and thereafter maintained.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
14. 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.
Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Bury Unitary Development Plan Policy HT4 - New Development.
15. Details/Samples of the materials (stone, render, slate, windows) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policies EN1/1 - Visual Amenity, EN1/2 - Townscape and Built Design, OL1/4 - Conversion and Re-use of Buildings in the Green Belt and H2/2 - The Layout of New Residential Development of Bury Unitary Development Plan, and SPD8 - New Buildings and Associated Development in the Green Belt and SPD9 - Conversion of Buildings in the Green Belt.
16. No development shall commence unless and until details of a foul drainage scheme have been submitted to and approved by the Local Planning Authority. Foul and surface water shall be drained on separate systems. The approved scheme only shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained.
Reason. To reduce the risk of flooding and ensure the satisfactory treatment of surface water drainage pursuant to Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change.
17. No development shall commence unless and until a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions and available SuDS options (inclusive of how the scheme shall be maintained and managed after completion) shall be submitted to and approved by the Local Planning Authority. No surface water shall discharge to the public combined sewer system either directly or indirectly. Surface water must be disposed of in the most sustainable means possible, which must be evidenced by the designer. The approved scheme only shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained and managed in accordance with the approved details.
Reason. To reduce the risk of flooding and ensure the satisfactory treatment of surface water drainage pursuant to Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58521

**ADDRESS: Former Red Bridge Inn
Bury Old Road, Ainsworth**

Planning, Environmental and Regulatory Services 1:1250

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Bury
COUNCIL

58521

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5





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Page 23

REV.D 08/11	UPDATED	SP
REV.C 08/14	UPDATED	SP
REV.B 05/14	UPDATED	SP
REV.A 03/14	UPDATED	SP
REV.	DATE	NOTES

CLIENT / PROJECT
 NICK HOWCROFT
 BURY OLD ROAD
 BURY

DRAWING TITLE
 THE HAMLET AT AINSWORTH
 PROPOSED SITE PLAN

STATUS			
PLANNING			
DATE	DRAWN	SCALE @ A2	
NOV 14	SP	1:200	
PROJECT NUMBER	LIMIT / BLOCK	CL / FR CODE	TYPE & NUMBER
9624			L07 D
DRAWING NO.			

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DATE REVISED: 02/14/14

REVISIONS:

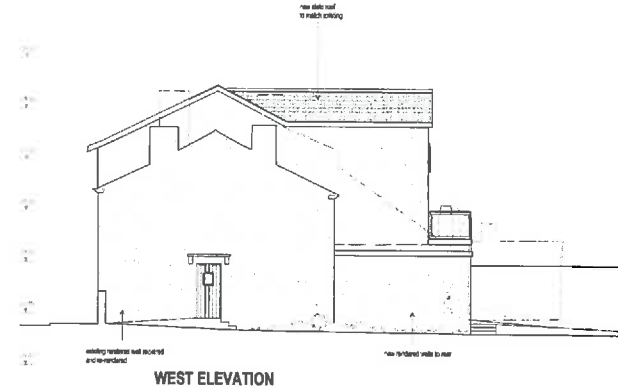
1. REVISED TO REFLECT THE REVISIONS TO THE PROPOSED ELEVATIONS AS SHOWN ON THE ATTACHED SHEETS.

2. REVISED TO REFLECT THE REVISIONS TO THE PROPOSED ELEVATIONS AS SHOWN ON THE ATTACHED SHEETS.

3. REVISED TO REFLECT THE REVISIONS TO THE PROPOSED ELEVATIONS AS SHOWN ON THE ATTACHED SHEETS.



NORTH ELEVATION



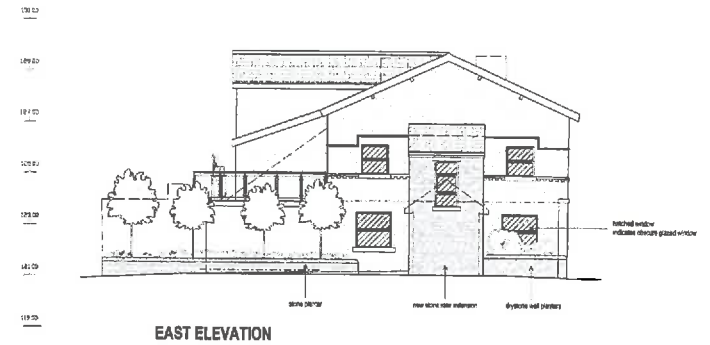
WEST ELEVATION



SOUTH ELEVATION



SIMPLIFIED SOUTH ELEVATION WITHOUT EXISTING OPENINGS



EAST ELEVATION

REV	DATE	NOTES
01	02/14/14	Final Elevation
02	11/14/14	Revised to reflect the revisions to the proposed elevations as shown on the attached sheets.

CLIENT: PUBLIC
 NICK HOWCROFT
 BURY OLD ROAD
 BURY
 COUNTY: 0914
 THE HAMLET AT AINSWORTH
 PROPOSED ELEVATIONS
 (PM CONVERSION)
 DRAWN BY: PLANNING

DATE	DRAWN	SCALE
NOV '14	EZ	1:100

NOV '14	EZ	1:100
NOV '14	EZ	1:100
NOV '14	EZ	1:100

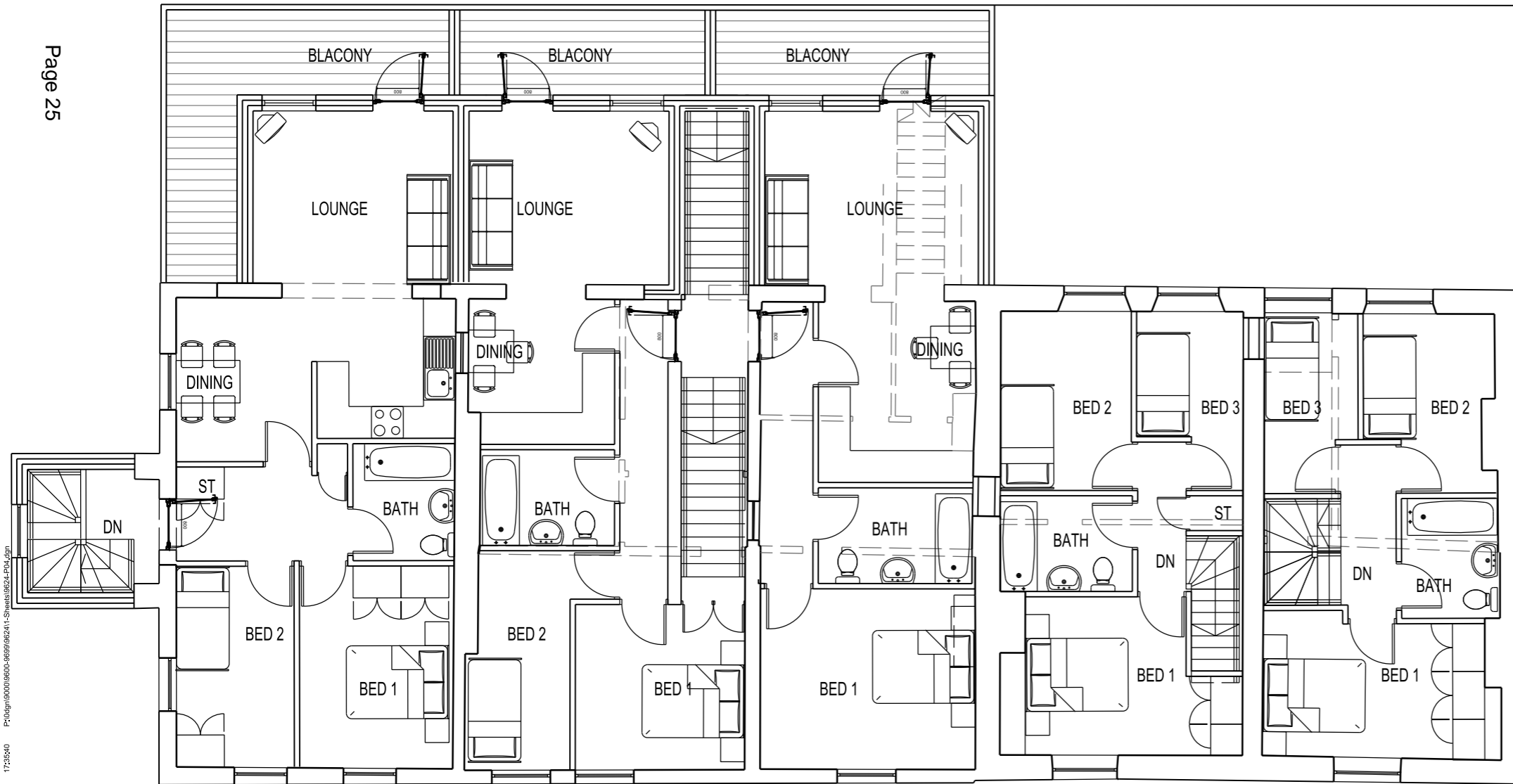
0924 E11 A

THE RATCLIFFE GROVES PARTNERSHIP
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 1000 THE GROVES
 MANCHESTER M13 9PL
 0161 275 1111
 www.ratcliffegroves.com

RCH architects

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REV.B 02.12.14 WINDOWS ALTERED	SP
REV.A 07.11.14 WINDOWS ALTERED	RSL
REV. DATE	NOTES
	INIT.

CLIENT / PROJECT
NICK HOWCROFT
BURY OLD ROAD
BURY
 DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED FIRST FLOOR PLAN
(PH CONVERSION)

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
MAY'14	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
9624 **P04** **B**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

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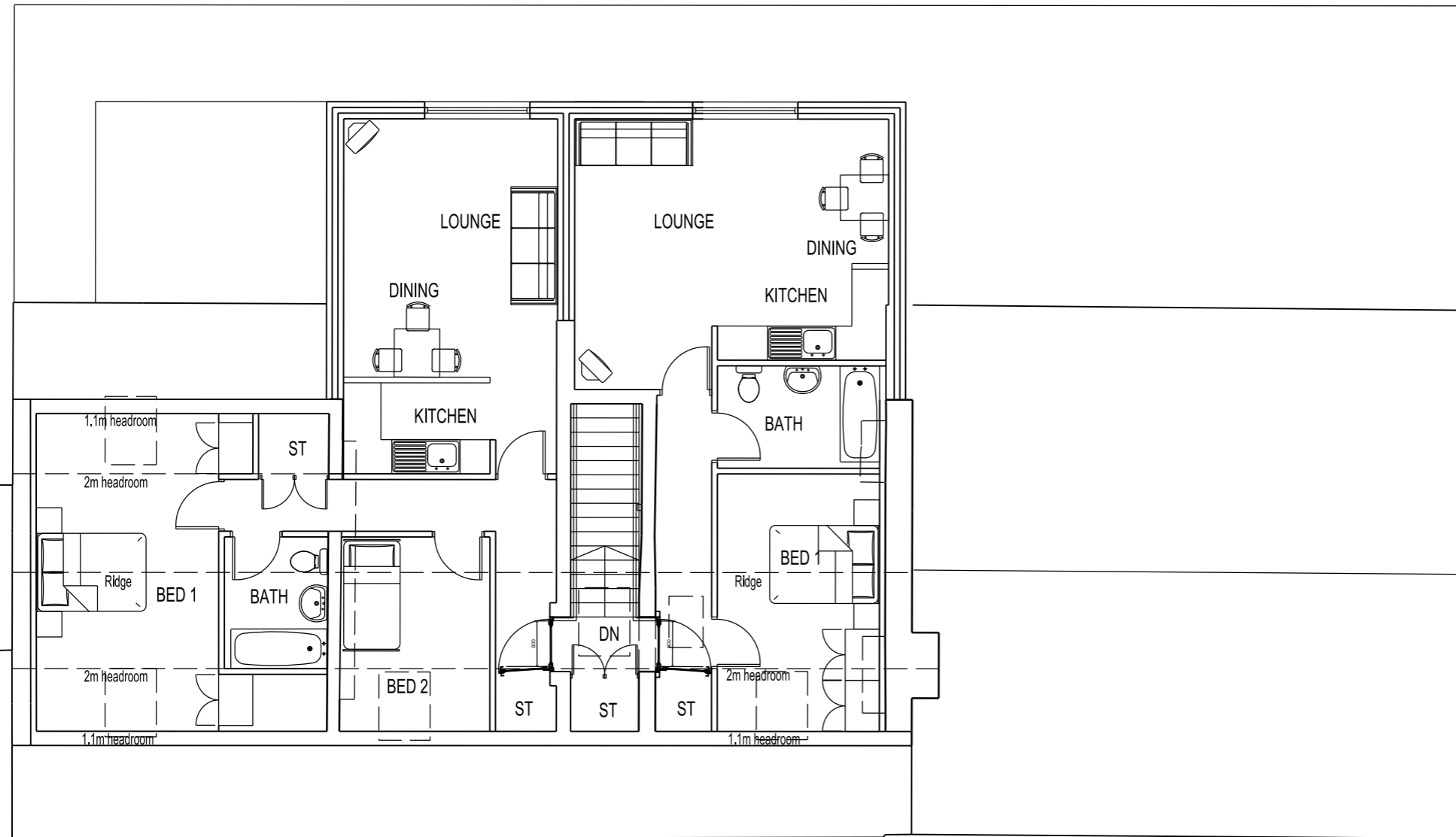
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A 02.12.14 Windows adjusted SP

REV. DATE NOTES INIT.

CLIENT / PROJECT

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BURY

DRAWING TITLE

THE HAMLET AT AINSWORTH
PROPOSED SECOND FLOOR PLAN
(PH CONVERSION)

STATUS

PLANNING

DATE DRAWN SCALE @ A3

MAY'14 RSL 1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER

DRAWING NO.

9624 P05 A

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

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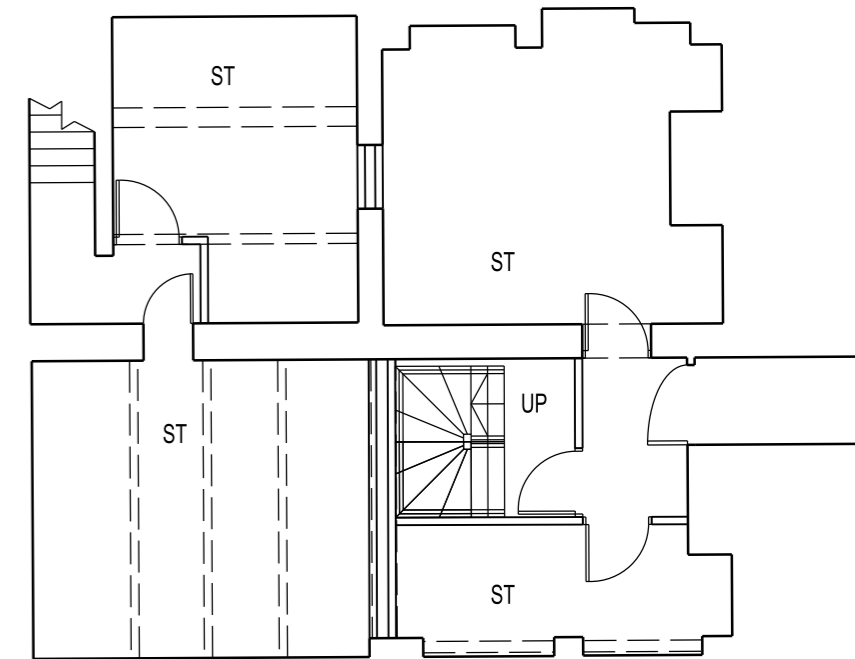
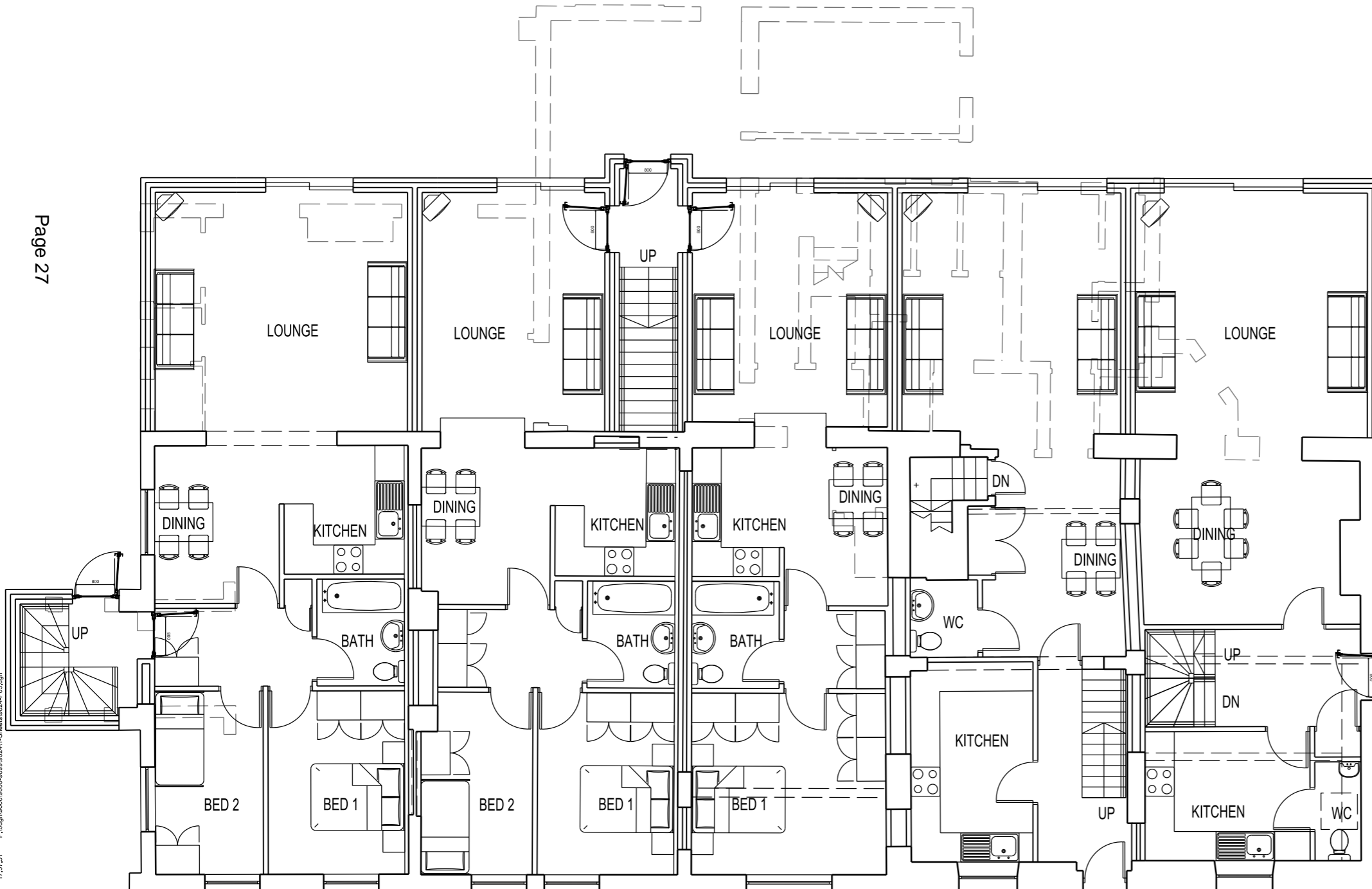
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Dotted line indicates structure to be removed



Basement Plan

REV.B 02.12.14	WINDOWS ALTERED	SP
REV.A 07.11.14	WINDOWS ALTERED	RSL
REV. DATE	NOTES	INIT.

CLIENT / PROJECT
NICK HOWCROFT
BURY OLD ROAD
BURY

DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED FLOOR PLAN
(PH CONVERSION)

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
MAY'14	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
9624 **P03** **B**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

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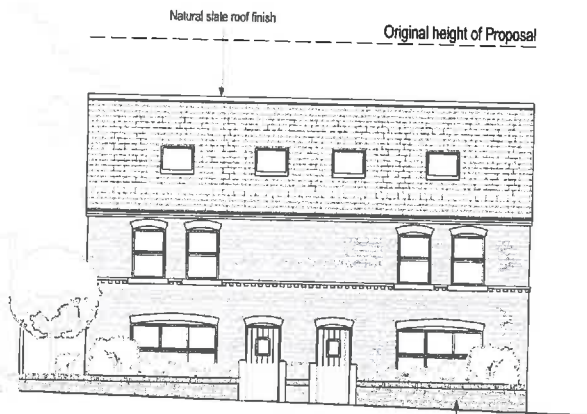
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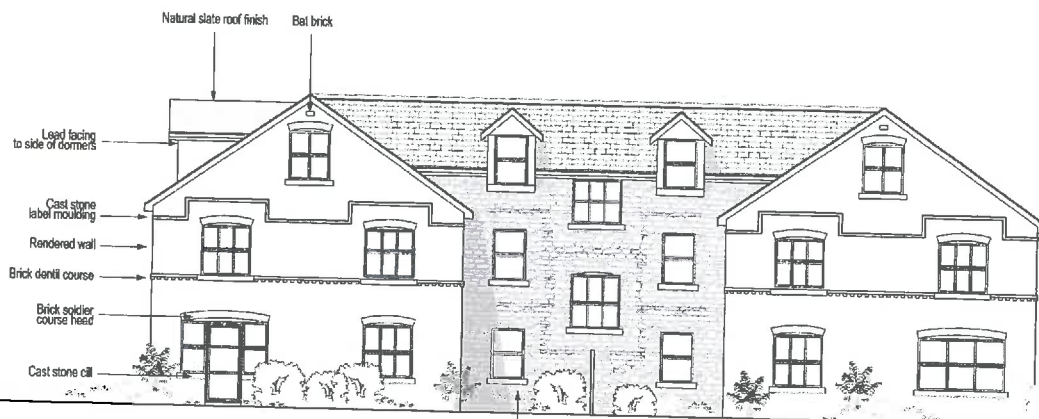
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REV. DATE NOTES INT.

CLIENT / PROJECT
NICK HOWCROFT
BURY OLD ROAD
BURY

DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED ELEVATIONS
(NEW BUILD)

STATUS
PLANNING

DATE
DEC '14 DRAWN
EZ SCALE @ A2
1:100

PROJECT NUMBER
9824 UNIT / BLOCK
EZ CIVILS CODE
EZ TIME & NUMBER
EZ REVISION
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9824 E15

Site Location Plans L CA Plans P
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 Pref. Colour C

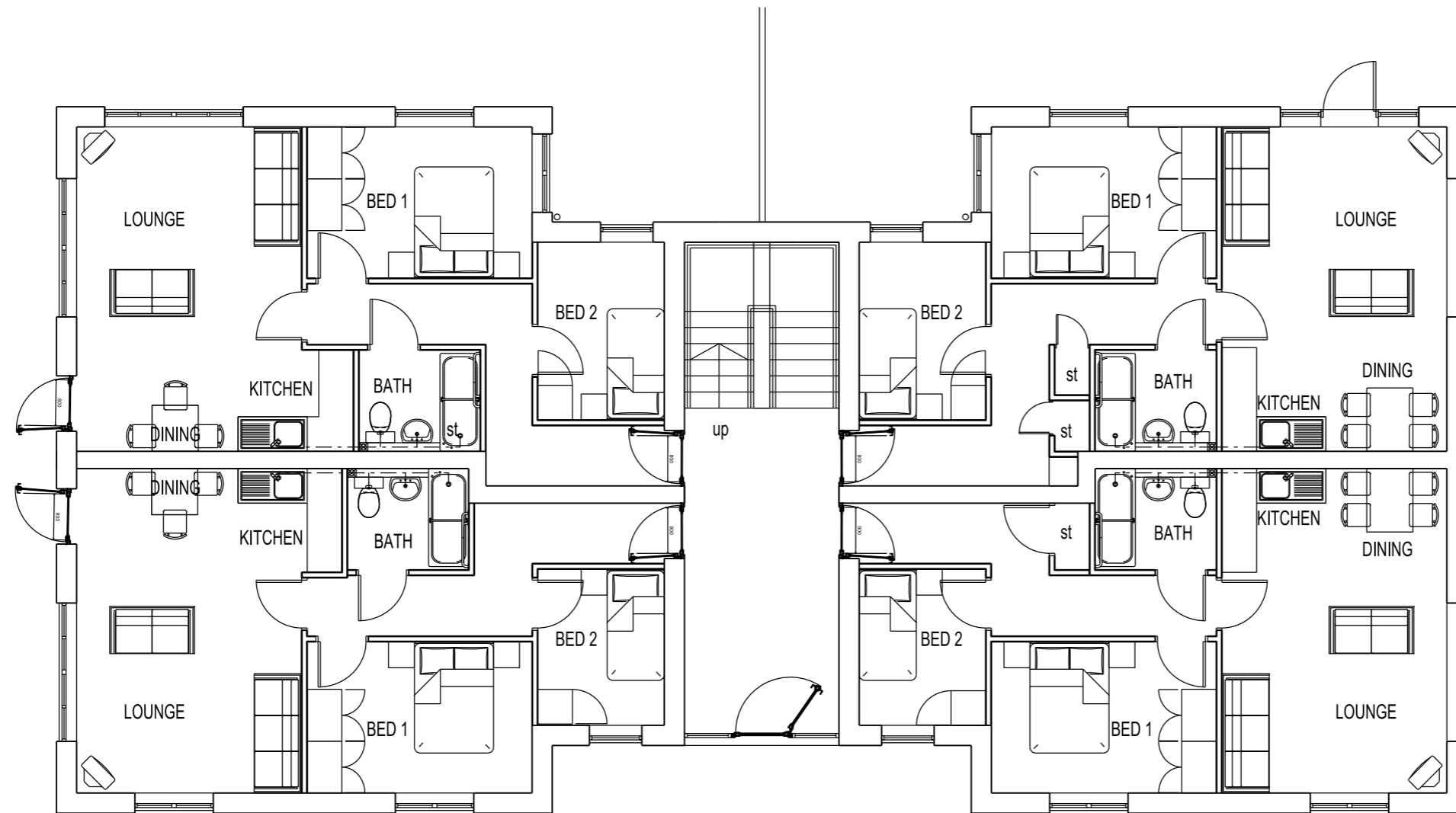
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GROUND FLOOR

A	01.12.14 Change in layout	INIT.
REV.	DATE	NOTES
		INIT.

CLIENT / PROJECT
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BURY OLD ROAD
BURY

DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED GROUND FLOOR PLANS
(NEW BUILD)

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
NOV'14	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.
9624 **P12** **A**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

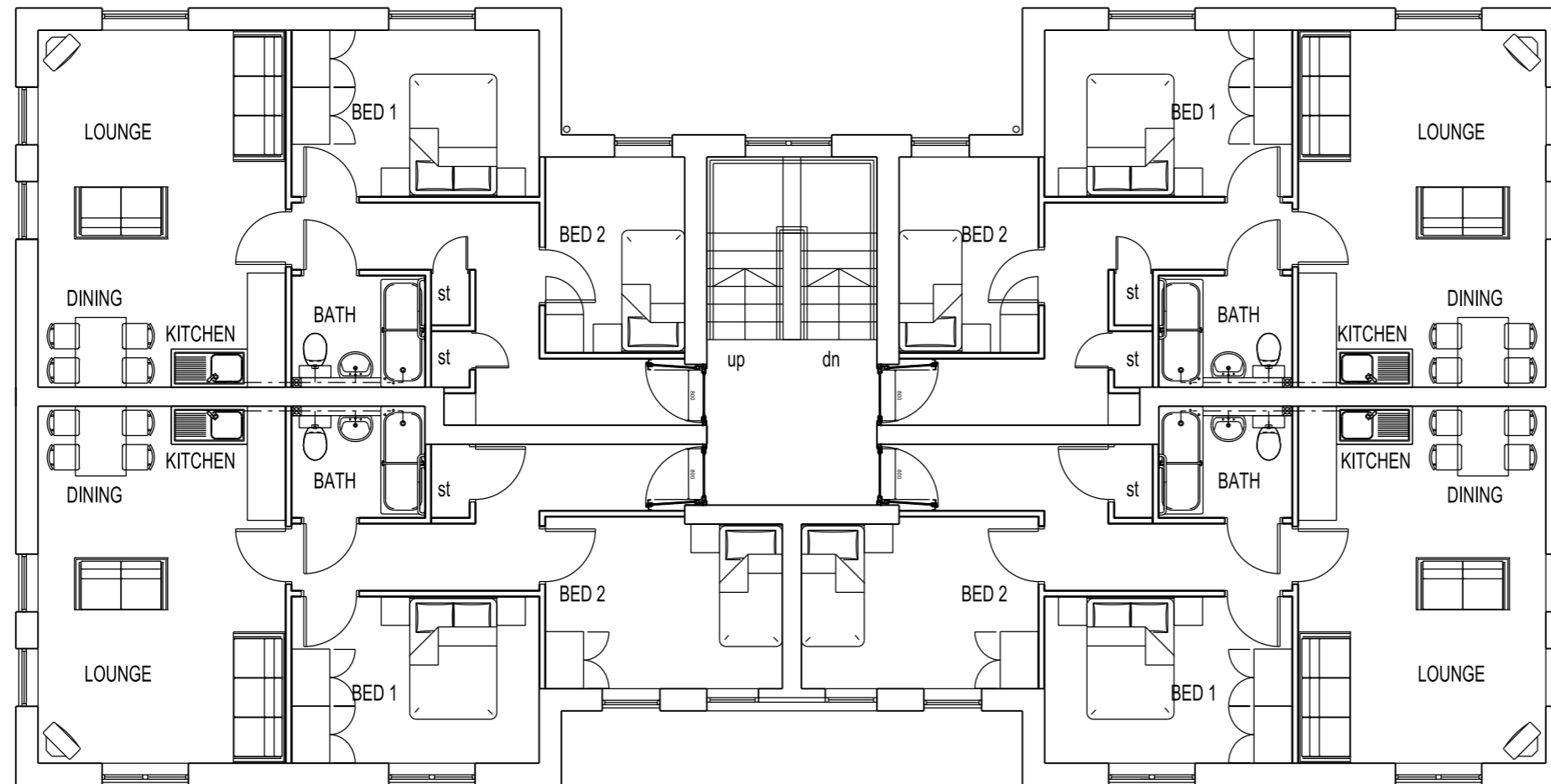
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FIRST FLOOR

REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
NICK HOWCROFT
BURY OLD ROAD
BURY

DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED FIRST FLOOR PLANS
(NEW BUILD)

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
NOV'14	RSL	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER

DRAWING NO.
9624 **P13** -

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

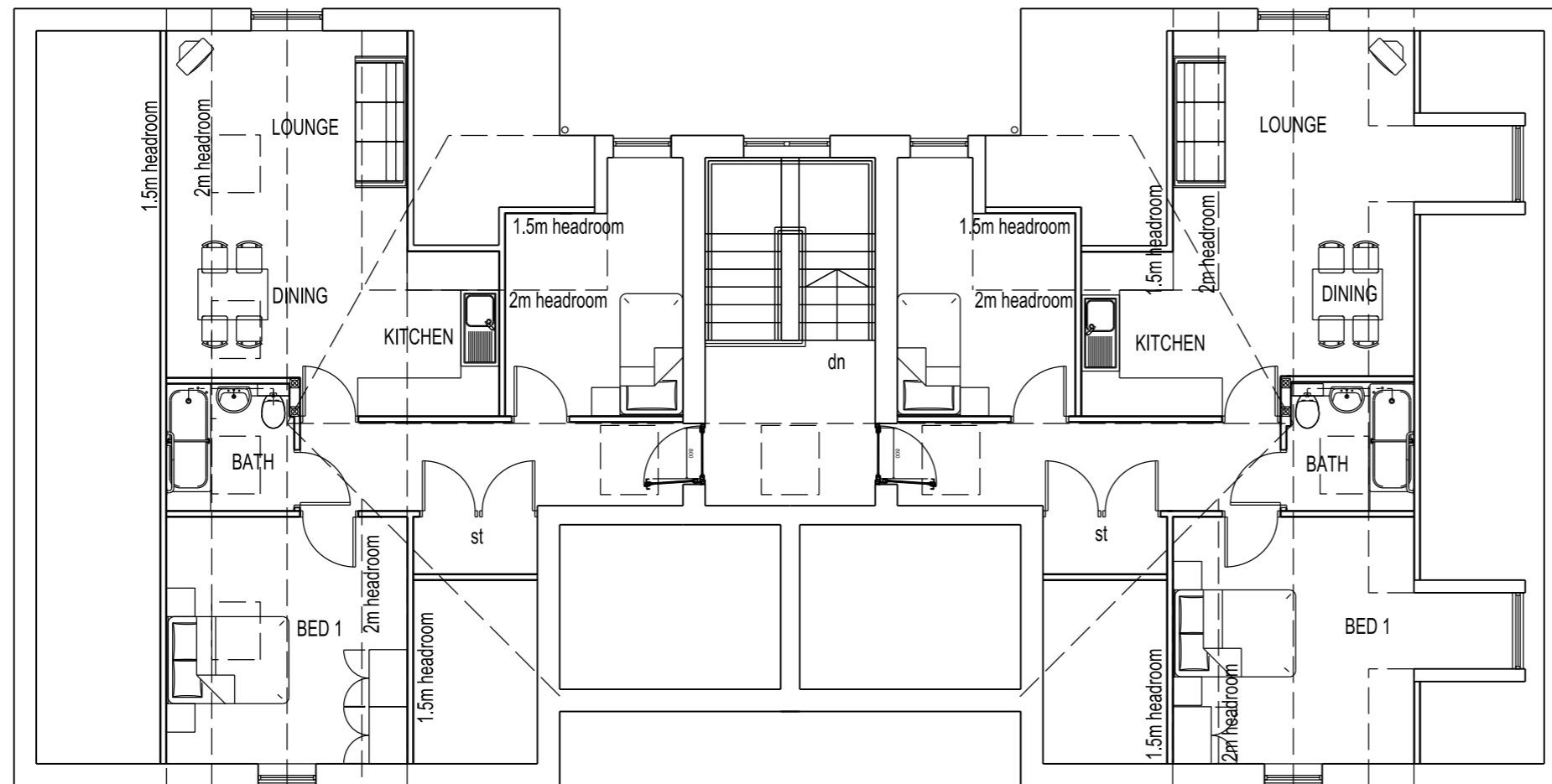
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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:



SECOND FLOOR

REV.	DATE	NOTES	INIT.

CLIENT / PROJECT
NICK HOWCROFT
BURY OLD ROAD
BURY

DRAWING TITLE
THE HAMLET AT AINSWORTH
PROPOSED SECOND FLOOR PLAN
(NEW BUILD)

STATUS
PLANNING

DATE	DRAWN	SCALE @ A3
DEC '14	EZ	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER

DRAWING NO.
9624 **P15**

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

MANCHESTER
 105 MANCHESTER ROAD
 BURY LANCASHIRE BL9 0TD
 T. 0161 797 6000 E. manchester@rgp.uk.com
 www.rgp.uk.com

LONDON
 19 BEDFORD ROW
 LONDON WC1R 4EB
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Ward: Prestwich - St Mary's

Item 02

Applicant: Mr Richard Kendrick

Location: 8 Warwick Street, Prestwich, Manchester, M25 3HN

Proposal: Change of use from beauty salon at ground floor and flat at first floor (Class C3) to mixed use cafe bar (Class A3) and Community Activity Facility (Class D1); Access/fire exit at rear; External roller shutters.

Application Ref: 58558/Full

Target Date: 27/05/2015

Recommendation: Approve with Conditions

Description

The application site is a 2 storey building which is located within Prestwich Town Centre. The current use of the building is a beauty/tan/tone salon at ground floor and residential flat at first floor. The salon is accessed directly off Warwick Street and the flat via a separate entrance at the side and through a small yard which is currently used to store bins. There is restricted on street parking on Warwick Street.

To the east are commercial premises (a restaurant and printers), to the north a public car park and to the west a building currently under construction for residential development. Opposite are residential flats with dedicated parking in front.

The application seeks a change of the building from a beauty salon to a cafe bar (Class A3) and community activity (Class D1), the provision of an access at the rear and external roller shutters. The proposed cafe bar would be located at ground floor level and the community room at first floor. The proposed access would take the form of a new door on the rear elevation, which would open onto a footpath adjacent to the car park. The proposed external roller shutters would be located on the proposed door and the windows at ground floor level.

Relevant Planning History

01574/E - Proposed change of use to become a licensed coffee bar business - Enquiry completed 15/10/2014

51372 - Change of use to beauty and fitness. - Approve with Conditions 22/07/2009

Publicity

The neighbouring properties were notified by means of a letter on 10 April 2015.

2 petitions were received, containing 95 and 16 signatures respectively and raised the following issues:

- Against Tan and Tone closing to be converted to a cafe/bar/bistro.

4 letters were received from the occupiers of 5, 8 Warwick Street, which have raised the following issues:

- The proposal will have an impact upon parking availability, which is a headache for local residents in Warwick Street.
- There are a large number of cafe bars within a small area.
- The owner of tan and tone has spent a number of years building up her clientele and we feel that there is no room for another eating establishment.
- The owner of tan and tone will have no alternative but to close the business.
- There are a number of cafe bars in Prestwich, but few beauty salons.

- The proposed development would be in close proximity to existing properties and a development, which is not yet complete.

The neighbouring properties were re-notified of an amended description on 26 May 2015. 1 letter has been received, which has raised the following issues:

- Wish to object to yet another eatery and alcohol establishment in Prestwich.
- The road is busy and parking is limited.

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

Consultations

Traffic Section - No objections.

Environmental Health - Pollution Control - No objections, subject to the inclusion of a condition relating to a scheme for the dispersion of fumes and odours.

Waste Management - Comments awaited.

Design for security - Comments awaited.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/8	Shop Fronts
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/1	Atmospheric Pollution
S1/2	Shopping in Other Town Centres
S2/1	All New Retail Proposals: Assessment Criteria
S2/3	Secondary Shopping Areas and Frontages
S2/6	Food and Drink
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
TC2/2	Mixed Use Development
Area	The Longfield Centre/Bury New Road
PR1	
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

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 NPPF recognises town centres as the heart of their communities and seeks to pursue policies to support their vitality and viability and promote competitive town centres. It advocates provision of customer choice and diverse shopping facilities which reflect the individuality of town centres, and acknowledges the importance that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.

Policy S1/2 states that the Council will seek to maintain and strengthen the retail roles of Ramsbottom, Radcliffe and Prestwich town centres.

Policy S2/3 states that within secondary areas of town centres, the Council will seek to maintain retailing as the predominant land use at ground floor level. Proposals for change of

use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors:

- the design and appearance of the proposed frontage;
- the maintenance or provision of a display window at ground floor level, where appropriate;
- whether the proposals would give rise to disturbance or nuisance.

Policy S2/6 states that the Council in considering all proposals which involve cafes, will have regard to the following factors:

- the amenity of nearby residents by reason of noise, smell, litter and opening hours;
- whether or not the proposal would result in an over concentration of uses, which could adversely change the nature or character of the centre as a whole;
- parking and servicing;
- provision for the storage and disposal of refuse and litter;
- the environmental impact of any flues and/or ducting.

Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact upon residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- access to shops and other services;
- the suitability of the chosen location in relation to the community;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

Area PR1 states that the Council will encourage and support proposals for retailing and other appropriate ancillary uses.

The proposed development involves the change of use of a beauty salon (*sui generis*) and flat to a cafe bar (ground floor) with a community room (at first floor). Policy S2/3 seeks to maintain retailing as the use at ground floor level. The existing use of the building is classed as *sui generis* and as such, the proposed development would not lead to a loss of a retail unit. The shop front would be retained and the proposed use and opening hours of 08.00 to 23.00 would ensure a high level of activity, bringing people to the centre. As such, the proposed cafe bar use would introduce diversity and therefore, would enhance the vitality and viability of the town centre and would be in accordance with Policies S1/2, S2/3 and S2/6 of the Bury Unitary Development Plan.

The proposed community room would be located at first floor level and it is envisaged that it would be used for exhibitions and classes. The proposed development would be located within the town centre and would be accessible by public and private transport. The scale of the proposed development at 58 square metres would be conservative. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy CF1/1 of the Bury Unitary Development Plan.

Design and layout - The only external alterations are the proposed roller shutters to the front elevation and a door on the rear elevation. The proposed door would be located at ground floor level and would open onto the pavement adjacent to the car park. The proposed roller shutters would be located at ground floor and the design would be controlled by a condition with the intention to be permeable to maintain intervisibility. Therefore, the proposed development would not be a prominent feature within the streetscene and would be in accordance with Policies EN1/2 and CF1/1 of the Bury Unitary Development Plan.

Fumes - It is not proposed to cook hot food on the premises. The majority of the food served would be cold (such as sandwiches, snacks and the like) or heated up on domestic type appliances, and as such there would be no undue smells or fume pollution which would necessitate any external extraction systems. As such, the impact on the occupiers of nearby

residents and businesses from cooking smells would be relatively insignificant.

Noise - The proposed cafe bar would be open from 08.00 to 23.00 on Mondays to Saturdays. There is a printing shop opposite and the nearest residential properties would be located 18 metres away. There are other uses in the area, which are permitted to be open until 23.00. Given that the proposed development would be located within a town centre and there are other uses open at 23.00, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of noise and activity. Therefore, the proposed development would be in accordance with Policies CF1/1 and EN7/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed from Warwick Street. The proposed development would not provide any off-street parking. However, the current use operates without any off-street parking. The proposed development is located within the town centre and has good access to public transport. The Traffic Section has no objections to the proposal. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies CF1/1 and HT2/4 of the Bury Unitary Development Plan.

Response to objectors

The issues relating to parking and the impact upon neighbouring properties have been addressed in the report above. The issue of competition is not a material consideration and cannot be taken into account.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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 the drawings received on 10 April 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. No roller shutters shall be installed unless and until details of the design of the roller shutters has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented.
Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and EN1/8 - Shop Fronts.
4. The use hereby permitted shall not be open to customers outside the following times:

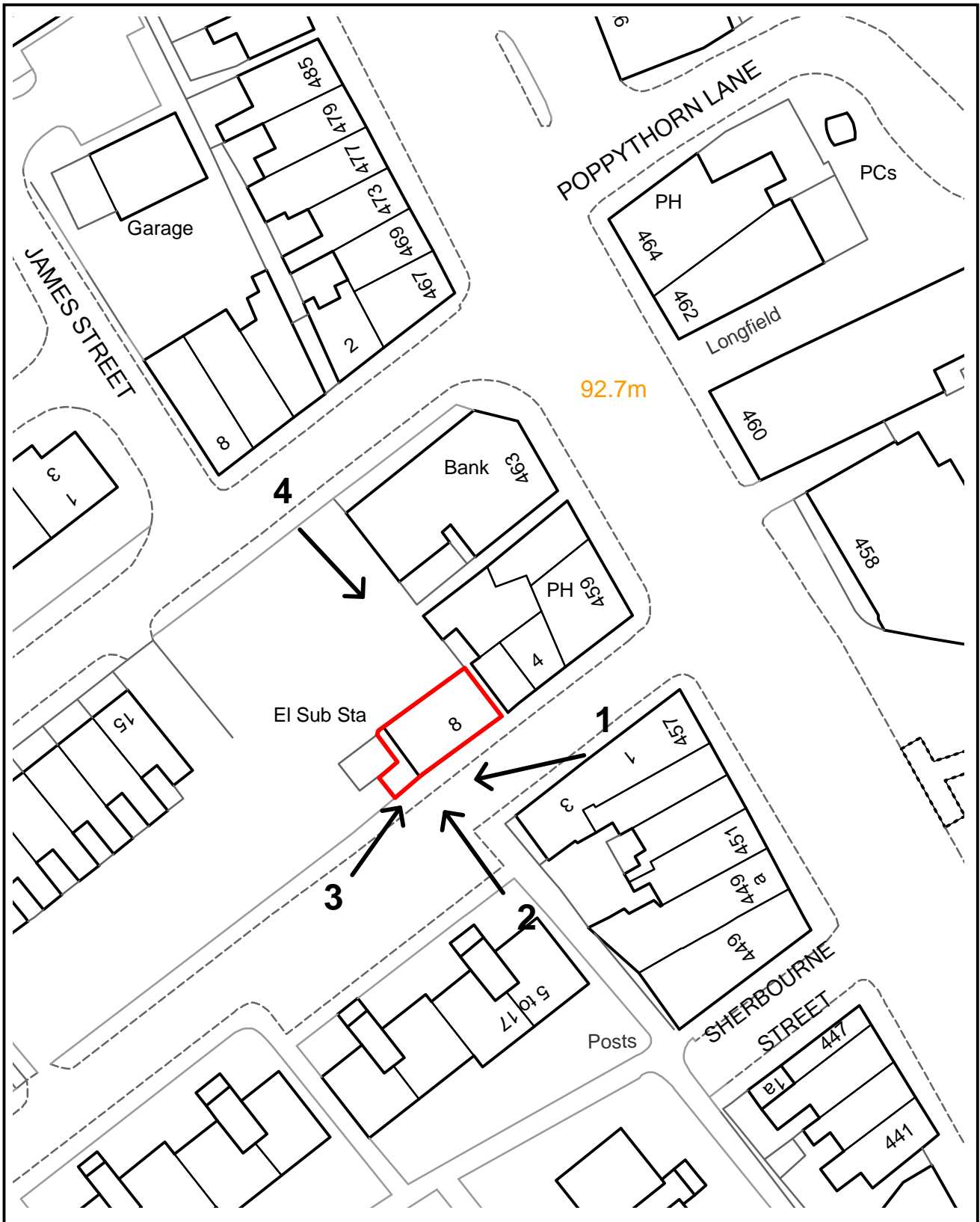
08.00 to 23.00 - Mondays to Saturdays

09.00 to 22.00 - Sundays and Bank Holidays

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies CF1/1 - Location of Community Facilities and S2/6 – Food and Drink of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58558

ADDRESS: **8 Warwick Street**
Prestwich

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

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58558

Photograph 1



Photograph 2



Photograph 3



Photograph 4



BIN STORAGE

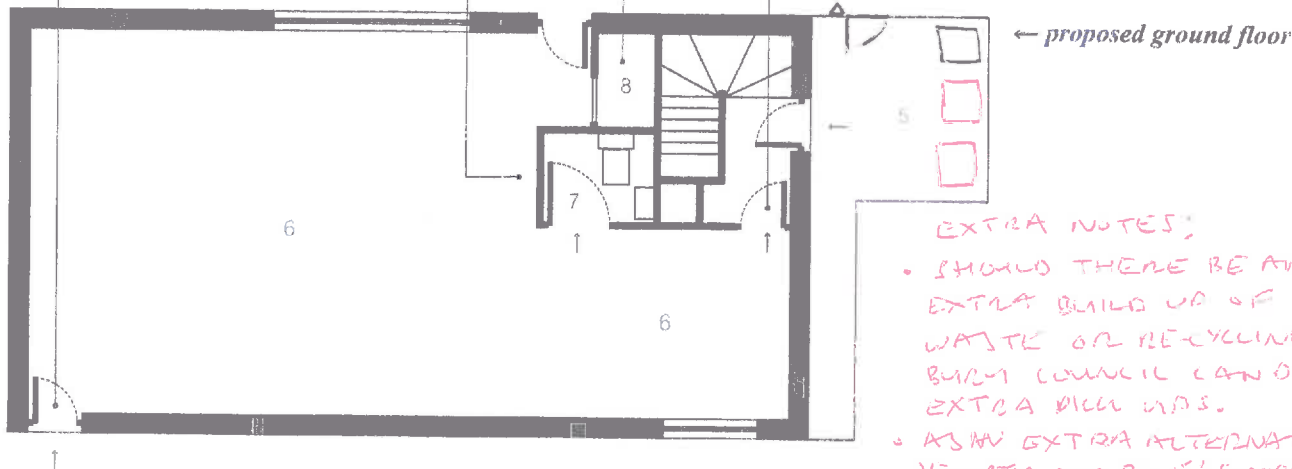
□ BINS (GENERAL WASTE, GLASS) + PLASTIC & PAPER + CARDBOARDS)



△ OUR DELIVERIES OF FOODS WILL ARRIVE HERE. THIS WILL ONLY HAPPEN BETWEEN THE HOURS OF 10AM + 3PM WED - FRI. THIS WILL NOT BE EVERY WEEK EITHER, MORE AS + WHEN.

* THE COLLECTION POINT IS AT THE FRONT OF THE PROPERTY. THE GREEN GENERAL WASTE BIN WILL BE COLLECTED WEEKLY. THE BLUE + GREEN RECYCLING BINS WILL BE COLLECTED EVERY 2 WEEKS. ALL BY BUSY COUNCIL. WE ARE IN CONTACT WITH THEM THE TIME WASTE MANAGEMENT AREA OF THE LOCAL COUNCIL.

• THE BINS WILL BE LEFT OUT FOR COLLECTION + PULLED STRAIGHT BACK IN ONCE EMPTIED.



EXTRA NOTES:

- SHOULD THERE BE ANY EXTRA BUILD UP OF WASTE OR RECYCLING BUSY COUNCIL CAN DO EXTRA PICK UPS.
- AS AN EXTRA ALTERNATIVE 'EMPTY MY BINS' SUPPLY A DAILY COLLECTION OF PRE-PAID BAGS IN THE AREA COLLECTION AT 6AM

project

proposed remodelling of 8 Warwick Street, Prestwich, Manchester

drawing title

existing ground floor and proposed ground floor plan

scale

1:100

date

april 2015

existing spatial layout

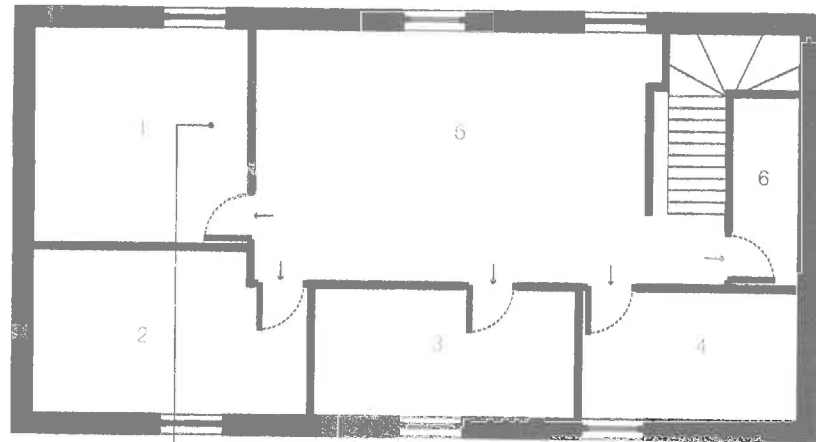
1. showroom
2. store
3. w.c
4. w.c
5. courtyard

proposed spatial layout

5. courtyard
6. bar and seating area
7. disabled w.c
8. storage space

proposed structural alterations

- a. removal of existing solid masonry wall [approx. 1200mm] from side and insertion of external door and dwarf lite [approx. 2440x800mm]
- b. removal of existing and insertion of new internal stud partition and doors
- c. removal of existing and insertion of new drainage, plumbing and electrical services
- d. removal of existing and insertion of new internal stud partition and door



← existing first floor

project

proposed remodelling of 8 Warwick Street
Prestwich, Manchester

drawing title

existing first floor and proposed first floor
plan

scale

1:100

date

april 2015

existing spatial layout

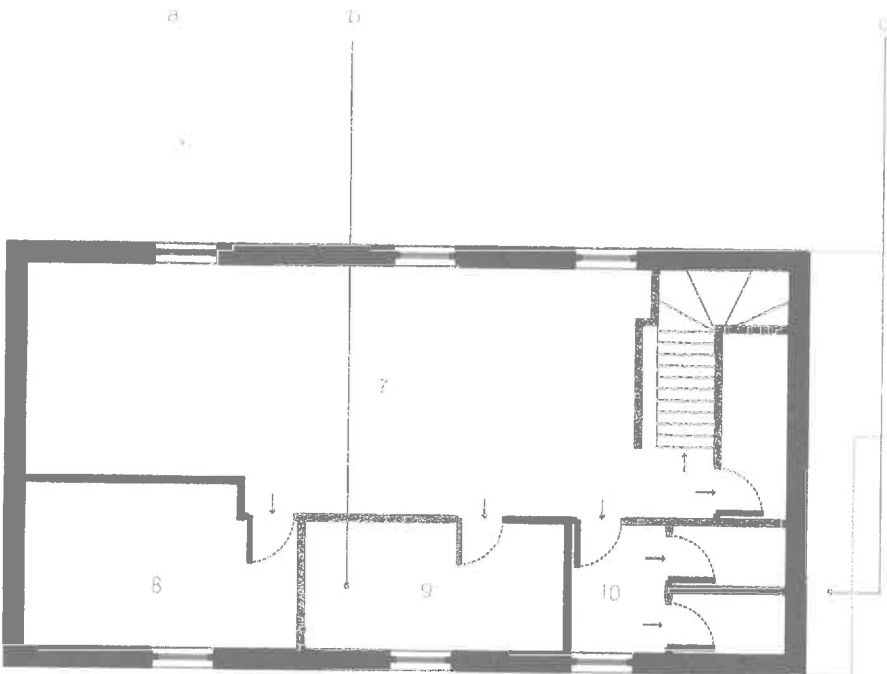
- 1. bedroom
- 2. bedroom
- 3. kitchen
- 4. bath & w.c
- 5. lounge
- 6. storage

proposed spatial layout

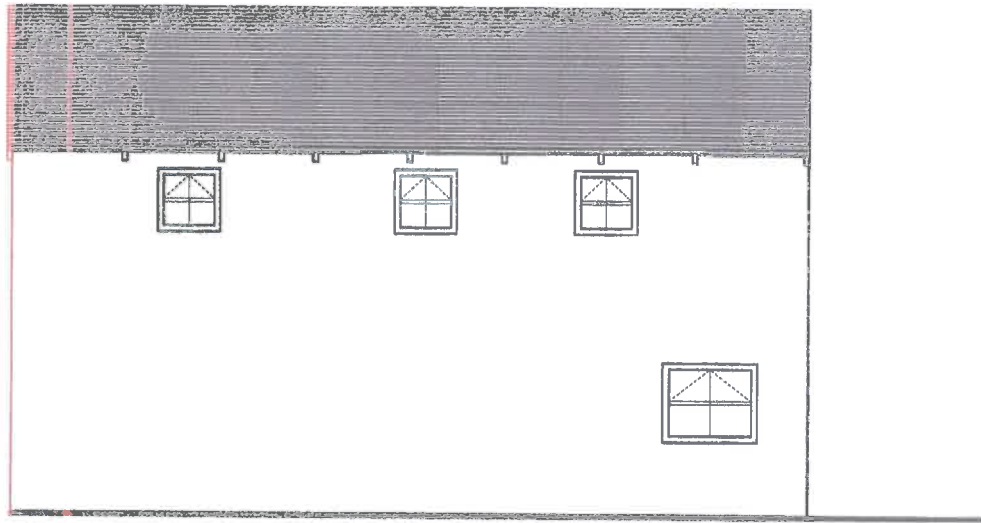
- 7. bar and seating area
- 8. office
- 9. kitchen
- 10. w.c x 2
- 11. storage

proposed structural alterations

- a. removal of existing internal stud partition and door
- b. insertion of new drainage, plumbing and electrical services
- b. insertion of new internal stud partition and doors and drainage, plumbing and electrical services



← proposed first floor



← *existing rear*

project

proposed remodelling of 8 Warwick Street,
Prestwich, Manchester

drawing title

existing building rear and proposed building
rear elevations

scale

1:100

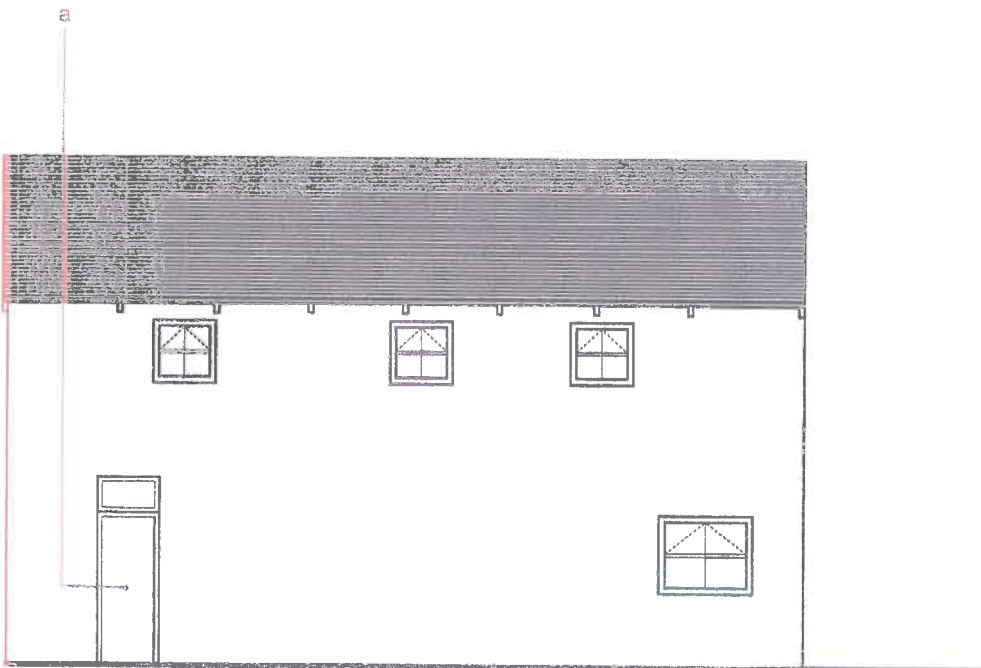
date

april 2015

proposed structural alterations

a. removal of existing solid masonry wall [approx.
1200mm] from side and insertion of external
door and dwarf lite [approx. 2440x800mm]

Page 43



← *proposed rear*

Ward: Bury East - Redvales

Item 03

Applicant: Bury Council - Dept of Communities & Wellbeing

Location: Grundy Day Care Centre, Wellington Road, Bury, BL9 9AH

Proposal: Change of use of day centre to a mixed use day care centre, hairdressers (A1) and cafe (A3)
(to be open to members of the public)

Application Ref: 58653/Full

Target Date: 02/07/2015

Recommendation: Approve with Conditions

Description

The site relates to a day care centre which is located on the outskirts of Bury town centre and provides a facility for members of the community receiving social care.

The building is located side-on to the main road with the main entrance positioned on the east elevation with a car park for 6 cars and a turning area directly in front. There is also parking to the rear of the building for 10 cars, which is allocated as Protected Recreation Provision in the Urban Area under UDP Policy RT1/1 and which extends beyond the site to the west. There are two accesses into the site both off Wellington Road which lead to the car parks.

The application is for a change of use of part of the building which seeks to allow members of the public to use the existing cafe and hairdressing salon which are currently only for users of the centre.

Hours proposed are Monday to Friday 9am to 4.30pm for the hairdressers and 9am to 5pm for the cafe.

Relevant Planning History

00978/E - Use of land as car park - Enquiry completed 30/11/2011

Publicity

26 letters sent on 8/5/2015 to properties at Nos 97, 99, 101,103, 196,200, 204, Wellington Road; 20,21,22,23 Shortlands Avenue, 7,9,11,15,17, 19,21,23,183,185,187,189,191,193,195, Parkhills Road.

One letter of objection received from No 20 Shortland Avenue which raises the following issues:

- Car parking is at a premium in this area due to the colleges and council's car parking charges with many of the surrounding streets residential parking only;
- Shortlands Avenue is not residential parking and already parked on by members of Grundy staff and college students - Will 28 spaces be sufficient for staff, service users and proposed customers of the cafe and hairdressers;
- Will the car park gates be closed before the cafe/restaurant close as happens at present?

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

Consultations

Traffic Section - No objection subject to condition.

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
RT1/1	Protection of Recreation Provision in the Urban Area
CF1	Proposals for New and Improved Community Facilities
CF1/1	Location of New Community Facilities
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.

Policies - CF1/1 - Location of New Community Facilities acknowledges the benefits these offer all members of the community. Regard for new proposals will be given to the following factors - impact on residential amenity and the local environment, traffic generation and parking, scale and size of the development, access to nearby facilities, suitability of the location in relation to the local area, and accessibility by transport.

Use - The vision for the future of the day centre is for it to become a community hub, to provide valuable community resources for local people, rather than being perceived as isolated centres solely for people receiving social care.

In this instance, the proposal would make available the existing cafe and hairdressing salon to members of the public.

There would be no increase in floorspace of either use and no additional staff employed as a result of opening it out to the public. The uses propose daytime only, between the hours of 9am and 5pm which would be within the existing opening hours of the centre.

It would be located within an existing established residential area within accessible distance to nearby facilities.

There would not be a significant increase in the scale and size of the existing uses, and subject to parking and access, which are discussed in more detail below, the proposal is considered to be acceptable and comply with CF1/1.

Parking - There are currently 5 equivalent full time members of staff employed in the cafe and hairdressers combined, and there would be no increase in staffing as a result of the development. As such, there would be no requirement to provide additional parking in this respect.

However, it is recognised that whilst not encouraged, future public users of the cafe and hairdressers may access the site by private car.

There are 16 spaces on site for use by staff members and visitors, as well as a turning circle and spaces for buses to drop off and pick up. The site is located just outside the town centre, within walkable distance to public transport and within an established residential area. As a community asset, it is envisaged that the facilities are more likely to be used by local people, who would either walk or use public transport.

The proposal would not result in an increase in any floorspace to the cafe or hairdressers and it is considered the development would be relatively small scale in comparison to what is currently catered for. It is anticipated that there would not be a significant number of members of the

public who would visit the centre at the same time. Hairdressers tend to operate by a booking system only, and as such numbers of patrons could be controlled.

Given the scale of the proposed uses and the location of the centre within a residential area, close to public transport, the current parking provision is considered to be acceptable and would comply with HT2/4 - Car Parking and New Development.

In the future, it is proposed to incorporate a head office for the care element facility and with this in mind, improve the car parking provision available on site. This would be submitted as a separate planning application as and when it is needed. The proposed layout plan annotates the area for information purposes only.

Response to objection - The issues raised regarding parking have been covered in the above report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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.

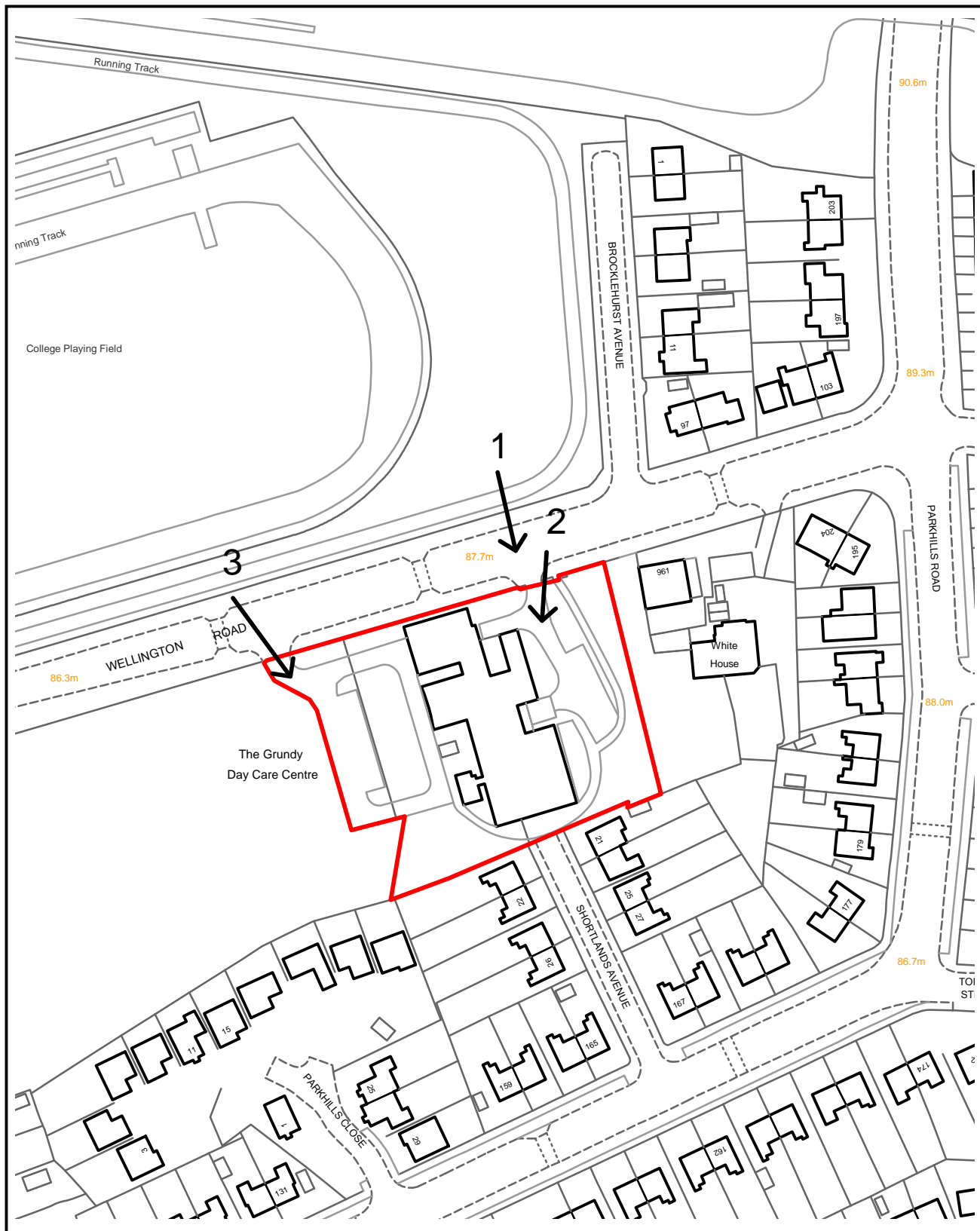
Recommendation: Approve with Conditions

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 - Location Plan with annotated parking detail received 8/5/2105; Red edge site location plan received 21/4/2015; cafe layout GM 090215; Hairdressing salon layout GM 090215 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. The use hereby permitted shall not be open to customers outside the following times: 09.00 to 17.00 Monday to Friday.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.
4. The car parking indicated on the approved plans shall be maintained and made available for use.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New 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 58653

**ADDRESS: Grundy Day Care Centre
Wellington Road
Bury**

Planning, Environmental and Regulatory Services 1:1250

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58653

Photo 1

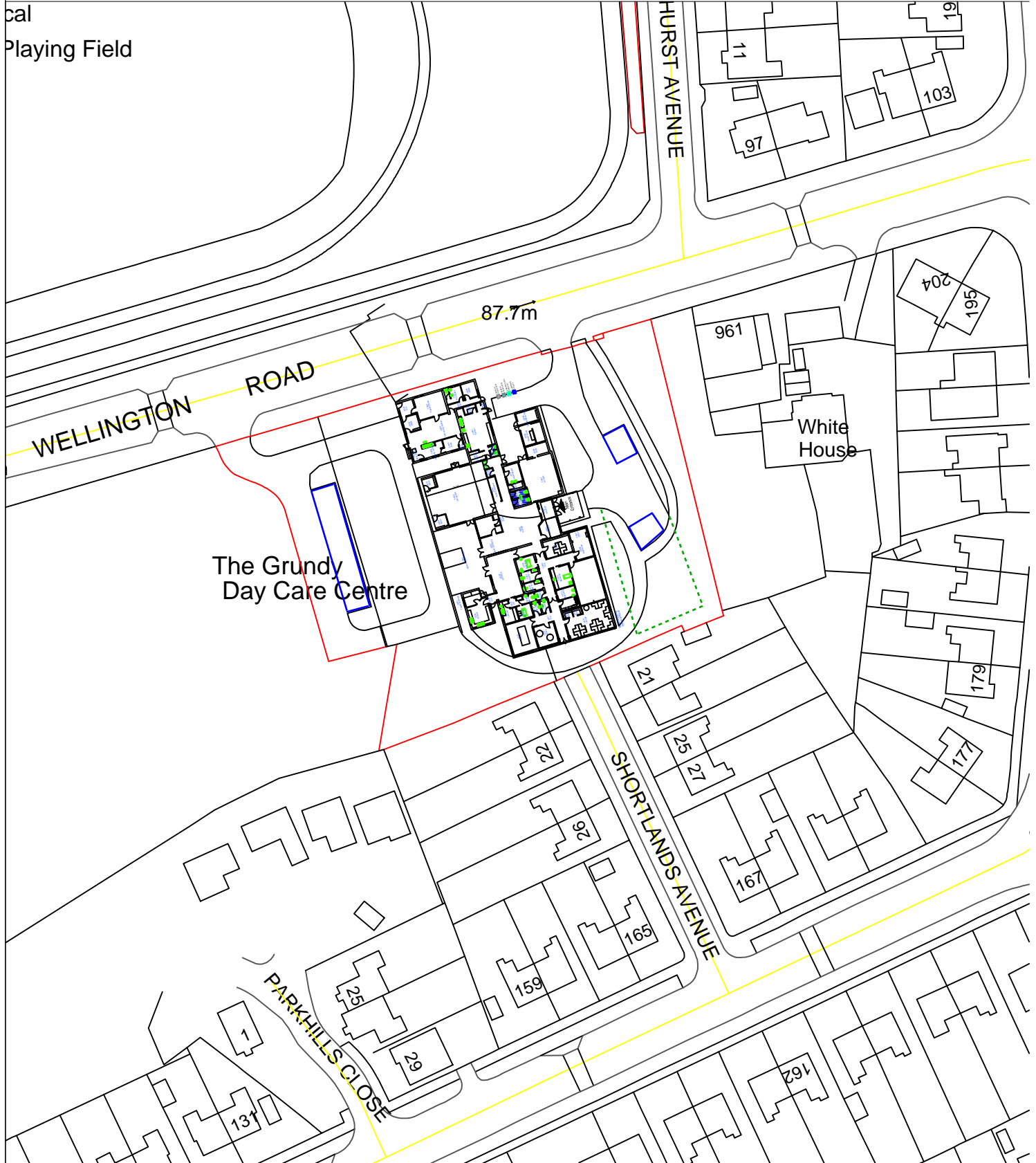


Photo 2



Photo 3





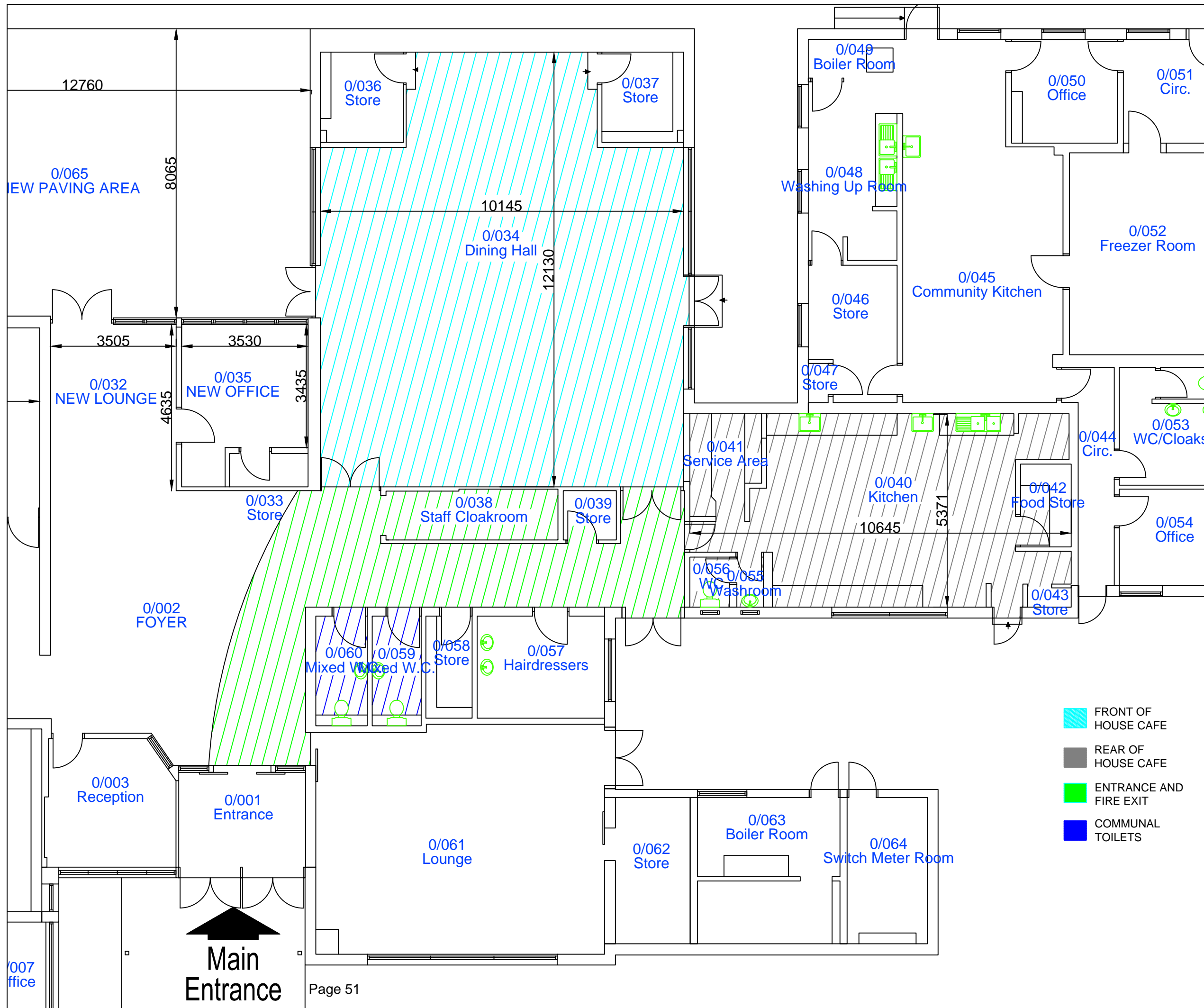
PROJECT TITLE:	DRAWING TITLE:
GRUNDY DAY CENTRE WELLINGTON ROAD BURY	LOCATION PLAN
DRAWN BY: GM	DATE: MAY 2015
CHECKED BY:	DATE:
SCALE: 1:1250	

**Environment and
Development Services**
Architectural Services

3 Knowsley Place,
Duke Street,
Bury, Lancs BL9 0EJ



Tel: 0161 253 5390
Fax: 0161 253 6193
Web: www.bury.gov.uk



preliminary issue

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 Tel: 0161 253 5390
 Fax: 0161 253 6193
 Web: www.bury.gov.uk



Bury | Prestwich | Radcliffe | Ramsbottom | Tottington | Whitefield
 PROJECT TITLE:
 GRUNDY DAY CARE CENTRE
 WELLINGTON ROAD
 BURY

DRAWING TITLE:
 CAFE LAYOUT

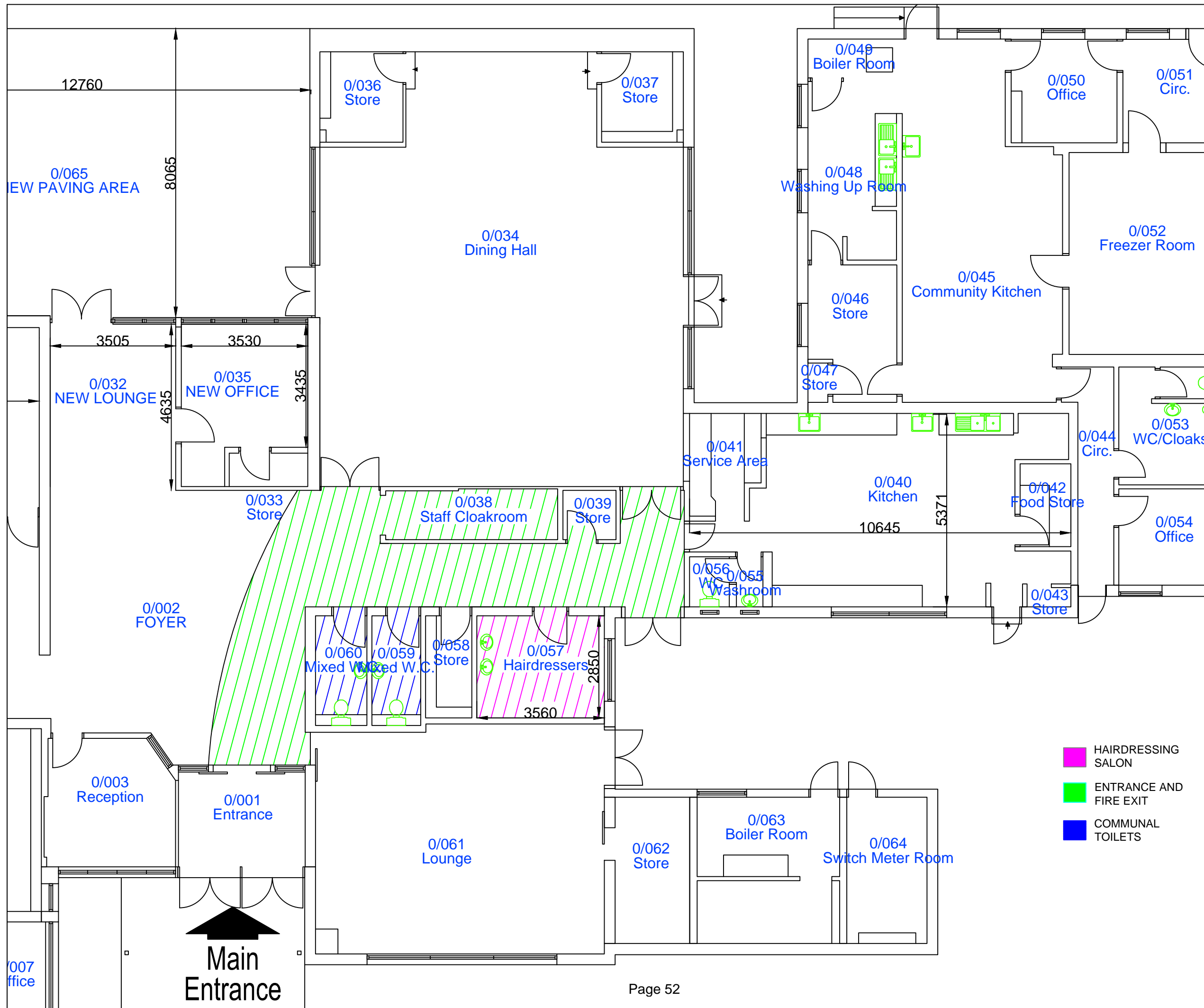
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CHECKED BY:	DATE:	DATE OF ISSUE:
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SCALE: 1:100 @ A3

DRAWING NUMBER:
 GM 090215

DEPT | CODE | DRAWING REF. | REV



Buisness Rates

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Environment and Development Services
 Architectural Services
 3 Knowsley Place,
 Duke Street,
 Bury, Lancs BL9 3EJ

Bury
COUNCIL
 Tel: 0161 253 5390
 Fax: 0161 253 6193
 Web: www.bury.gov.uk

Bury | Prestwich | Radcliffe | Ramsbottom | Tottington | Whitefield

PROJECT TITLE:
 GRUNDY DAY CARE CENTRE
 WELLINGTON ROAD
 BURY

DRAWING TITLE:
 HAIRDRESSING SALON LAYOUT

DRAWN BY: GM	DATE: Feb 15	ISSUE NUMBER:
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CHECKED BY:	DATE:	DATE OF ISSUE:
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SCALE: 1:100 @ A3

DRAWING NUMBER:
 GM 090215

DEPT	CODE	DRAWING REF.	REV
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Main Entrance

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 04

Applicant: Mr C Daubney

Location: 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ

Proposal: Change of Use to ground floor of property only - from A1 (Shop) to A3 (Cafe) Some internal alterations to accommodate new licensed premises

Application Ref: 58668/Full

Target Date: 23/06/2015

Recommendation: Approve with Conditions

Description

The application relates to a late Georgian building circa 1840, which is a prominent stone built Grade II Listed Building set within the Ramsbottom Conservation Area. It is 3 storey in height fronting onto Bridge Street, reducing to single storey at the rear on Silver Street. The ground floor has double fronted display windows to both elevations, with the main entrance to the shop on Bridge Street and principal access to the flats above is through a side door off Silver Street. There is a hardstanding area at the rear between the shop premises and the row of shops on Princes Court, which is within the applicant's ownership and used for parking.

The premises operates as an A1 retail shop use at the ground floor, with the upper floors in separate residential use.

The application seeks the change of use of the ground floor from a retail shop (Class A1) to a cafe (Class A3). The Design and Access Statement states that internally the rear of the premises would predominantly act as an 'overspill' area from the front cafe and could be made available for community use.

The food would be prepared off site and delivered daily, comprising mainly cold food which would need little kitchen and preparation space and not require any external extraction systems.

Hours proposed are 8am to 10pm daily.

The bin store would be located at the rear of the building in the existing car park area.

There are no proposed changes to the external appearance of the building and access to the cafe would be off Bridge Street as existing.

The upper floors would be retained in residential use and accessed via the existing Silver Street entrance.

Relevant Planning History

51889 - Listed building consent for removal of canopy, repair to shop front beam, replacement fascia to shop front and render finish to tiled piers between shopfronts - Approve with Conditions 27/11/2009

58377 - Change of use of shop (Class A1) to 2 No. cafe/bars (Class A3/A4) - Withdrawn 10/4/2015.

58470 - Listed Building Consent for Change of use from shop (Class A1) to 2 no. cafe/bars (Class A3/A4) - Withdrawn 10/4/2015.

58669 - Listed building consent for change of use of ground floor from shop (Class A1) to

cafe (Class A3) and internal alterations (resubmission) - concurrent application

Publicity

59 letters sent on 29/4/2015 to properties on Bridge Street, Princess Court Silver Street, Prince Street, Silver Street, Union Street, Market Place, Bolton Street and Crow Lane.

Site notice posted 8/5/2015.

Press advert in the Bury Times 7/5/2015.

Three letters of objection received from Nos 52A Bridge Street, 2 Silver Street, 36 Adderstone Mansion which raises the following issues:

- Living in a flat adjacent, have concerns regarding personal safety;
- Concern the shared back yard at the rear would become a noisy thoroughfare for deliveries at all times, or become a smoking area;
- Anti social behaviour;
- Noise and disturbance with loud music until 2-3am;
- Such establishments already well catered for in Ramsbottom;
- Building is not suitable for a cafe which is quite large with big display windows;
- In the centre of Bridge Street better suited to stocking goods;
- Would need extensive redevelopment not in keeping with its status as a Listed Building;
- Damage to the character and atmosphere if the change of use allowed;
- Only outside area is a small car park at the rear;
- Frequent deliveries would block either Bridge Street or Silver Street;
- Bin store not an appropriate location - rotting food would become a health hazard to local residents;
- Silver Street is proposed as the fire exit - this would need to be kept clear at all times but is a narrow footway;
- The application assumes a drinks license has been granted - aware is still undecided;
- The change of use would not be an asset or beneficial to Ramsbottom;
- Already a smaller cafe next door -not sensible to have 2 together;
- Ramsbottom already well served by cafes - lack of retail in the area;
- Proposal does not have alot to offer;
- Although no live music proposed, could still be noise issues from equipment;
- The alcohol licence applied for states no entertainment so there is a contradiction there anyway;
- The Design and Access statement that the back room will be used mainly for overspill (3.5) and the entrance in Silver Street for emergency and residential use is not credible;
- The advert consent for 2 signs shows separate names - obviously a plan to run with 2 premises;
- Greatest benefit to this area of Ramsbottom if this application is refused in its entirety and the premises remains as A1 use. All of the other shops, cafes and bars in this area will likely lose custom if we keep losing our A1 retail outlets.

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

Consultations

Environmental Health Pollution Control - No objection subject to a condition regarding soundproofing and control of hours of operation. There are no proposals to erect any external ventilation systems.

Unitary Development Plan and Policies

Area	Bolton Street/Bridge Street
RM3	
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
S1/2	Shopping in Other Town Centres
S2/1	All New Retail Proposals: Assessment Criteria

S2/2	Prime Shopping Areas and Frontages
HT5/1	Access For Those with Special Needs
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
NPPF	National Planning Policy Framework

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 recognises town centres as the heart of their communities and seeks to pursue policies to support their vitality and viability and promote competitive town centres. It advocates provision of customer choice and diverse shopping facilities which reflect the individuality of town centres, and acknowledges the importance that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.

The premises sit within the Prime Shopping Area of Ramsbottom town centre and within a Prime Shopping Frontage that extends from No 28 to 58 Bridge Street.

UDP Policy S2/2 states that within Prime Shopping Areas identified in the Borough's town centres, the Council will seek to maintain retailing (Class A1) as the predominant land use at ground floor level. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking account the following factors:

- a) the design and appearance of the proposed frontage;
- b) the maintenance or provision of a display window at ground floor level, where appropriate;
- c) access for the mobility impaired, where appropriate and through negotiation with the developer;
- d) whether the proposal will give rise to disturbance or nuisance.

The proposal does not involve any changes to the design and appearance of the building, and the display window and access would be maintained as existing. As an A3 use operating daytime and evening only, it is considered the use would not give rise to excessive noise or disturbance (see below) and as such would not conflict with criteria a) to d) of Policy S2/2.

In addition, Policy S2/2 states that where a proposal would lead to more than 10% of any identified shopping frontage being in non-retail use (Class A1), the Council will also take into account the following factors:

- e) the location and prominence of the proposal within the prime shopping frontage;
- f) the number, distribution and proximity and other premises in non-retail (Class A1) use with planning permission for such uses;
- g) the particular nature and character of the use proposed, including the level of activity associated with it.

The identified frontage currently includes more than 10% non-A1 uses (22%) and the proposal would lead to a slight increase in this (34%). However, in general, it is considered that the frontage is well served by a good dispersal of A1 uses, given that the premises would operate during the daytime, and would be active throughout the day and generate footfall within the town centre.

Consequently, it is considered that the proposed use would continue to provide footfall and

business to the area which would in turn contribute to the vitality and viability of the town centre, and as such be in compliance with the principles of the NPPF.

Residential amenity - The premises are situated on a busy main road in a town centre location where there is already ongoing activity from shoppers, visitors and residents alike during both the day and at night. Cafes/restaurants are uses which are expected to be located within town centres. As a daytime use, it is considered that a cafe would not cause any more noise or disturbance than a shop or any other cafe which operates in the town. Whilst the use would create more footfall and activity to the area at later hours, it is considered the position of the premises on a main road, with continual traffic movement and the comings and goings of people already patronising existing eateries and drinking establishments, the proposal would not generate undue additional noise and disturbance to local residents.

It is not proposed to cook hot food on the premises. The majority of the food served would be cold (such as sandwiches, snacks and the like) or heated up on domestic type appliances, and as such there would be no undue smells or fume pollution which would necessitate any external extraction systems. Impact on the occupiers of nearby residencies and businesses from cooking smells would therefore be relatively insignificant.

The scale of the operation would be such that deliveries would only be 2-3 times a week, made during the daytime by a transit sized van, which would have a dedicated parking space adjacent to the bin store at the rear of the property. This is considered to be an acceptable arrangement.

In terms of impact of the hours of operation on the residential occupiers of the flats above, the applicant proposes 8am to 10pm. These hours are not uncommon within town centres and likewise not uncommon to find commercial premises with residential accommodation above, in such locations. As a town centre location, residents should also expect there to be more activity in these areas, and at later times of the day.

The hours of operation up to 10pm are therefore considered to be reasonable.

However, it would be reasonable to include a condition to ensure that soundproofing to a Building Regulations standard is carried out between the units and the apartments above, to ensure and maintain amenity.

An application to the Licensing department would be required for the sale of alcohol from the premises, who operate under separate legislation and would have the power to control any noise and disturbance complaints should they arise.

As such, given measures could be controlled and enforced by condition and licensing, the negligible food odours, and the proposed opening hours, it is considered that the use would not be significantly detrimental to the occupiers of nearby residential properties or business operators, and would be in compliance with UDP Policy EN7/2 - Noise Pollution, EN7/1 Atmospheric Pollution and S2/2 - Prime Shopping Areas and Frontages.

Visual amenity - There are no proposed alterations to the external appearance of the building. Consideration of impact on the historic character of the Listed Building and Conservation would be considered in application reference 58470.

Access - Access into the cafe would be maintained off Bridge Street. There is already a small step up into the building off Bridge Street and as there are no proposals to make any alterations to the entrance, the existing situation is considered to be acceptable.

There would be a separate access to the flats off Silver Street.

Bin storage - This would be located to the rear of the premises in the existing courtyard/parking area, and would be readily accessible for collection by the Waste

Management Team.

Response to objectors -

- The application proposes opening hours until 10pm and not 2am.
- There are no proposed external alterations that would harm the character of the Listed Building. Internal alterations would be minimal and not be detrimental to the fabric of the building.
- The bin store area would be within the applicant's ownership and accessible for collection purposes.
- Whilst advertisement consent has been granted for 2 signs with different names, this application is for the change of use to one cafe unit.
- The objections which relate to the type of use, deliveries and noise and disturbance have been covered in the above report.

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.

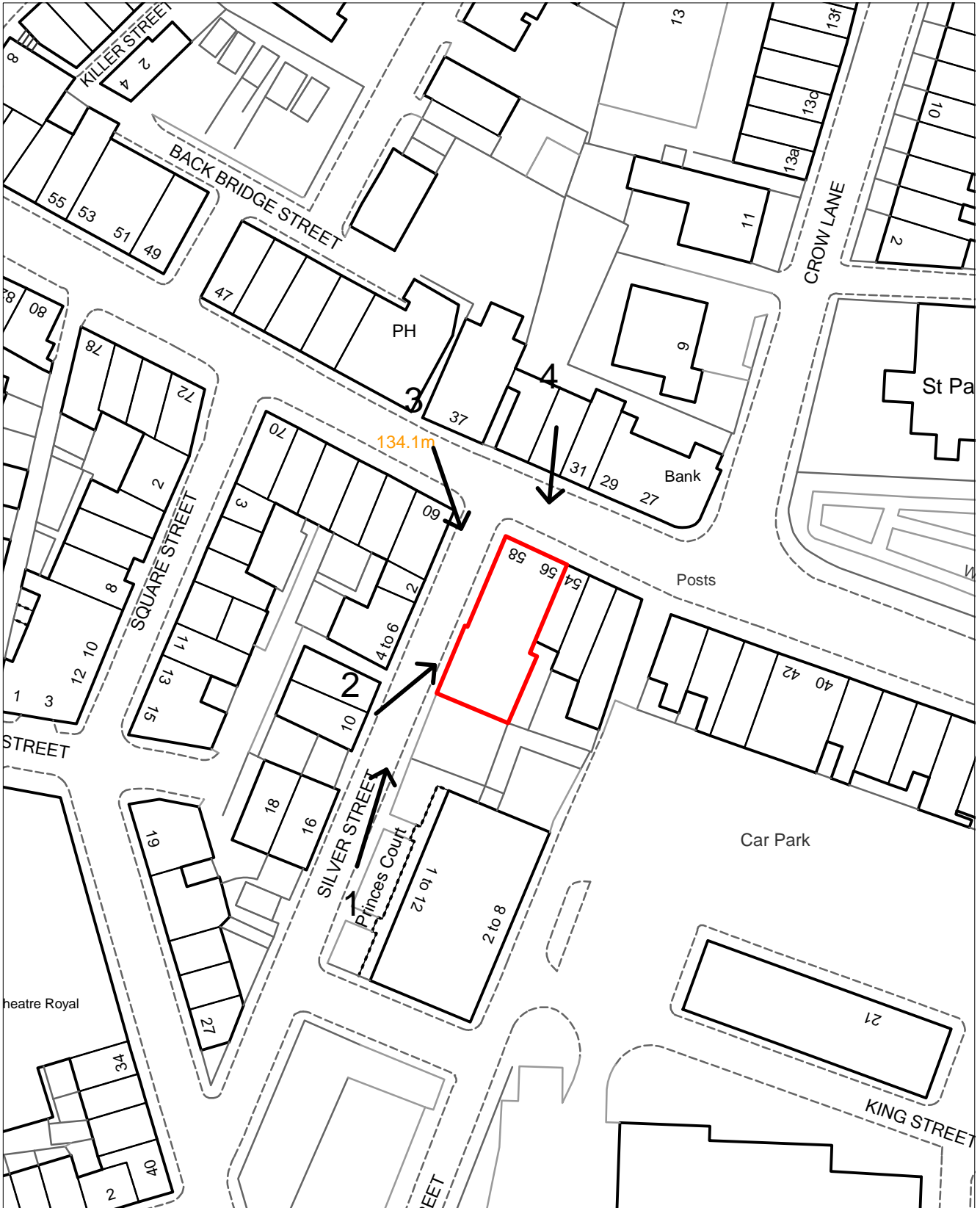
Recommendation: Approve with Conditions

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 drawings Site location plan; Existing ground floor layout and elevations 14/353.01; Proposed ground floor layout 14/353.05; Design and Access Statement April 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. The use hereby permitted shall not be open to customers outside the following times: 08.00 to 22.00 hours daily.
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/2 - Prime Shopping Areas and Frontages and S2/6 – Food and Drink of the Bury Unitary Development Plan.
4. No development shall take place unless and until a scheme to soundproof the floor/ceiling between the ground floor and the first floor flat, which shall be in accordance with standards of construction specified in current Building Regulations, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed before the development is brought into use.
Reason. To protect the residential amenities pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution, S2/2 - Prime Shopping Areas and Frontages and S2/6 - Food and Drink.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58668

**ADDRESS: 56-58 Bridge Street
Ramsbottom**



Planning, Environmental and Regulatory Services 1:1250

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58668

Photo 1



Photo 2



Photo 3

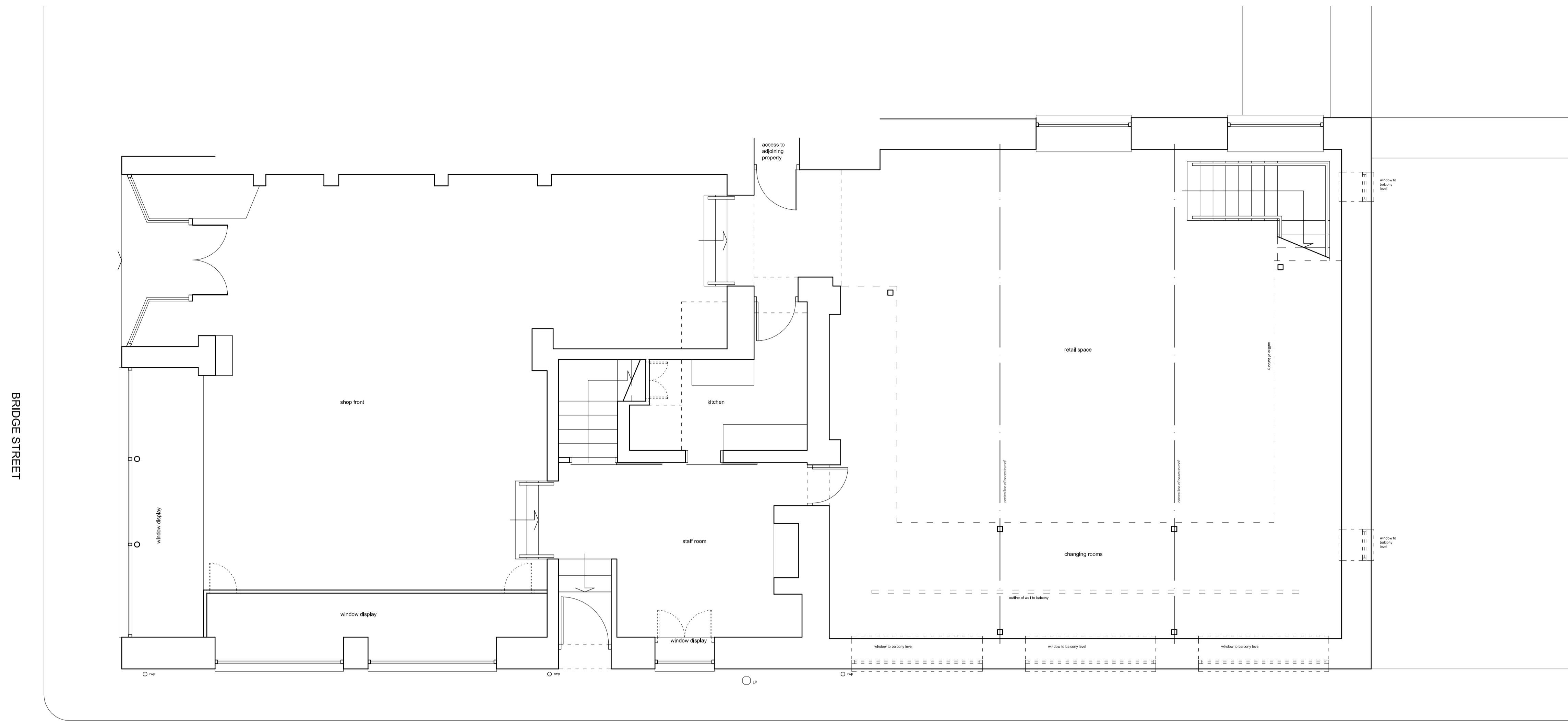


Photo 4



- NOTES**
- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
 - Do not scale from prints. Use figure dimensions only.
 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV. AMENDMENTS DATE



EXISTING GROUND FLOOR LAYOUT
1:50

SILVER STREET



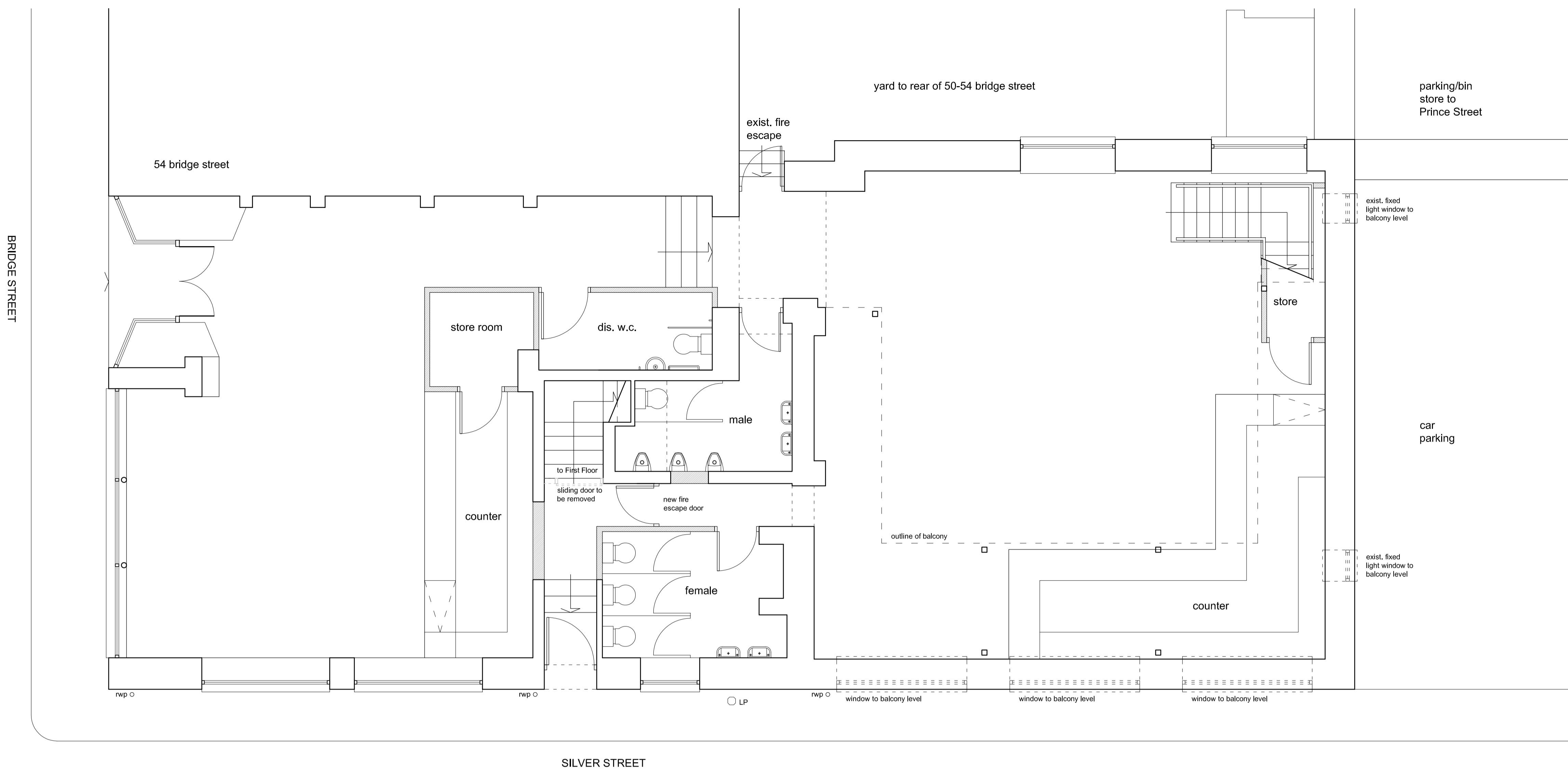
EXISTING FRONT ELEVATION
to BRIDGE STREET
1:100



EXISTING GABLE ELEVATION
to SILVER STREET
1:100

Project	PROPOSED CHANGE OF USE: 58 BRIDGE STREET, RAMSBOTTOM
Drawing	EXISTING GROUND FLOOR LAYOUT & ELEVATIONS
Client	Mr C. DAUBNEY
Dwn. By	CMc
Scale	1:50, 1:100
Drg. No.	14/353.01
Drg. Size	A1
Date	NOVEMBER 2014

JOHN HOLT ARCHITECTS LTD.



- NOTES**
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REV.	AMENDMENTS	DATE
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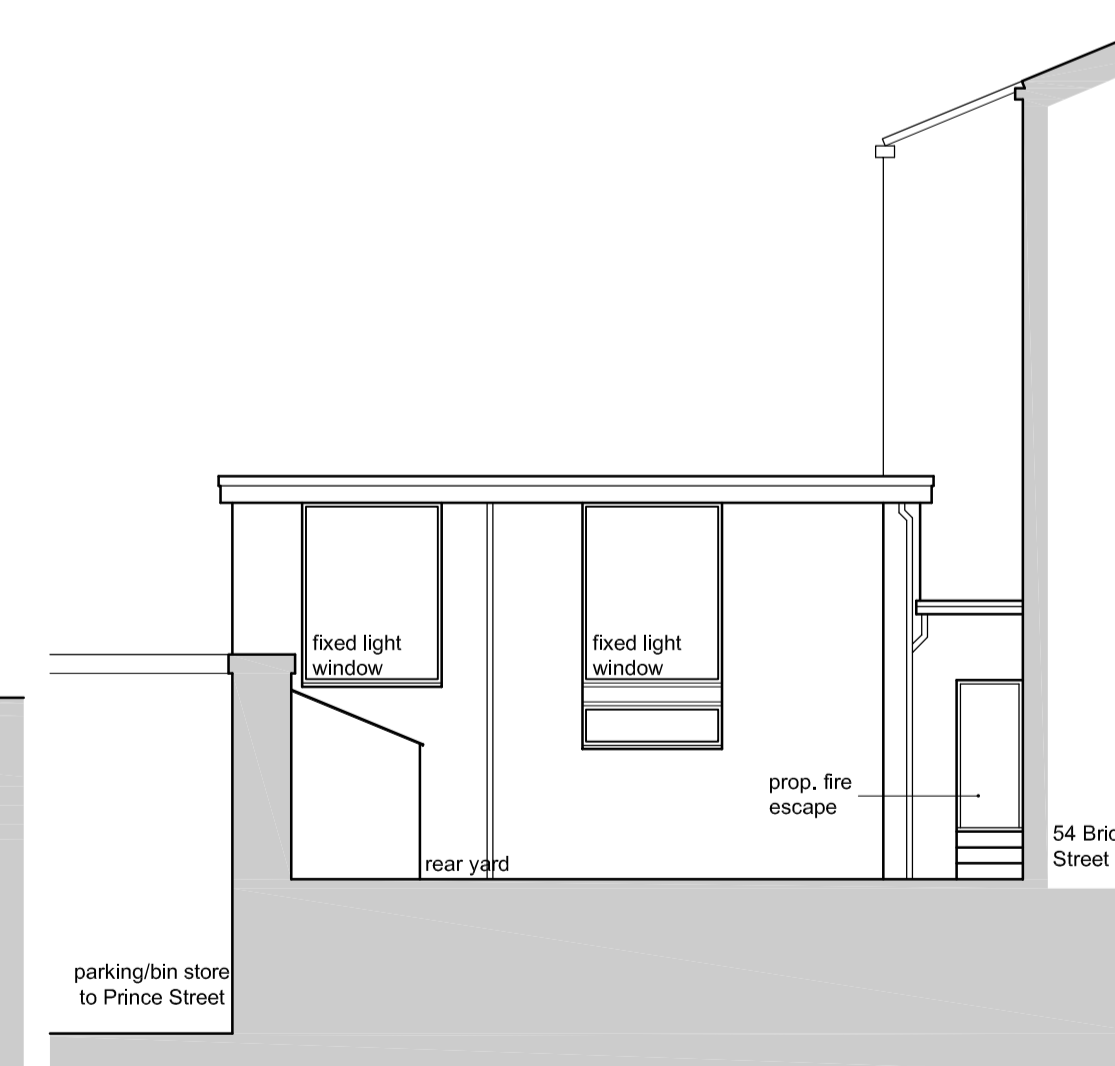
PROPOSED GROUND FLOOR LAYOUT
1:50



PROPOSED FRONT ELEVATION
to BRIDGE STREET
1:100



PROPOSED GABLE ELEVATION
to SILVER STREET
1:100



EXISTING SIDE ELEVATION
to ADJACENT YARD AREA
1:100

Project	PROPOSED CHANGE OF USE: 58 BRIDGE STREET, RAMSBOTTOM
Drawing	PROPOSED GROUND FLOOR LAYOUT
Client	Mr C. DAUBNEY
Dwn. By	CMc
Scale	1:50, 1:100
Drg. No.	14/353.05
Drg. Size	A1
Date	APRIL 2015

JOHN HOLT ARCHITECTS LTD.

Ward: Ramsbottom and Tottington -
Ramsbottom

Item 05

Applicant: Mr C Daubney

Location: 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ

Proposal: Listed building consent for change of use of ground floor from shop (Class A1) to cafe (Class A3) and internal alterations arising as a result of application 58668 (resubmission)

Application Ref: 58669/Listed Building
Consent

Target Date: 23/06/2015

Recommendation: Approve with Conditions

Description

The application relates to a late Georgian building circa 1840, which is a prominent stone built Grade II Listed Building set within the Ramsbottom Conservation Area. It is 3 storey in height fronting onto Bridge Street, reducing to single storey at the rear on Silver Street. The ground floor has double fronted display windows to both elevations, with the main entrance to the shop on Bridge Street and principal access to the flats through a side door off Silver Street. There is a hardstanding area at the rear between the shop premises and the row of shops on Princes Court, which is within the applicant's ownership and used for parking.

The premises operates as an A1 retail use at the ground floor, with the upper floors in residential use.

The application seeks Listed Building Consent for the change of use from a retail shop (Class A1) to a cafe (Class A3). There are no proposed alterations to the external appearance of the building and no major structural works internally.

Relevant Planning History

51889 - Listed building consent for removal of canopy, repair to shop front beam, replacement fascia to shop front and render finish to tiled piers between shopfronts - Approve with Conditions 27/11/2009

58377 - Change of use of shop (Class A1) to 2 No. cafe/bars (Class A3/A4) - Withdrawn 10/4/2015.

58470 - Listed Building Consent for Change of use from shop (Class A1) to 2 no. cafe/bars (Class A3/A4) - Withdrawn 10/4/2015.

58668 - Change of Use to ground floor of property only - from A1 (Shop) to 2no A3 (Cafe) Some internal alterations to accommodate new licensed premises - Concurrent application.

Publicity

52 letters sent on 29/4/2015 to properties on 29/4/2015.

Site notice posted 8/5/2015.

Press advert in the Bury Times 7/5/2015.

Three letters of objection received from Nos 52A Bridge Street, 2 Silver Street and 36 Adderstone Mansions which raises the following issues:

- Living in a flat adjacent, have concerns regarding personal safety;
- Concern the shared back yard at the rear would become a noisy thoroughfare for deliveries at all times, or become a smoking area;

- Anti social behaviour;
- Noise and disturbance with loud music until 2-3am;
- Such establishments already well catered for in Ramsbottom;
- Listed Buildings should be respected;
- Can foresee the applicants intention to run a bar would mean the building would sustain damage over a longer term;
- Other non listed buildings around so is not essential to use this one;
- Our Listed Buildings should be used but only allowed by those that respect them, and not businesses that are likely to encourage raucous behaviour - we soon would have no heritage left.

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

Consultations

Historic England

Ancient Monuments Society

Council for British Archaeology

The Georgian Group

Society for the Protection of Ancient Buildings

The 20th Century Society

The Victorian Society (London)

No responses received from the above consultees.

Unitary Development Plan and Policies

Area	Bolton Street/Bridge Street
RM3	
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
S1/2	Shopping in Other Town Centres
S2/1	All New Retail Proposals: Assessment Criteria
S2/2	Prime Shopping Areas and Frontages
HT5/1	Access For Those with Special Needs
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
NPPF	National Planning Policy Framework

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 advocates positive strategies for the conservation and enjoyment of the historic environment. Paragraphs 131, 132 and 133 are particularly relevant, citing that local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control policies only support proposals where it can be demonstrated that development would preserve or enhance the special character of the area. The re-use of buildings within Conservation Areas will be encouraged, particularly at upper floor level, with regard had to any likely impact on the character of the immediate area and any need for alterations to the fabric of the building.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Consideration will be given to the impact of the proposal on the historic fabric of the building. New uses are often the key for preservation for buildings, especially for buildings which have become wholly or partly redundant. However, new uses must not adversely affect the architectural or historic features and character of such buildings.

Impact on the historic environment - There would be no alterations to the external appearance of the building, and as such, in terms of physical appearance, the historic fabric of the building would be retained in compliance with EN2/1, EN2/2 and EN2/3.

In terms of the use, conservation policy states that consideration will be given to the impact of proposals for new uses on the character of such areas.

The premises are located within a town centre where it is expected a variety of shopping, services and entertainment provision would be on offer. The proposed change of use would ensure that the building would continue to be occupied at the ground floor and make use of an important historic asset which may otherwise become vacant and subject to the start of deterioration. The internal works would consist of the blocking up of a doorway, the installation of equipment and redecoration. The proposed equipment could be easily removed and the remainder of the works would not interfere or impact structurally on the fabric or character of the Listed Building.

The proposal is therefore considered to be a viable use for the premises, would preserve and enhance the character of the Conservation Area and would be acceptable in principle in compliance with EN2/1, EN2/2, EN2/3 and the NPPF.

Response to objectors -

- The objections regarding the detrimental impact on the town centre and residential amenity relate to application reference 58377 regarding the proposal for the change of use to cafe/bars. The response to such objections have been covered in that report to Planning Committee.
- The objections relating to the proposed use and impact on the Listed Building have been covered in the above report.

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 the expiration of three years beginning with the date of this permission.
Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. This decision relates to drawings Site location plan; Existing ground floor layout and elevations 14/353.01; Proposed ground floor layout 14/353.05; Design and Access Statement April 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.

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

Ward: Radcliffe - East

Item 06

Applicant: Mr Azhar Mahmood

Location: 222-224 Durers Lane, Radcliffe, Manchester, M26 2QJ

Proposal: Variation of condition no. 2 (approved plans) of planning permission 54875 for alterations to the shop front, forecourt, new pitched roof at rear and omission of rear roller shutter

Application Ref: 58706/Full

Target Date: 01/07/2015

Recommendation: Approve with Conditions

Description

The application site comprises two terraced properties in a predominantly residential area. They form shop premises at ground floor with living accommodation above. The end terrace is No.224 which was the original shop with No.222 receiving consent for a change of use from dwelling to shop in 2012.

To the front is a paved forecourt and to the side a street adjacent which leads round to a back street and the rear yards to the terraces.

Works have not been completed in accordance with the previous approval. This application seeks to vary the approved plans condition and has been submitted following a complaint to the Enforcement Team.

The changes comprise the frontage of No.222 to remain with the original door and ground floor window to the residential property it was. The existing canopy above to be removed. The forecourt would remain as existing as an open paved area without the previously proposed boundary wall and railings.

The constructed extension to the rear would retain the sloping roof which was proposed to be flat and the proposed roller shutter door is omitted.

Relevant Planning History

53589 - Change of use from dwelling (Class C3) to shop (Class A1) and new shop front; Extension at rear and roller shutter door at rear - Withdrawn 16/06/2011

54875 - Change of use (no. 222) from dwelling (Class C3) to shop (Class A1); Extension at rear and roller shutter door at rear; New shop front and boundary wall to front (resubmission) - AC 18/04/2012.

Publicity

25 notification letters were sent to addresses at 206-220, 226-234 & 293-311 Durers Lane and 1-3 Morris Street. 1 objection has been received from 220 Durers Lane the concerns in summary are:-

- Misleading detail on the application. It states removal of canopy to 224 but the canopy is shown as missing on 222 on the diagram. Also states 222 frontage not to be changed however there is a badly constructed canopy, bricked up window.
- There is also unplanned advertising boards and neon lighting which projects light into the living room.
- Omitting the front railings and boundary walls is a parking nuisance. The owners and other delivery vans park immediately adjacent the boundary of No.220.
- This is the 3rd occasion A Mahmoud has willfully ignored the approved planning permission for this development causing the condition, value of neighbouring properties

and environmental impact of his business intolerable to others. What assurances will Bury Council be held accountable to ?

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

Consultations

Traffic Section - No objection.

Unitary Development Plan and Policies

S1/5 Neighbourhood Centres and Local Shops

EN1/8 Shop Fronts

EN1/2 Townscape and Built Design

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.

Visual amenity - The plans as approved proposed a double fronted shop with central entrance door. This has not been implemented in full. Now, the new scheme proposes a single entrance door and single shop window to No.224 to be retained, with the adjoining No.222 retaining the domestic door and window to the original dwelling. Internally the floor space to No.222 would be part of the shop.

The removal of the canopy, part brickwork to the front door and adverts from the front elevation would restore the appearance of 222 to the residential property it once was. As such the proposals would be of an acceptable appearance on the street.

To the rear of the premises, the roof design as originally approved was a flat roof. The current proposals introduce a shallow sloping roof. The roof would not be readily visible from beyond the site itself and would be only marginally different to the existing approved scheme. The development here would not be visible from other surrounding properties and as such the proposals would be acceptable. Similarly, the addition of a single personnel door instead of a roller shutter would have minimal impact on the immediate area and in any event would have no impact beyond the site itself.

The proposal complies with UDP Policies EN1/2 - Townscape and Built Design and EN1/8 - Shop Fronts.

Residential amenity - The premises as existing lawfully trades as a shop and the proposed elevational changes as described, would not impact upon the closest neighbouring terrace at No.220.

Response to objection - The application form has been amended to correct the description of the proposal to each of the properties 222 & 224.

The forecourt area to the front is not proposed as a parking area and would cross the public highway to access. No such consent exists.

There is on street parking to the side and front of the site.

Signage and adverts are subject to separate regulations and this matter has been referred to the Enforcement Team for investigation.

Whilst this is a further application for this site, each application must be considered on its own merits.

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 pre-application discussions 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.

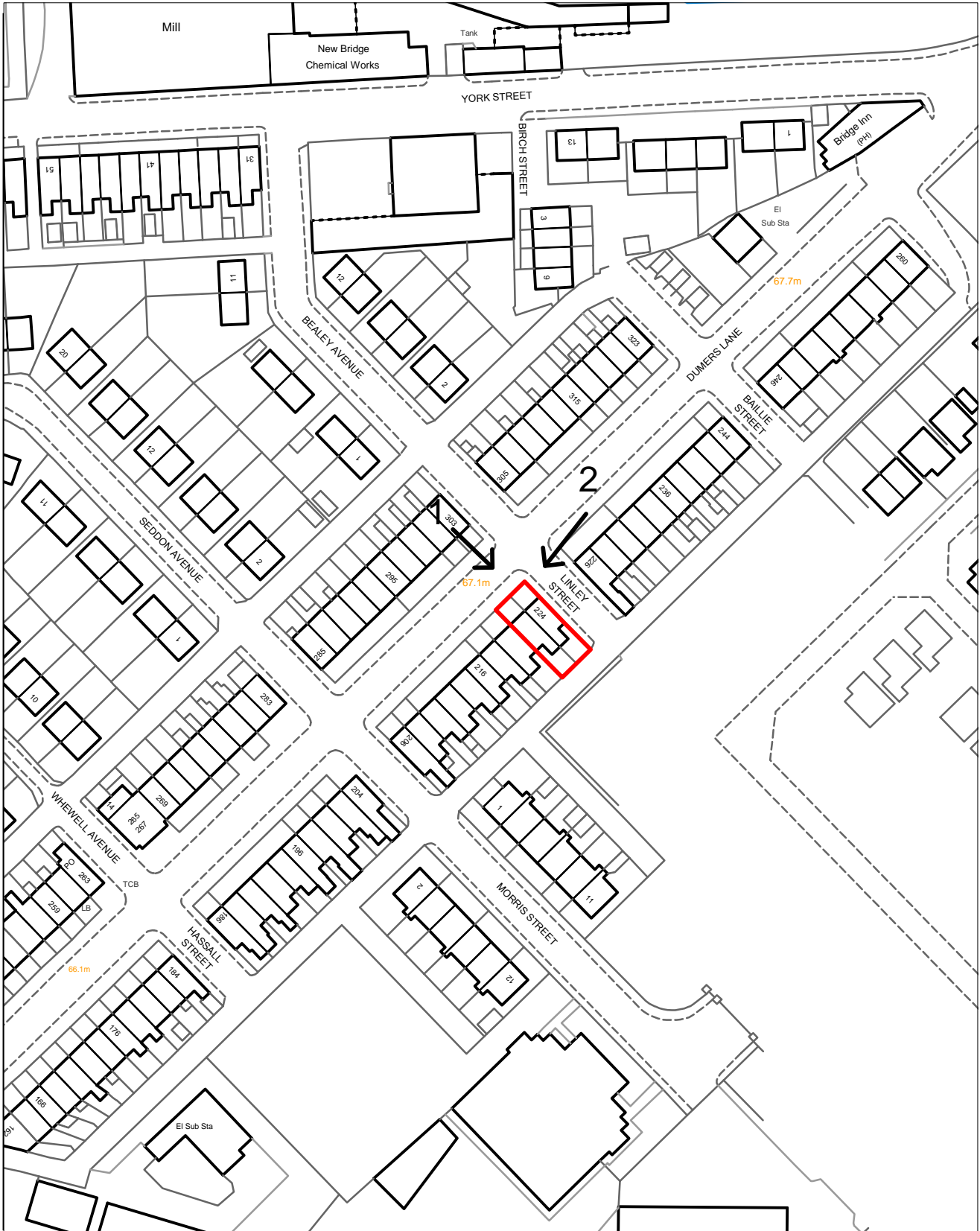
Recommendation: Approve with Conditions

Conditions/ Reasons

1. This decision relates to drawings numbered SHT 1, SHT 2 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.
2. The premises shall not be open to customers outside the following times: 0630 - 2230hrs Monday to Saturday and 0730 - 2230hrs Sundays and Bank Holidays. Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S1/5 - Neighbourhood Centres and Local Shops of the Bury Unitary Development Plan.
3. The first floor shall be used for residential purposes only as shown on the approved plan and for no business use. Reason. For the avoidance of doubt and pursuant to the UDP Policies of the Bury Unitary Development Plan listed.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58706

**ADDRESS: 222-224 Dumers Lane
Radcliffe**



Planning, Environmental and Regulatory Services 1:1250

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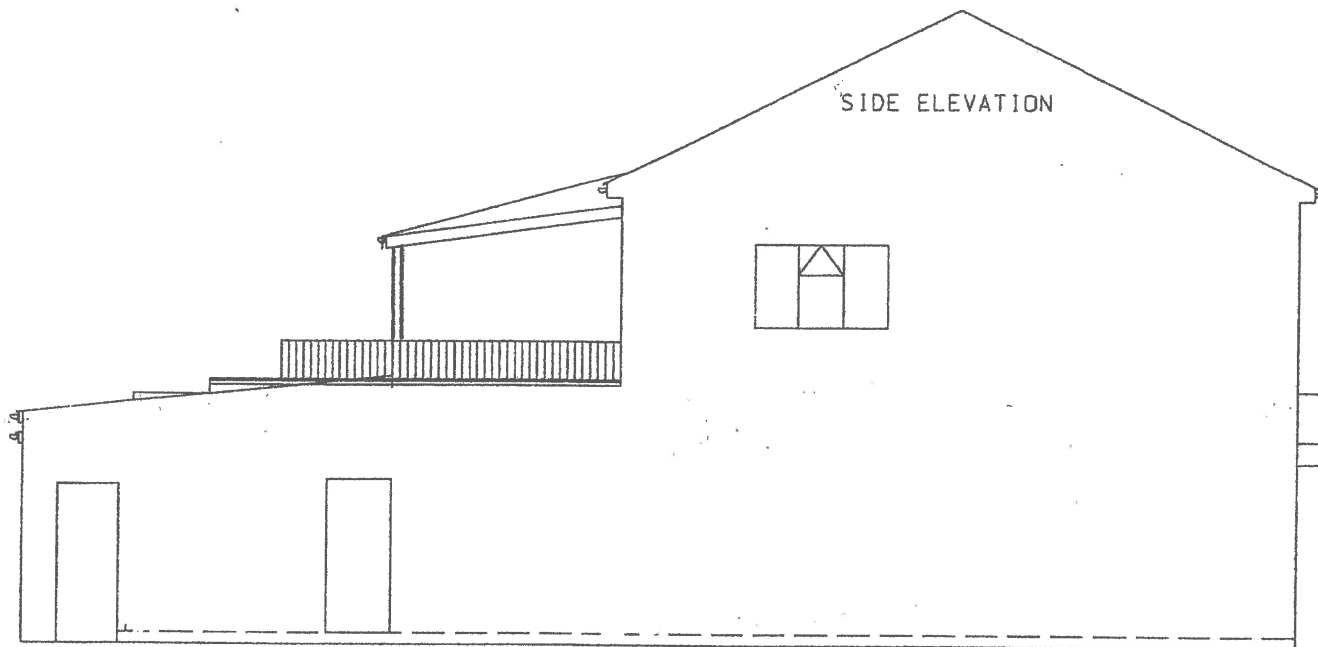
58706

Photo 1

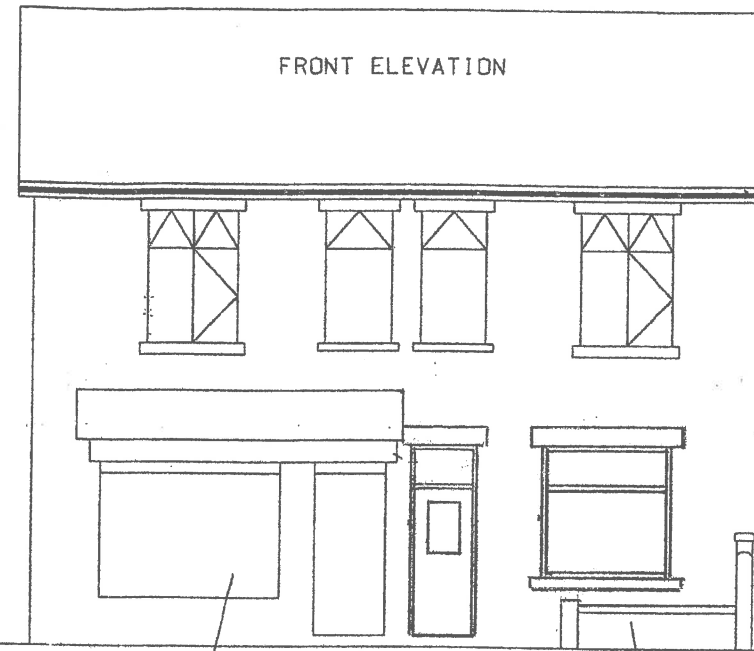


Photo 2

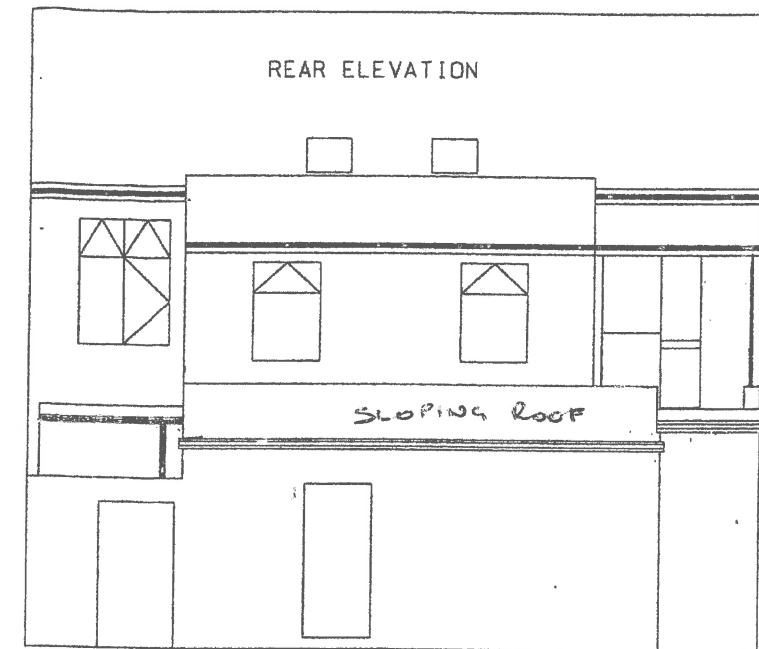




SIDE ELEVATION

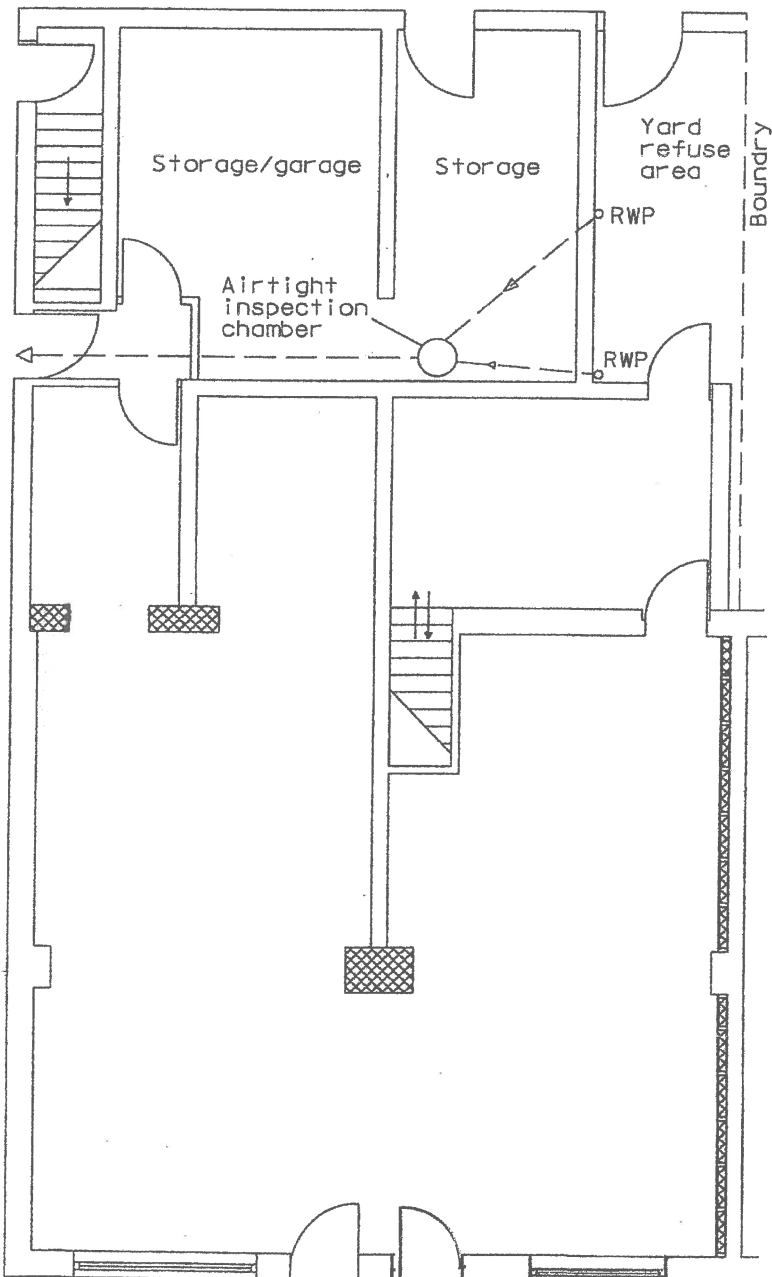


FRONT ELEVATION

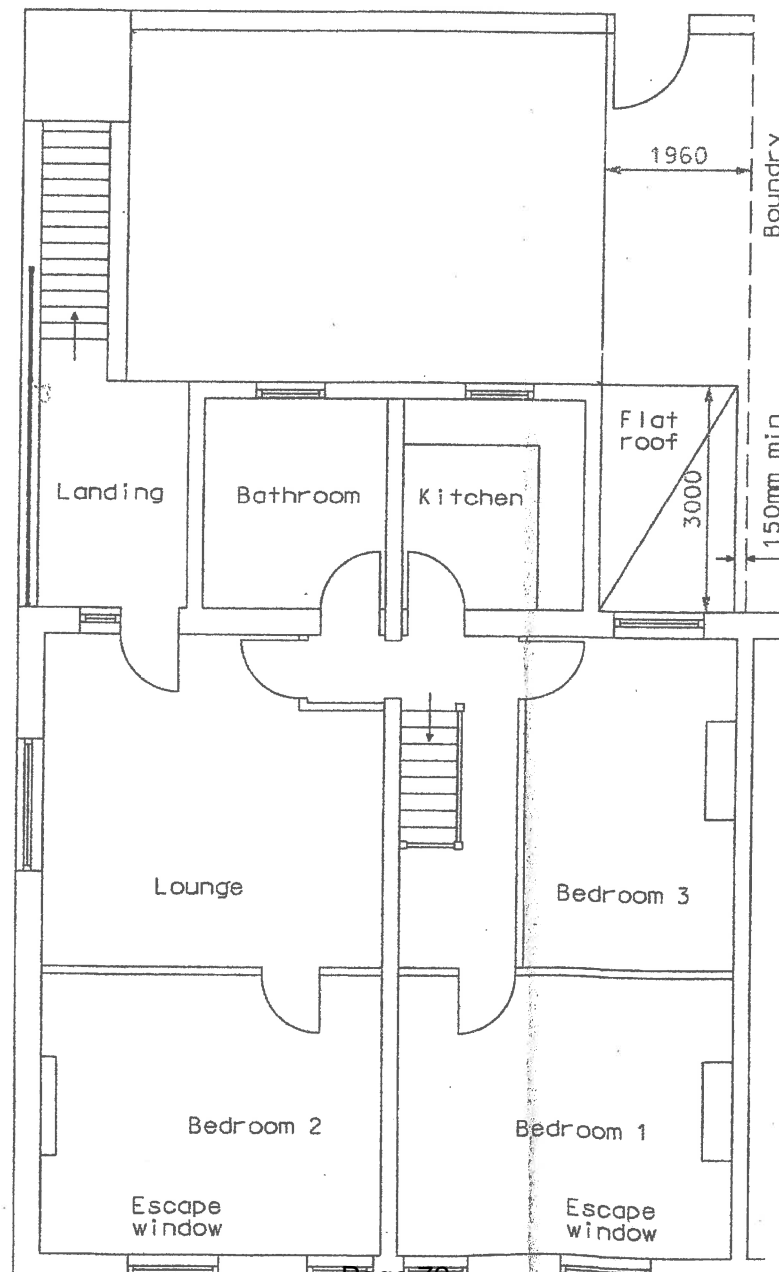


REAR ELEVATION

GL
 New door and frame, windows and stone cill
 Shop Front
 Brick bond steel roller shutter painted to match existing brickwork colour
 Garden brick wall 600mm high

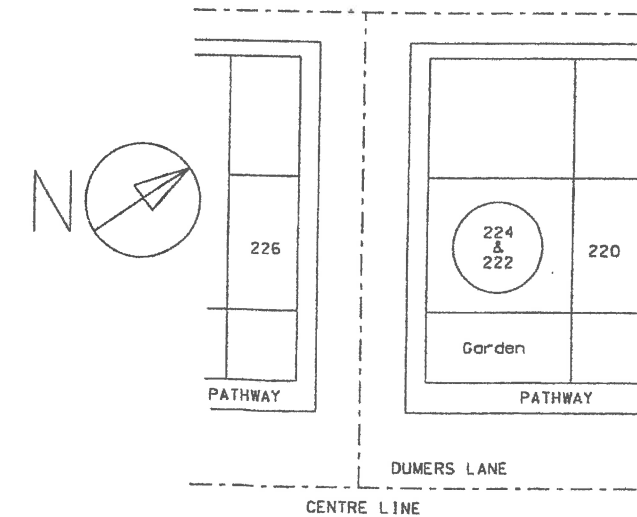


GROUND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK PLAN
 Scale 1:500



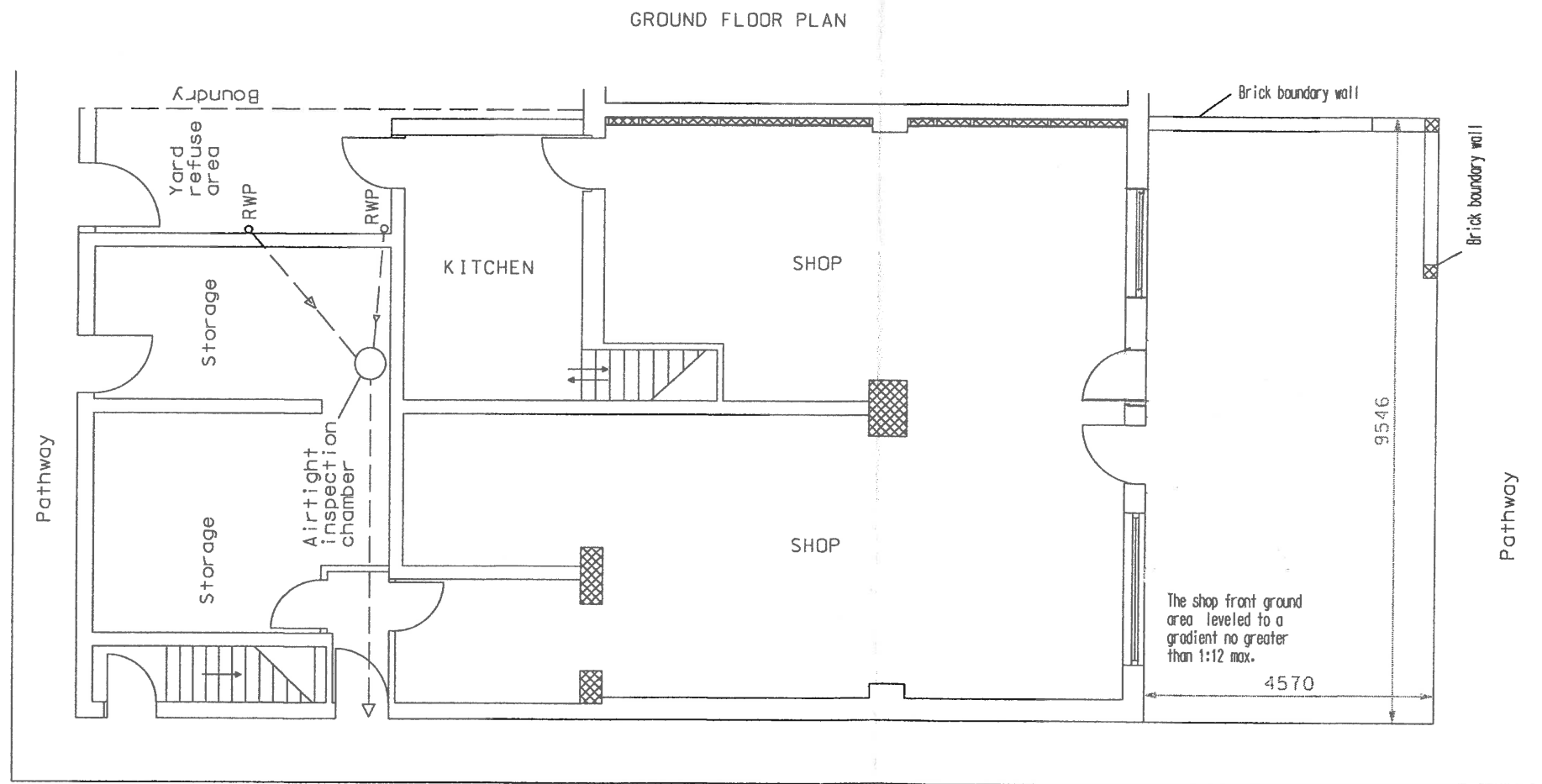
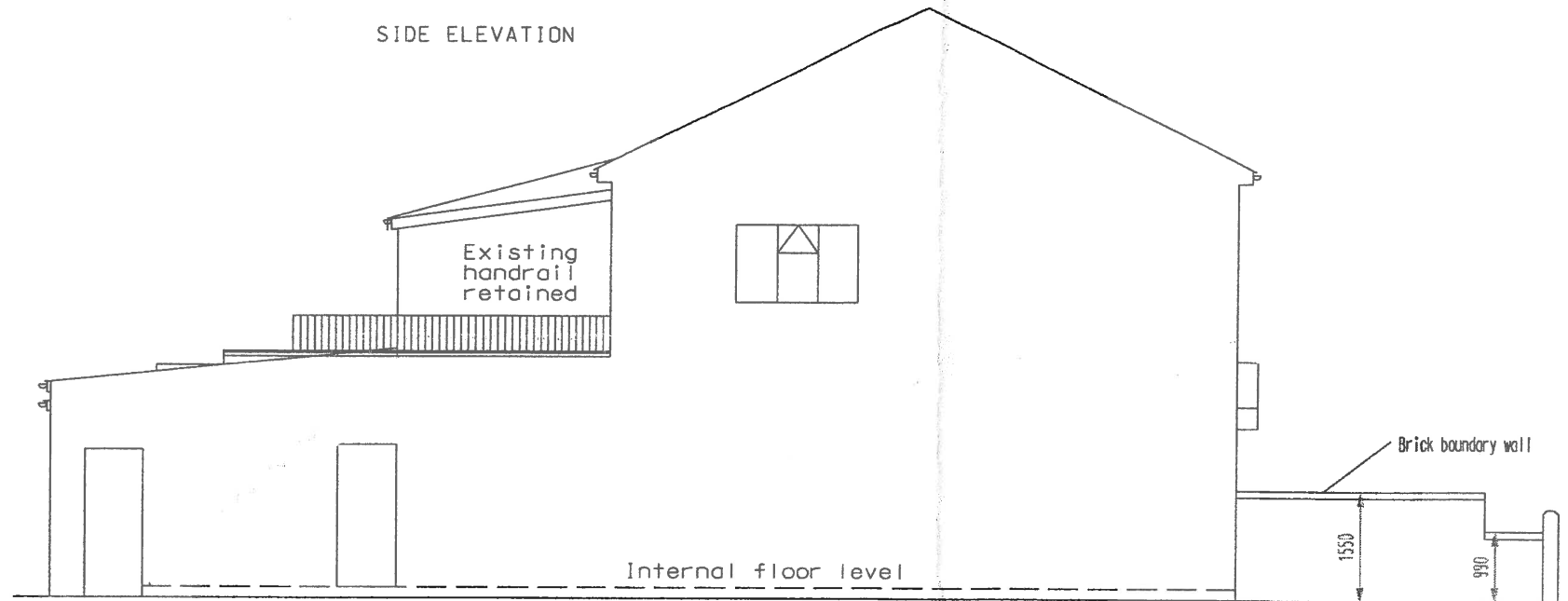
PROPOSED PLANS & ELEVATIONS:
 AT 224 & 222 DUMERS LANE, BURY, LANCS, M26 2QJ
 FOR MR A MAHMOOD
 SCALE: 1:100 ALL VIEWS ALL DIMENSIONS IN MM
 DATE: 30-09-14 PC/AM/31/09/14 Issue 1

PROPOSED

SHT 1

PROPOSED PLANS & ELEVATIONS:
 AT 224 & 222 DUMERS LANE, BURY, LANCS, M26 2QJ
 FOR MR A MAHMOOD
 SCALE: 1:100 ALL VIEWS | ALL DIMENSIONS IN MM
 DATE: 30-09-14 | PC/AM/31/09/14 Issue 1

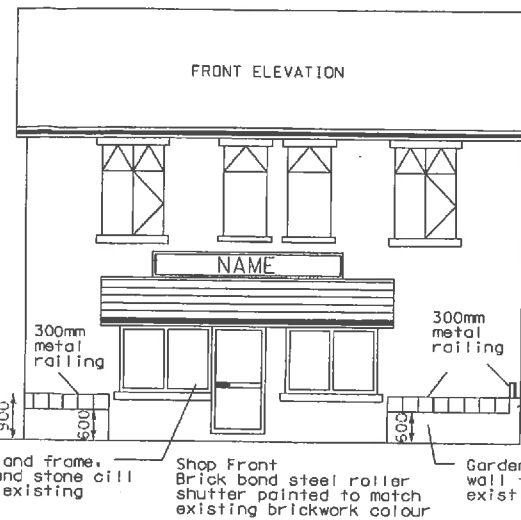
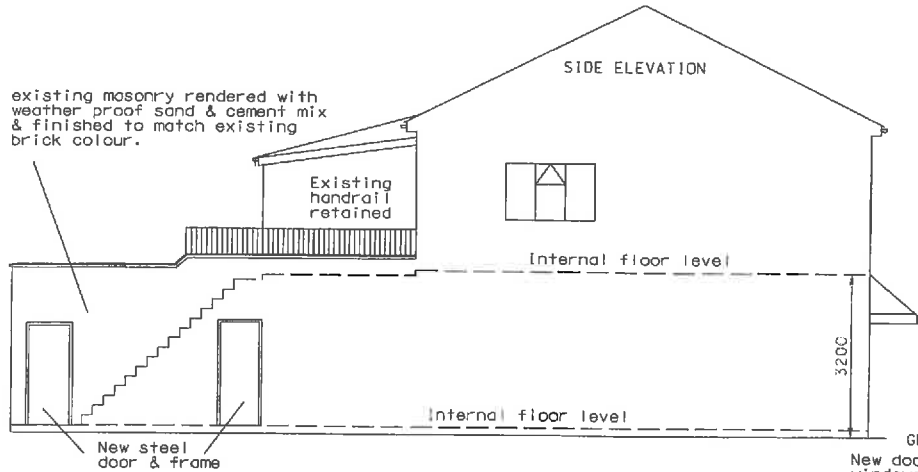
PROPOSED SHT 2



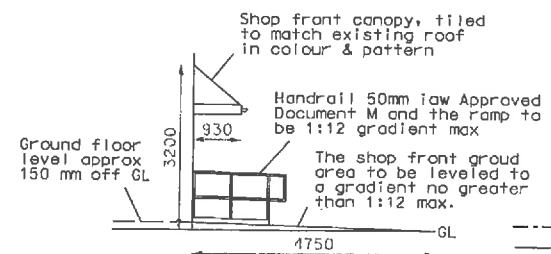
Centre line of rear road

Centre line of Dumers Lane

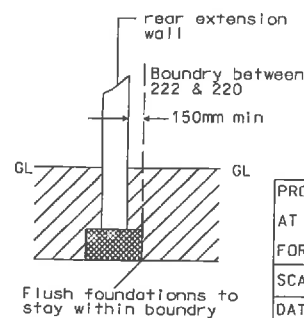
Centre line of side road



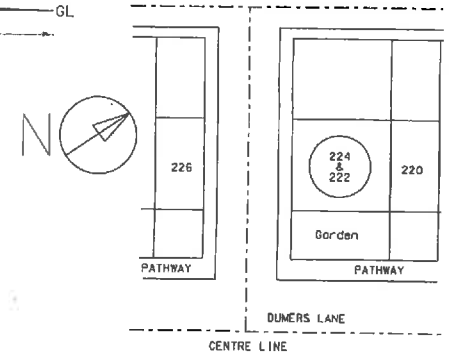
SHOP ENTRANCE DETAILS



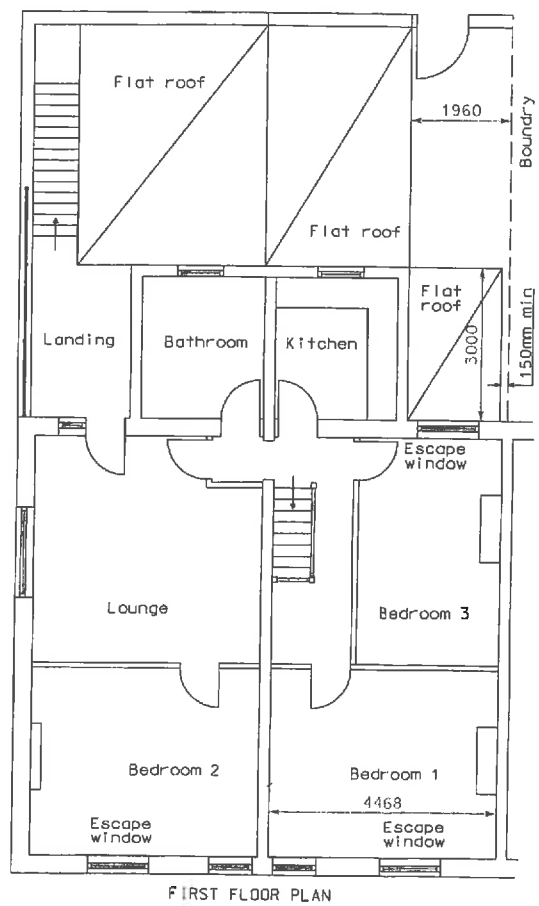
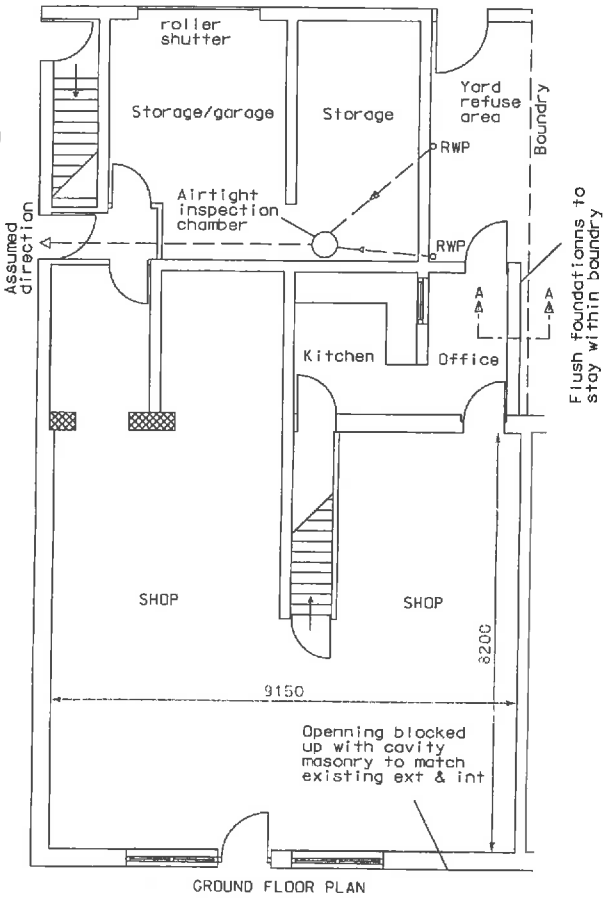
SECTION "AA" DETAILS



BLOCK PLAN
Scale 1:500



Page 74



PROPOSED PLANS & ELEVATIONS:	
AT 224 & 222 DUMERS LANE, BURY, LANCs, M26 20J	
FOR MR A MAHMOOD	
SCALE: 1:100 ALL VIEWS	ALL DIMENSIONS IN MM
DATE: 21-03-12	PC/AM/04/04/11 Issue 3
PROPOSED	
SHT 2	

Ward: Bury East

Item 07

Applicant: Mr Intazar Hussain Shah

Location: Clay Bank Works, Unit 4A Fletcher Street, Bury, BL9 7AT

Proposal: Single storey rear extension and creation of two new entrances to side with roller shutters

Application Ref: 58733/Full

Target Date: 09/07/2015

Recommendation: Approve with Conditions

Description

The application relates to an existing car repair workshop business located in between Fletcher Street and Back Rochdale Road, Bury. The building is part of a small enclave of industrial uses which is separated from a terrace of residential properties across Fletcher Street to the north.

The existing building is a single storey metal clad building with a vehicular access fronting on to Fletcher Street and a pedestrian personnel doorway on the easterly side of the building towards the rear of the workshop. To the easterly side of the building is a narrow footpath and cobbled street that connects Fletcher Street with Back Rochdale Road.

To the south of the workshop, is an area of unused enclosed land and immediately next to that is a single storey domestic scaled garage and further south beyond that fronting on to Rochdale road are businesses.

The application is seeking to extend the workshop building by a single storey extension to provide an additional car repair area with ramps. The building would be taller than the existing one by approx 1.2m but would have the same roof shape and profile as the existing building. The proposed eaves height would be 4.25m and height to the ridge would be 5.0m. A new vehicular access would be provided from Back Rochdale Road and a new personnel door would also be provided on this elevation.

Relevant Planning History

None relevant.

Publicity

50 neighbouring properties and businesses on Fletcher Street, Yarwood Street, Rochdale Road, James street Motor Bodies and L Mortimer were notified by letter on 21/5/15. As a result of this publicity, three letters of objection have been received from 15, 21 and 31 Fletcher Street. Issued raised include:

15, 21, 31 Fletcher Street, one objection no postal address supplied raising the following issues:

- Objects to any changes or business using the existing unit - the dust, noise and fumes is damaging to health;
- As a person with a disability, the Council have a duty of care under the Disabled Discrimination Act;
- An extension would not be in keeping with the original building;
- There is no car park within the current building - the business parks cars on the road and side street to repair cars outside. The side street needs to be clear for access by fire and ambulance;
- Cars have been damaged from vehicles using the site entrance;

- No control of the collection of waste from the property which use flammable materials and paint;
- Not feasible to have another garage in the area with the existing parking problems;
- The vacant plot of land on Rochdale Road would be ideal as a car park for businesses in the area

Respondents have been informed of the Planning Control Committee meeting.

Consultations

Traffic Section - No objections add conditions concerning the access.

Environmental Health Contaminated Land - No objections.

Unitary Development Plan and Policies

Area	Rochdale Road/Lord Street/York Street
BY10	
HT2/4	Car Parking and New Development
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EC4/1	Small Businesses
EN1/2	Townscape and Built Design
NPPF	National Planning Policy Framework

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 not allocated within the UDP, but as an existing business, Policy EC4/1 - Small Businesses is relevant. The policy considers that proposals for small businesses will be acceptable when the scale of development is appropriate to, and the use is environmentally compatible with, the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the plan.

With this in mind, the site is located within a predominantly industrial and commercial area with a small enclave of dwellings fronting on to Fletcher Street, which are in close proximity to the site. Given that the area is predominantly a business and commercial one, the proposals to extend an existing business premises would be acceptable in principle. Other issues in terms of amenity and parking are discussed below.

Parking - HT2/4 requires proposals to make adequate parking provision for new development. The site currently has no off road parking, which is the same of the other adjoining business premises located within this island of commerce. Residents to the north on Fletcher Street have resident parking allocations. As such, the business premises are totally reliant upon limited street parking and the use of Back Rochdale Road.

The premises is a small business concern with limited staff numbers (3) and the proposals to extend the premises would be to provide for a lift rather than to seek to increase staff numbers. The site currently can only accommodate vehicles that they are working on (four) and staff park on the side street, which are away from residential property. The proposals would not ultimately change the way that the business would operate, but would simply facilitate a ramp to ease working on the vehicles. As such parking levels would not need to increase nor should they change and therefore would not change the historic demands of

the property. However, in consideration of the possibilities that the premises could subdivide, this would bring the opportunity for two users to use the premises, which would double the demands of the site particularly in terms of parking. As such, it is considered that a planning condition could be imposed to prevent such subdivision.

On this basis, there would be no conflict with HT2/4.

Residential Amenity, Air Pollution and Noise - UDP Policy EN7/1 - Atmospheric Pollution seeks to limit atmospheric pollution and will not permit development that creates unacceptable levels of atmospheric pollution and/or is not compatible with the Councils long term air quality standards.

UDP Policy EN7/2 states that in seeking to limit noise pollution the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users and development close to a permanent source of noise.

The area is a mixed use area with a small enclave of residential property. The business has been operating on the site for some considerable time and as such is an established business in planning terms. The proposals are not looking to change the use, simply to accommodate a lift to ease existing working practices. As such the proposals to house the ramp/lift within an extension would not change the existing levels of pollution that the site currently generates. As such the proposals would not worsen the existing scenario.

The application site business currently accesses the unit from Fletcher Street and it is understood from the consultation process that there is already a degree of disturbance from the operation due to the juxtaposition of the access into the building to the existing residential properties.

The proposed extension would be located to the southerly side of the main building and would be accessed off the side cobbled street. Given that the siting of the extension would be further away from residential properties than the existing access, the activities of the use would be enclosed within a building and would be shielded from residents by the existing building. Furthermore, the development would provide an opportunity for further storage of vehicles that are to be at the site, which would again be away from the residents. This would include the manoeuvring and access arrangements as well as the repairs that are to be undertaken.

In terms of restricting access by emergency vehicles, the proposals would not make the situation any worse and to a large extent, would actually improve the present situation by housing more vehicles off the road. As such, the proposals should not worsen the existing access arrangements to the street, which is an adopted highway and therefore should not be creating an obstruction in any event.

On this basis, the likelihood of disturbance upon residents from the works to be undertaken within the extension to the building is likely not to be significant. As such there would be no conflict with the development under policy EC4/1, EN7/1 or EN7/2.

Visual Amenity - UDP Policy EN2/1 provides a means of assessment in external appearance, access, materials, relationships to the surrounding area in design terms, landscaping and lighting.

The extension to the existing building would be higher than the existing form by approximately 1.2m and would follow a similar profile. The reasoning behind this is to accommodate a ramp/lift so that vehicles can be elevated to be worked on. The extension would be some 13.6m from Fletcher Street, which would be some 25m from the front elevations of the Fletcher Street properties. SPD6 would normally expect a separation of two storey building side elevations to be 13m from another property's principle elevation. Given this relationship, the increase in height would not give rise to any undue impact in terms of proximity and increased height. The design and appearance of the development

would be simple and in matching materials. The profile of the building would closely reflect that of the existing building and as such be a modest and simple addition in elevational terms. Given this, the design and appearance of the building would not have any detrimental impact upon the Fletcher Street properties nor would it appear out of place when viewed from any other vantage points. As such, the proposals would not conflict with EN1/2.

Waste Provision - The site currently has an area dedicated provision for the storage of waste at the side of the premises. Given that the scheme would enclose all of the land associated with the development of the site, it is suggested that a planning condition be imposed to ensure that and it is not handled in an adhoc way that would create a locally environmental problem.

Comments on objections

The issue that there is a vacant plot of land on Rochdale Road is not relevant to the determination of this proposal. Each application must be treated on its merits and determined accordingly.

Working on vehicles on the highway is not a matter for planning as this is governed under highways legislation.

The remaining objections raised have been considered within the above officer report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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

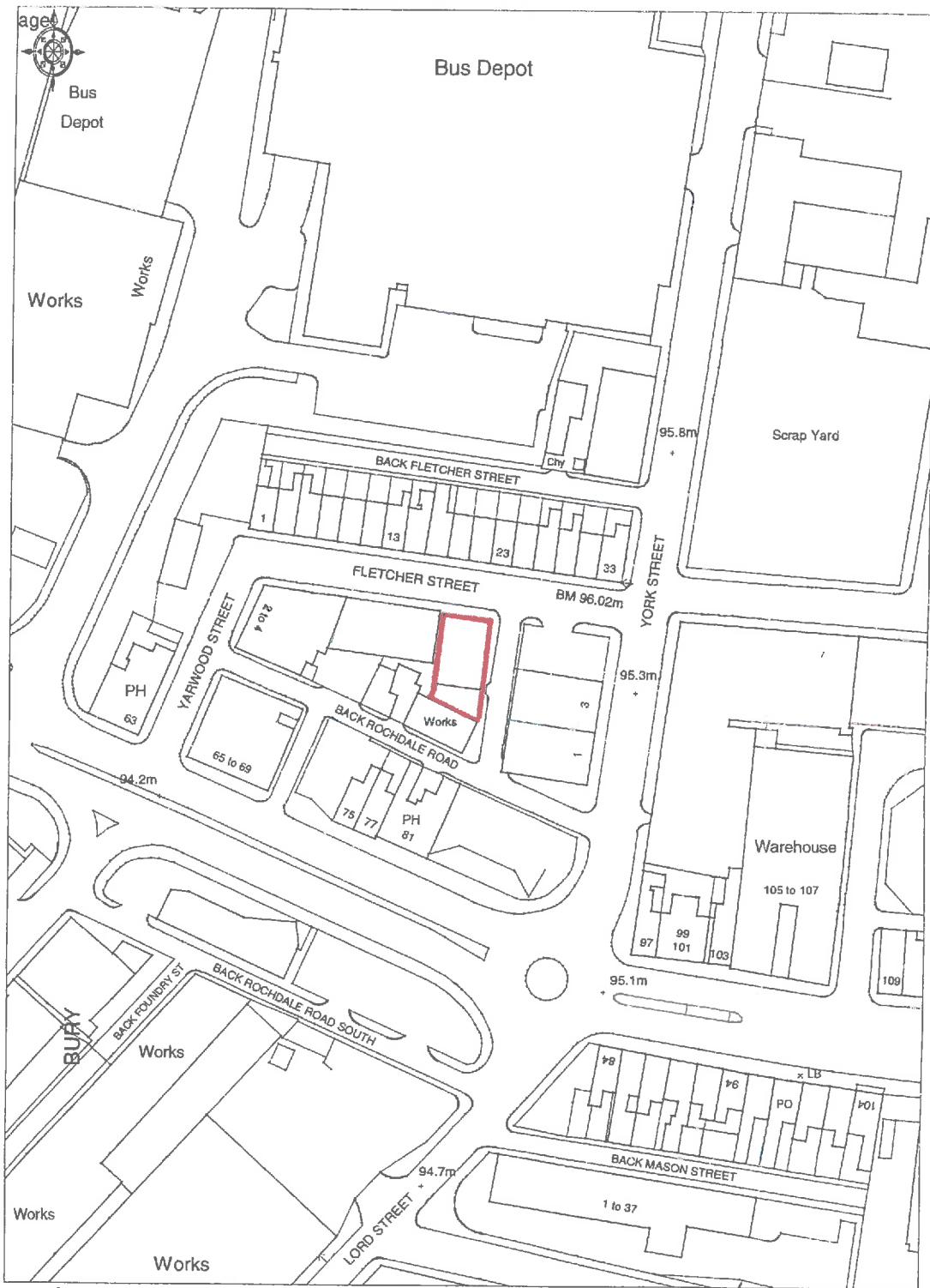
Conditions/ Reasons

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 drawings numbered SHT1 of 4 - Existing; SHT 2 of 4 Existing & Proposed; SHT 3 of 4 - Proposed and SHT 4 of 4 - Existing 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. The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. The development hereby approved shall remain as part of the single business within the entire building and shall not be subdivided to become a separate use.
Reason - The development would not provide sufficient parking provision in the event of a separate business being introduced pursuant to UDP Policy HT2/4 - Car Parking and new development.

5. No development shall commence unless and until a scheme for treating and storing waste has been submitted to and approved by the Local Planning Authority. The approved details shall be implemented and the facility shall be available on first occupation of the development.
Reason - To ensure that the development makes provision for waste pursuant to UDP Policy EC4/1 - Small Businesses.
6. The development hereby approved shall not be brought into use unless and until a new industrial specification access has been provided and adjacent redundant access has been reinstated to the written satisfaction of the Local Planning Authority
Reason - To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy EC4/2 - Small Businesses.
7. Notwithstanding the details indicated on the approved plans, the proposed pedestrian and vehicular entrances shall be fitted with roller shutter doors or a similar approved type which do not project outwards at any time during or after operation and do not have external housings with an underside clearance of less than 2.4m, to the written satisfaction of the Local Planning Authority and shall thereafter be maintained.
Reason - To ensure good design in relation to public highway safety using the adopted highway and pursuant to Section 153 of the Highways Act 1980, which prohibits the opening of doors, gates or bars outwards onto the street.
8. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
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.

For further information on the application please contact **Dave Marno** on **0161 253 5291**

Claybank Works, Fletcher Street, Bury, BL9 7AT



OS Ordnance Survey

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Reginald Cook and Co
Griffin Court,
201 Chapel Street,
Manchester, M3 5EQ.



IPS DESIGN		2 York Street Bury Lancashire BL9 7AR	
		Photographs	
4A Unit Fletcher Street Bury BL9 7AT			
Scale : N/A on A3		All Dimensions in Meters	
Ref.: IPS/R/4a/BL97AT		Date : 25/04/2015	
SHT 4 of 4		Existing	

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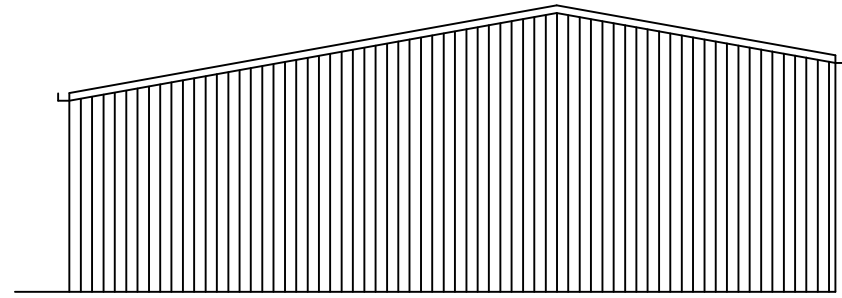
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All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

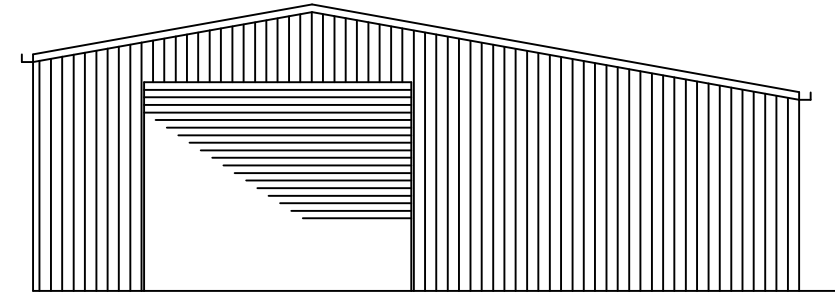
Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

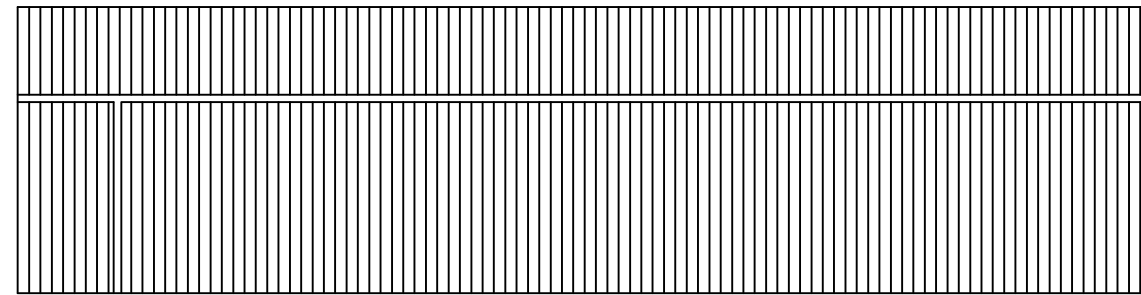
This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



Existing Rear Elevation

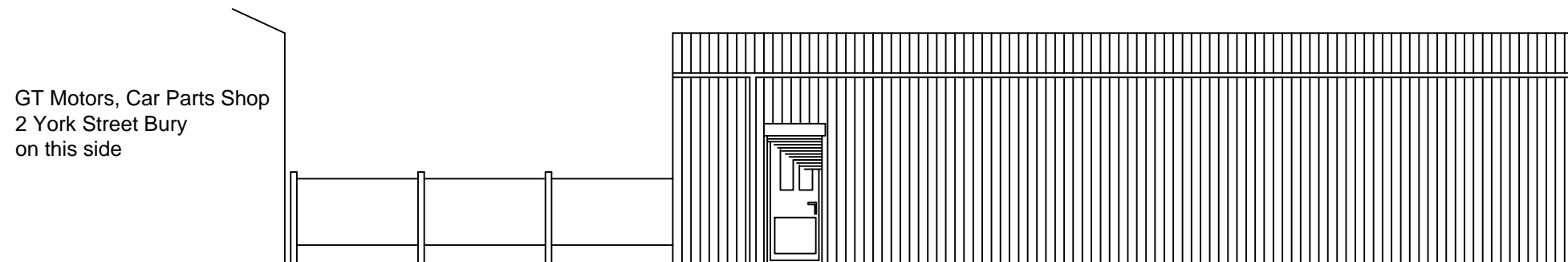


Existing Front Elevation



Existing Side Elevation
From Number 4

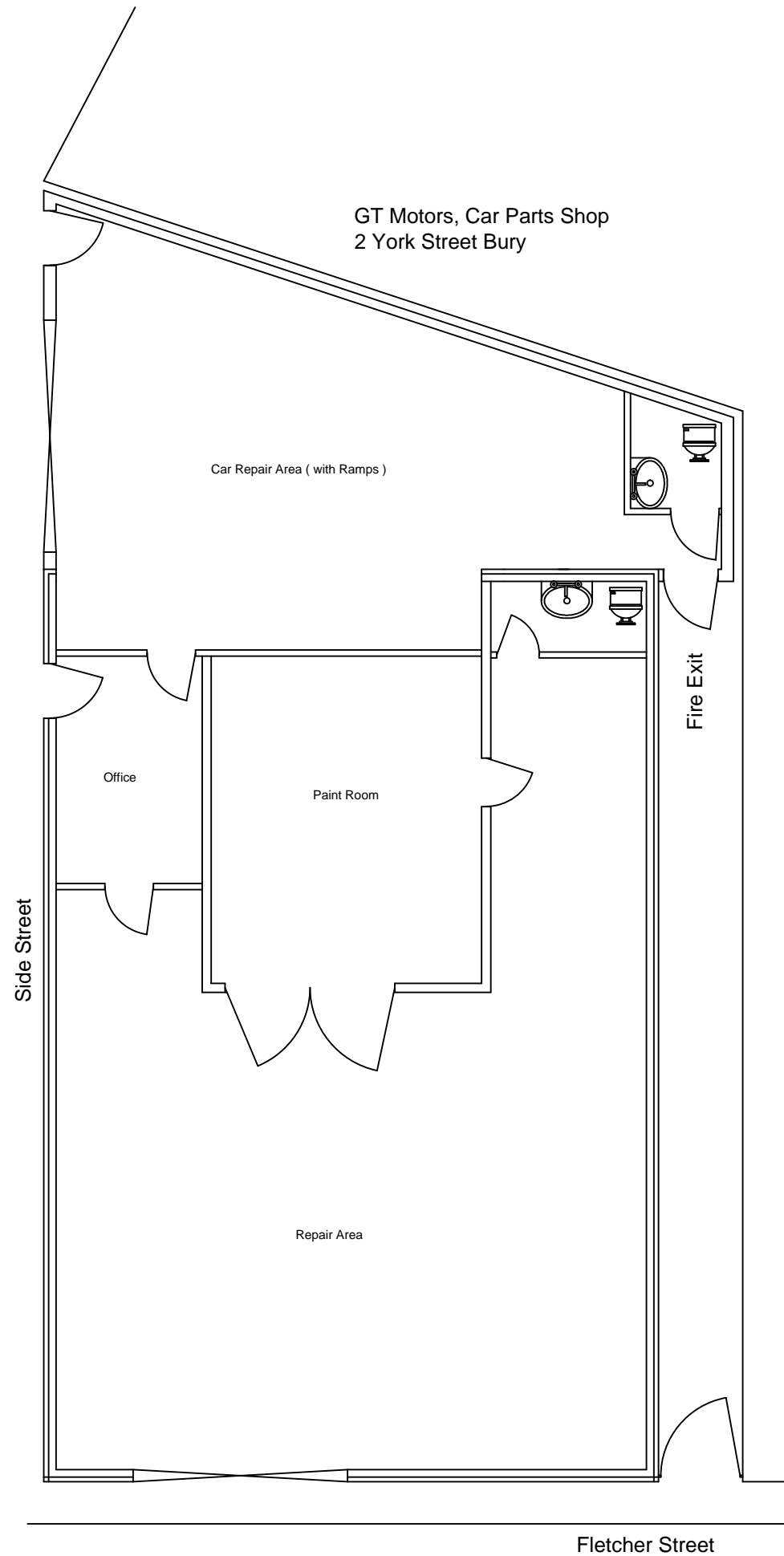
GT Motors, Car Parts Shop
2 York Street Bury
on this side



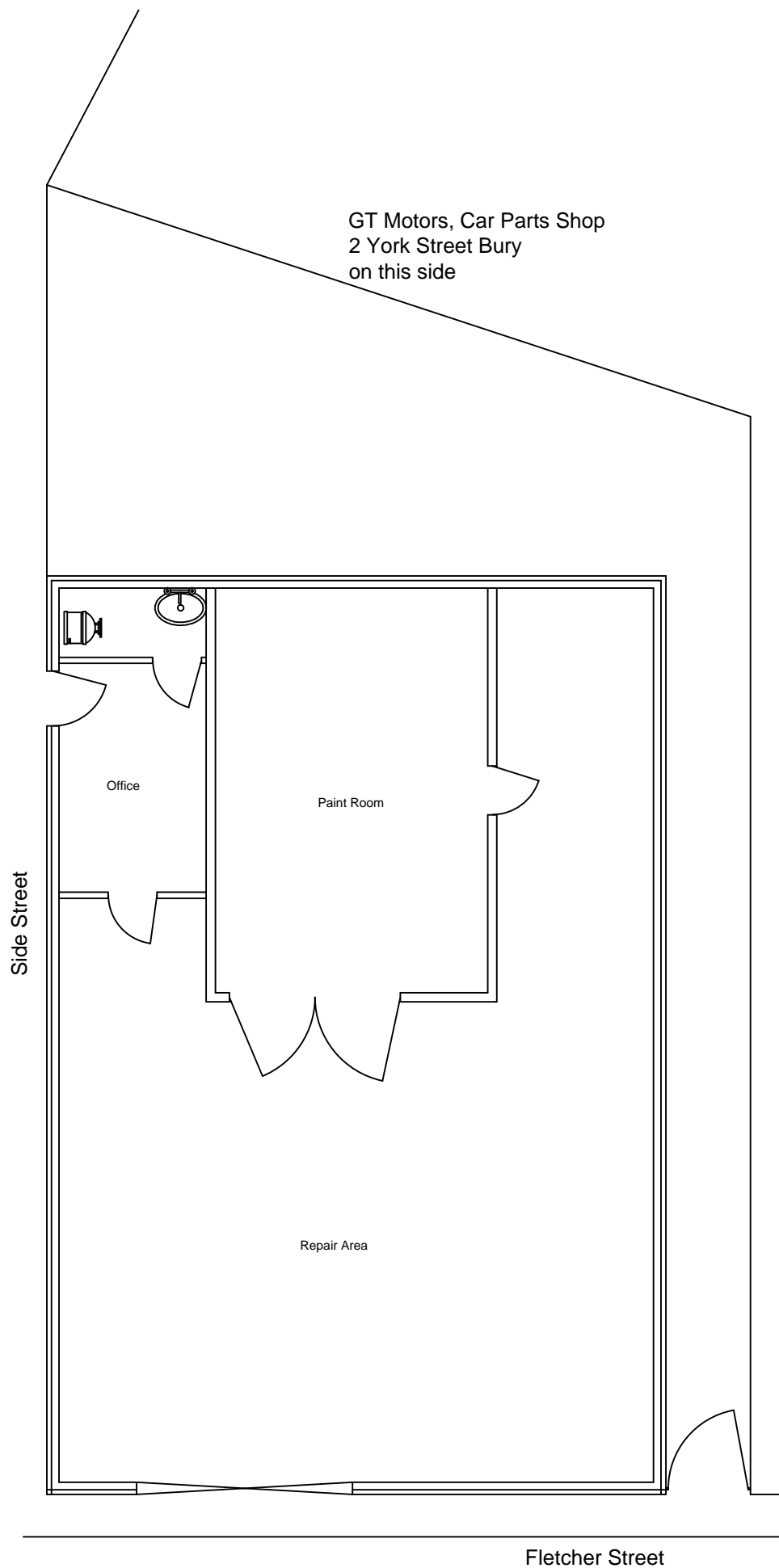
Existing Side Elevation
From Side Street

GT Motors, Car Parts Shop
2 York Street Bury
on this side

IPS DESIGN	2 York Street Bury Lancashire BL9 7AR	
	Existing Elevations 4A Unit Fletcher Street Bury BL9 7AT	
Scale : 1 : 100 on A3	All Dimensions in Meters	
Ref: IPS/R/4a/BL97AT	Date : 25/04/2015	
SHT 1 of 4	Existing	



Proposed Floor Plan



Existing Floor Plan

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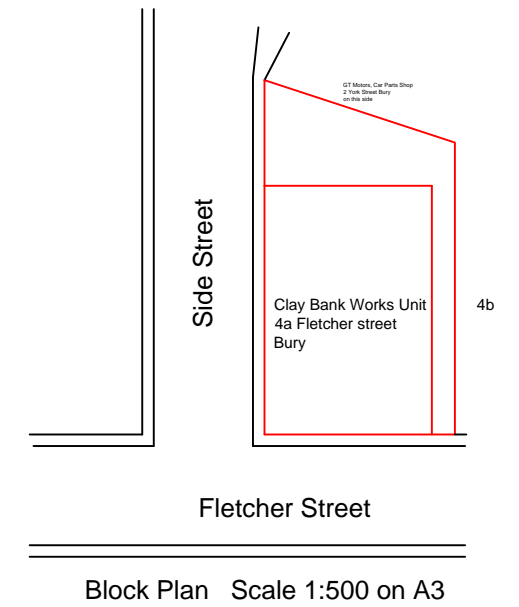
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Block Plan Scale 1:500 on A3

IPS DESIGN	2 York Street Bury Lancashire BL9 7AR	
	Existing & Proposed Plans 4A Unit Fletcher Street Bury BL9 7AT	
Scale : 1 : 100 on A3	All Dimensions in Meters	
Ref: IPS/R/4a/BL97AT	Date : 25/04/2015	
SHT 2 of 4	Existing & Proposed	

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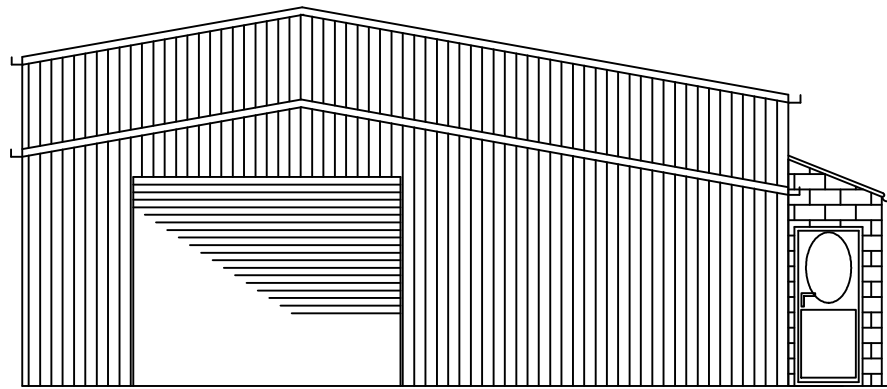
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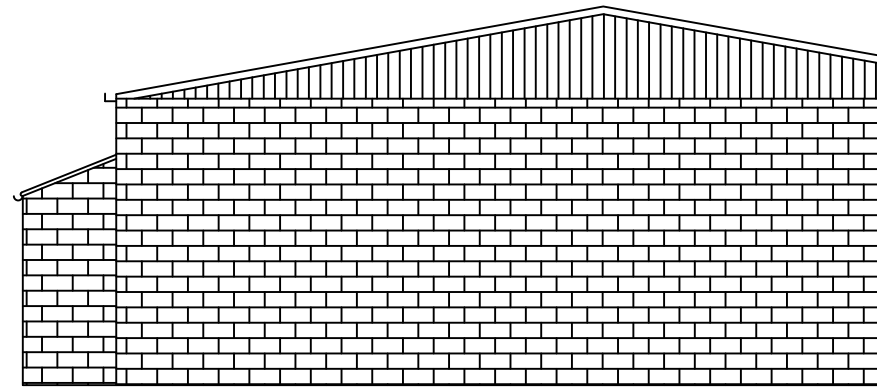
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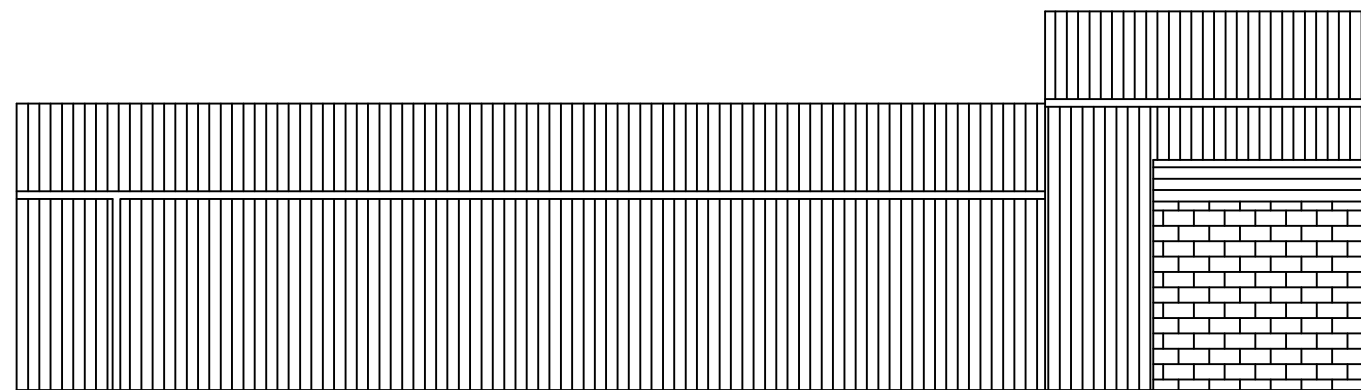
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Proposed Front Elevation

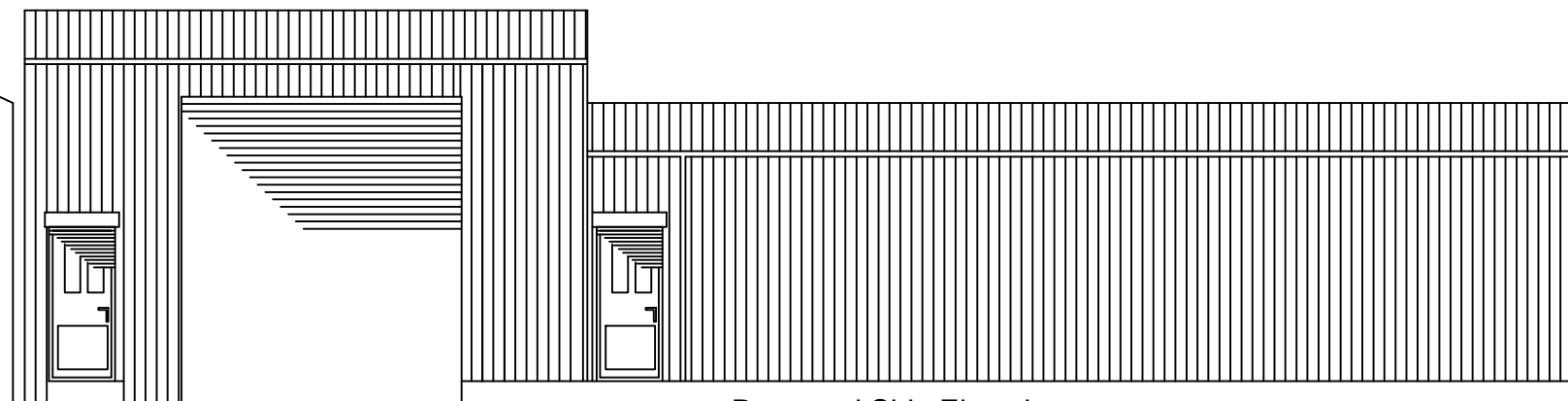


Proposed Rear Elevation



Proposed Side Elevation
From Number 4

GT Motors, Car Parts Shop
2 York Street Bury
on this side



Proposed Side Elevation
From Side Street

GT Motors, Car Parts Shop
2 York Street Bury
on this side

IPS		2 York Street Bury Lancashire BL9 7AR	
DESIGN			
Proposed Elevations			
4A Unit Fletcher Street Bury BL9 7AT			
Scale : 1 : 100 on A3		All Dimensions in Meters	
Ref: IPS/R/4a/BL97AT		Date : 25/04/2015	
SHT 3 of 4		Proposed	

Ward: Bury West - Elton

Item 08

Applicant: Bury MBC/East Lancashire Railway/Caravan Club

Location: Burrs Country Park, Woodhill Road, Burrs, Bury, BL8 1DA

Proposal: Variation of condition 2 of planning permission 51368 to shorten the platform; relocate the maintenance access to the south end of the platform; Amend construction method of platform to cross walls, located perpendicular to track; provide timber fencing to rear of platform; realignment of fence to caravan club site; additional pitch to caravan site.

Application Ref: 58768/Full

Target Date: 17/07/2015

Recommendation: Approve with Conditions

Description

The site is located to the east of the Brown Cow public house and consists of a field and a section of the East Lancashire Railway. The railway line is located to the north east of the site and How Lane, which is a public footpath (No. 153) runs along the southern boundary of the site and passes under a railway bridge.

Burrs Activity Centre is located to the south of the site and there are open fields to the north and east. The existing caravan site is located to the west of the site and has been laid out for use by touring caravans with tarmac roads and 20 hardstandings finished in stone chippings. Other caravans would use grass pitches and an area is set aside for tents. There are two single storey buildings on site, which have been constructed from red brick, with stone quoins.

Planning permission was granted in September 2009 for the construction of a railway halt, platform and shelter; the extension of the caravan site and a footpath diversion. The proposed halt would be located on the northwestern side of the railway line and included the construction of a shelter with internal seating. A pedestrian access ramp and a separate vehicular access ramp for maintenance would also be constructed.

The approved scheme included a proposed extension to the caravan site for the provision of 20 caravan pitches and 4 pitches for tents. A tarmac road would be constructed and the hardstandings would be constructed from stone chippings.

As a result of the extension to the caravan park, permission was granted for the diversion of the public right of way (No. 158) to pass along How Lane, under the railway bridge and head north (parallel with the railway line). The diversion of the public right of way has been completed and the steps near the railway bridge constructed.

The proposed development under consideration now involves the variation of condition 2 to include the following changes:

- shorten the platform;
- relocate the access to the south end of the platform;
- amend the construction method of the platform to cross walls, which would be perpendicular to the track;
- provide timber fencing to the rear of the platform;
- realignment of the fence to the caravan club site;
- provision of an additional pitch to the caravan extension.

Relevant Planning History

37239 - Site for showground and camp site at Burrs Country Park, off Woodhill Road, Bury. Withdrawn - 5 January 2001

37459 - Agricultural showground & campsite including the erection of amenity/toilet block and landscaping at Burrs Country Park, off Woodhill Road, Bury. Approved with conditions - 20 April 2001

42997 - Touring caravan and camping site at Burrs Country Park, Woodhill Road, Bury. Approved with conditions - 13 October 2004

46288 - Construction of all weather touring caravan pitches at Burrs Country Park, Woodhill Road, Bury. Approved with conditions - 23 June 2006

46402 - Construction of timber clad wardens bathroom unit including palisade fencing and gates at Caravan Club site, Burrs Country Park, Woodhill Road, Bury. Approved with conditions - 11 August 2006

51368 - Construction of a railway halt on the East Lancashire Railway with pedestrian/disabled access ramp, vehicular maintenance access ramp to track level with associated earthworks, lighting, cctv system, fencing and landscaping. Change of use of open land to a 20 pitch caravan and 4 tent caravan site with associated access road, maintenance track, service point, bollard lighting, electric caravan hook-ups and fencing. Construction of a footpath diversion route for public footpath no. 158 with associated earthworks, steps, drainage, fencing and landscaping at Burrs Country Park, Woodhill Road, Bury. Approved with conditions - 17 September 2009.

Publicity

The neighbouring properties were notified by means of a letter on 22 May and a press notice was published in the Bury Times on 28 May. Site notices were posted on 22 May 2015.

1 letter has been received from the occupiers of 27 Sleaford Close, which has raised the following issues:

- There is already significant traffic from the site and accompanying noise.
- This is a country park rather than a caravan park and should be treated as such.
- No objection to the planned platform as this would increase visitors travelling to the park by train.
- The aesthetic implications of the additional caravan pitches should be considered.
- There is limited greenspace in Bury and Burrs should be protected against any form of further development.

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

Consultations

Traffic Section - Any response shall be reported.

Public Rights of Way Officer - Any response shall be reported.

Estates Section - Any response shall be reported.

Unitary Development Plan and Policies

EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7/2	Noise Pollution
EN9/1	Special Landscape Areas
OL1/2	New Buildings in the Green Belt
OL1/5	Mineral Extraction and Other Development in the Green Belt
OL5/2	Development in River Valleys
RT3/1	Protection of Existing Recreation Prov in the Countryside
RT3/3	Access to the Countryside

RT4/1	Tourism Development
RT4/6	East Lancashire Railway
HT5/1	Access For Those with Special Needs
NPPF	National Planning Policy Framework

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 (Recreation provision) - Policy RT4/3 states that the Council will encourage and support proposals for the further development and enhancement of the facilities associated with the East Lancashire Railway and the site at Burrs Halt is allocated for railway related development.

The principle of constructing a railway halt and associated shelter and 20 caravan pitches and 4 pitches for tents was established with the grant of planning permission in September 2009. The works to relocate the public right of way have been completed and as such, the permission is extant and has been implemented.

Policy RT4/3 states that the Council will support proposals for development which would extend the range of visitor accommodation in the Borough. Any development would be considered with regard to the following:

- design, scale, setting, the impact upon the character, quality and visual amenity of the locality;
- the provision of satisfactory access;
- compliance with Green Belt policies

The proposed development involves the provision of an additional single pitch for a caravan and no permanent buildings would be required. As such, given the extant permission for 20 pitches, the introduction of an additional pitch within the proposed development would not have a significant adverse impact upon the character and visual amenity of the area that has already been accepted by the grant of planning permission. The proposed additional pitch would be accessed off the approved access road, which would link to the remainder of the caravan site. The proposed access road would act as an emergency access for the caravan site and would be used for maintenance vehicles to the East Lancashire Railway. The proposed amendments would maintain good access to the site and minimal areas of hardstanding would be created. Therefore, the proposed development would extend the range of visitor accommodation within the borough and would be in accordance with Policy RT4/3 of the Bury Unitary Development Plan.

Principle (Green Belt) - The NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate in the Green Belt. 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 does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages and limited affordable housing for local community needs under policies set out in the local plan; or
- limited infilling or the partial redevelopment of previously developed sites, whether

redundant or in continuing use, which would not have a greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development.

Policy OL1/2 states that the construction of new buildings within the Green Belt will be inappropriate development unless it is for agriculture, forestry, essential facilities for outdoor recreation, limited extensions of existing dwellings and for other uses of land which do not conflict with the purposes of including land in it. Proposals for buildings, which do not fall into one of the above categories is inappropriate development and will only be permitted in special circumstances.

Planning permission was granted in September 2009 for the proposal, which is essentially for outdoor recreation and for the development of a key tourist attraction in the Borough.

The proposed development would shorten the proposed platform and as such, would reduce the amount of built development. The proposed platform would enable visitors to access the country park and would be seen in conjunction with the existing railway line. As such, the long distant views of the site are restricted and the proposed platform would not have an adverse impact upon the openness of the Green Belt. The amendment to the construction of the proposed platform would not affect the appearance of the platform and as such, would not impact upon the character of the Green Belt. Therefore, the proposed development would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

The NPPF states that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Policy OL1/5 states that within the Green Belt, other development will be inappropriate unless it maintains openness and would not conflict with the purposes of including land within the Green Belt.

The principle of using the site as a caravan park, including the land relating to this application, was established in 2009 with the grant of planning permission (51368). The proposed development identifies the number of pitches (which would increase by 1 pitch) and the specific layout of this area. The proposed access to the pitches would remain as approved and as such, would incorporate minimal areas of hardstanding. The use of this land as a caravan site is established and the proposed works would not impact adversely upon the openness of the Green Belt and would be in accordance with Policy OL1/5 of the Unitary Development Plan and the NPPF.

Design and layout - The proposed amendment to the platform construction would not affect the external appearance of the platform. The proposal includes the provision of timber fencing along the rear of the platform, which would reflect the existing fencing along the East Lancashire Railway. The proposed fencing on the boundary between the caravan site and the railway halt would be a green mesh fencing and would be appropriate. Therefore, the proposed development would not be unduly prominent in the locality and would not have an adverse impact upon the openness of the Green Belt. The proposal would be in accordance with Policies EN1/1, EN1/2, OL1/2 and OL1/5 of the Unitary Development Plan.

Impact upon residential amenity - Policy EN7/2 states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers. The

proposed development would result in an additional pitch at the caravan park. The proposed railway halt and extension to the caravan park would be some 262 metres from the nearest residential property. Given the distance to the residential properties, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties through noise. The proposed development would be in accordance with Policy EN7/2 of the Unitary Development Plan.

Highways/access issues - The proposed development would involve an amendment to the location of the vehicular and pedestrian access to the railway halt. The proposed vehicular access would be relocated closer to the proposed platform and would connect to the caravan site access and How Lane. Emergency gates would be provided on the caravan club site, which would enable the proposed access road to be used as an emergency access road. Pedestrian access to the proposed platform would be provided via a ramped access from How Lane at a gradient of 1:20 and a maximum crossfall of 1:40. Therefore, the proposed development would be fully accessible and would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

Response to objectors

The issues relating to the visual impact of the proposal, noise and traffic generation have been addressed in the above report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

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 drawings numbered DL79/15/103P, DL79/15/104, DL79/15/106P 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 policies of the Bury Unitary Development Plan listed below.
3. The external finishing materials for the proposal hereby approved shall be as stated on the application form and submitted plans.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. 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 validatory

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.

5. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

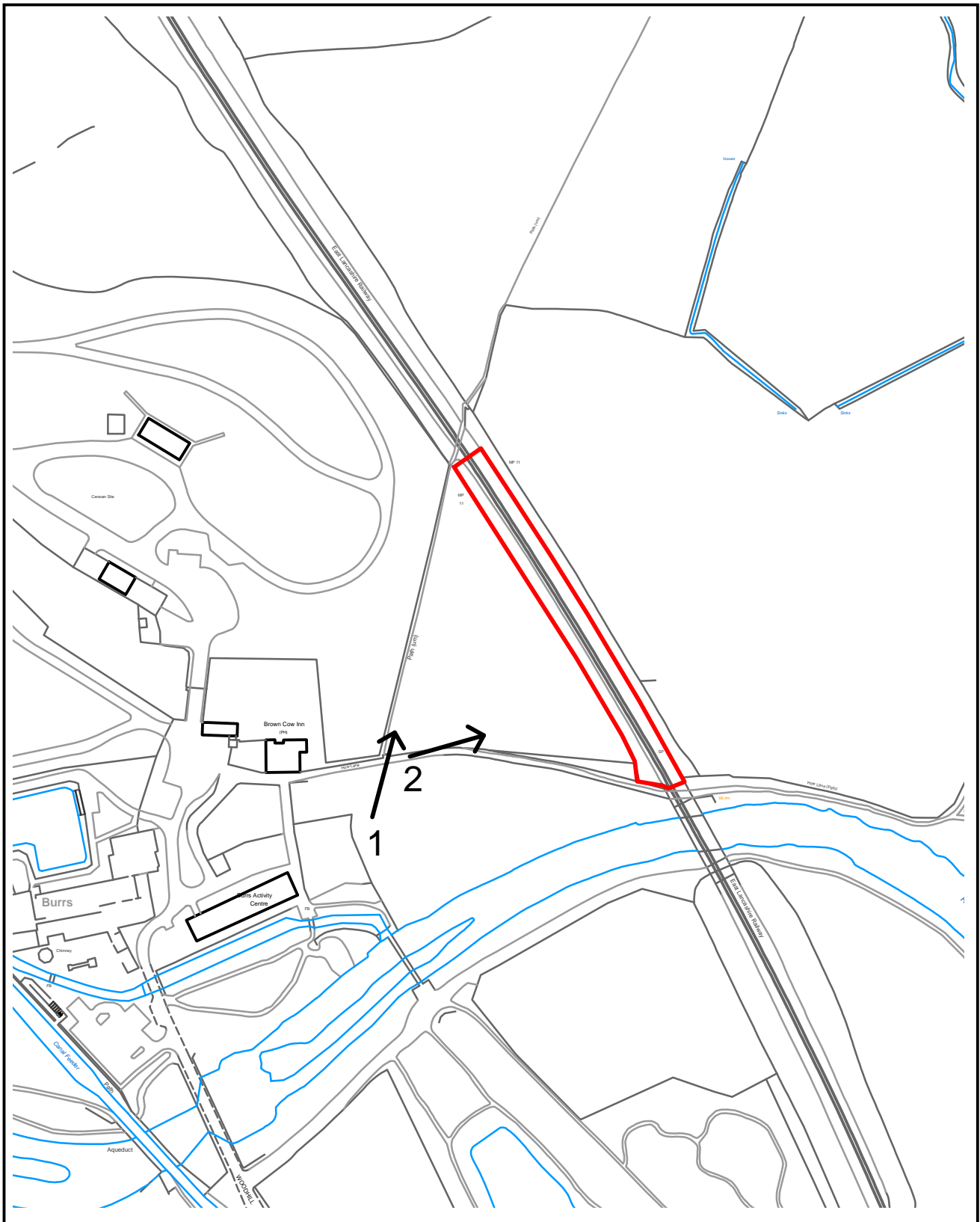
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

6. Notwithstanding the submitted plans, the maximum crossfall on the footpath and vehicular access shall be 1:40.

Reason. To ensure that the development is fully accessible to disabled persons pursuant to Policy HT5/1 – Access for Those with Special Needs of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Longworth** on **0161 253 5322**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 58768

**ADDRESS: Burrs Country Park
Woodhill Road
Bury**

Planning, Environmental and Regulatory Services 1:1250

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Bury
COUNCIL

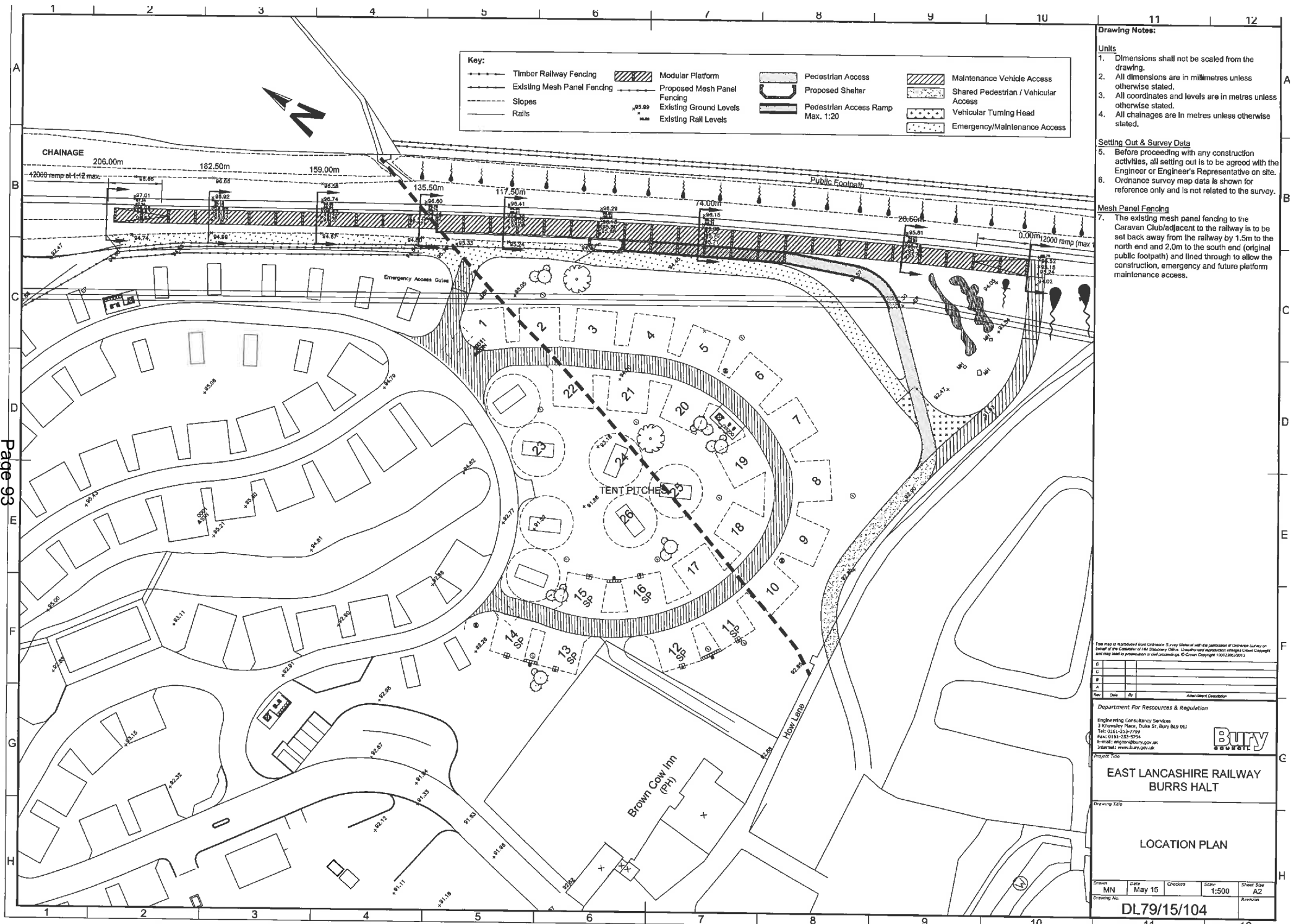
58768

Photo 1



Photo 2





Drawing Notes:

Units

1. Dimensions shall not be scaled from the drawing.
2. All dimensions are in millimetres unless otherwise stated.
3. All coordinates and levels are in metres unless otherwise stated.
4. All chainages are in metres unless otherwise stated.

Setting Out & Survey Data

5. Before proceeding with any construction activities, all setting out is to be agreed with the Engineer or Engineer's Representative on site.
6. Ordnance survey map data is shown for reference only and is not related to the survey.

Mesh Panel Fencing

7. The existing mesh panel fencing to the Caravan Club/adjacent to the railway is to be set back away from the railway by 1.5m to the north end and 2.0m to the south end (original public footpath) and lined through to allow the construction, emergency and future platform maintenance access.

I have been authorised to produce this drawing on behalf of the Controller of Rail Standards Office, Unauthorised reproduction of this drawing without the written consent of the Controller of Rail Standards Office is prohibited. © Crown Copyright 1995, 2003

Rev	Date	By	Author/Description

Department For Resources & Regulation

Engineering Consultancy Services
 2 Knowlsey Place, Duke St, Bury BL9 9DZ
 Tel: 0161-251-7729
 Fax: 0161-251-9754
 E-mail: engcon@burys.gov.uk
 Internet: www.bury.gov.uk



Project Title

**EAST LANCASHIRE RAILWAY
BURRS HALT**

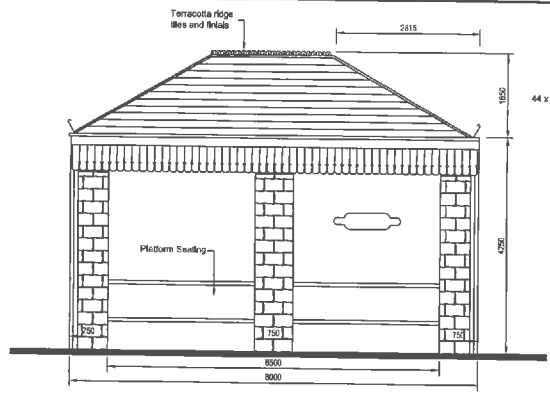
Drawing Title

LOCATION PLAN

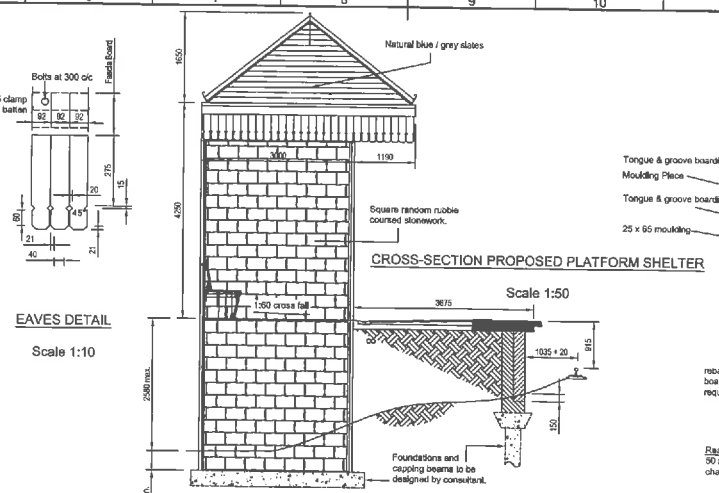
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MN	May 15		1:500	A2

Drawing No. **DL79/15/104**

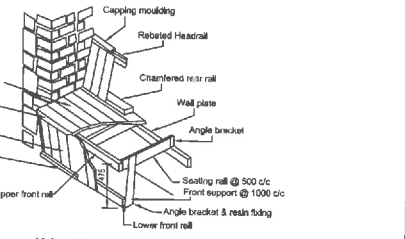
Revision



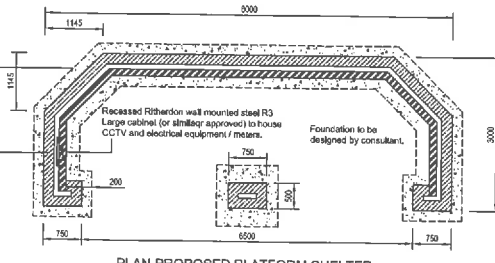
ELEVATION PROPOSED PLATFORM SHELTER
Scale 1:50



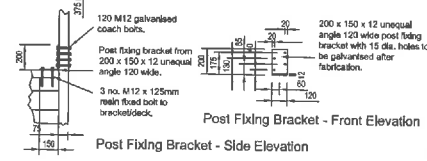
CROSS-SECTION PROPOSED PLATFORM SHELTER
Scale 1:50



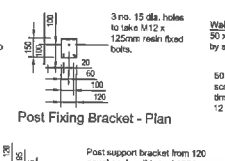
ISOMETRIC DETAIL OF SEAT CONSTRUCTION
Not to Scale



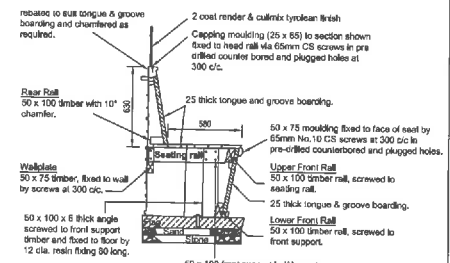
PLAN PROPOSED PLATFORM SHELTER
Scale 1:50



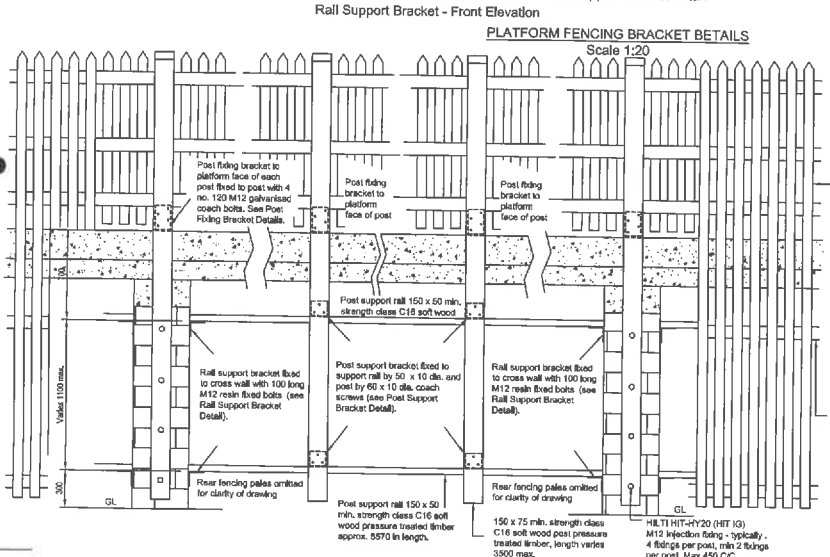
Post Fixing Bracket - Front Elevation
Post Fixing Bracket - Side Elevation



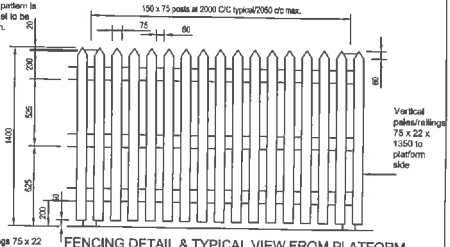
Post Support Bracket



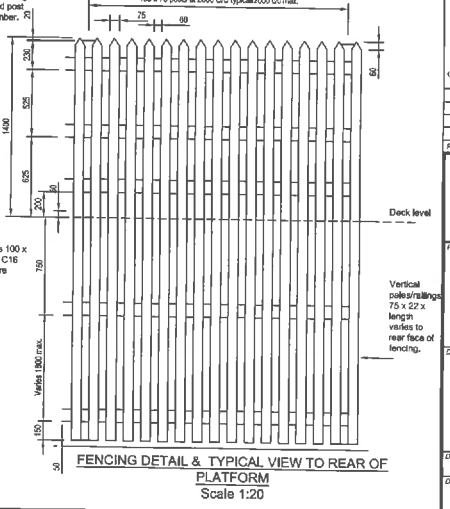
SECTION THROUGH SEAT
Scale 1:20



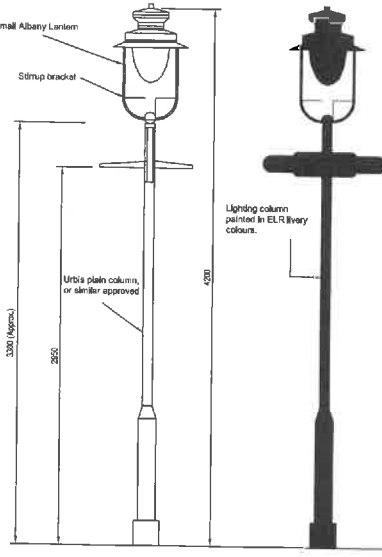
FENCING - TYPICAL ARRANGEMENT & FIXING DETAILS
Not to Scale



FENCING DETAIL & TYPICAL VIEW FROM PLATFORM
Scale 1:20



FENCING DETAIL & TYPICAL VIEW TO REAR OF PLATFORM
Scale 1:20



LIGHTING COLUMN DETAILS
Scale 1:20

- Drawing Notes:**
- Dimensions shall not be scaled from the drawing.
 - All dimensions are in millimetres unless otherwise stated.
 - All coordinates and levels are in metres unless otherwise stated.
 - All changes are in metres unless otherwise stated.
- Setting Out & Survey Data**
- Before proceeding with any construction activities, all setting out is to be agreed with the Engineer or Engineer's Representative on site.
- Fencing to Platform**
- All fencing to be pressure treated soft wood minimum strength class C16 in accordance with BS 4978:2007/EN 14061:2005.
 - All timber shall be finished green/brown as instructed by the Engineer for external use.
 - Angles to post tops and pales to be cut prior to pressure treatment.
 - Any outcrothing on site to be treated with a suitable timber treatment to be approved by the Engineer.
 - The contractor must include in their rates for taking sections of fencing.

Ordnance Survey map data is shown for reference only and is not related to the survey.
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Rev	Date	By	Amendment Description

Department for Resources & Regulation
Engineering Consultancy Services
3 Knowlsey Place, Suite 50, Bury, Bury (UK)
Tel: 0161-253-7799
Fax: 0161-253-6194
Email: engcon@bury.gov.uk
Internet: www.bury.gov.uk

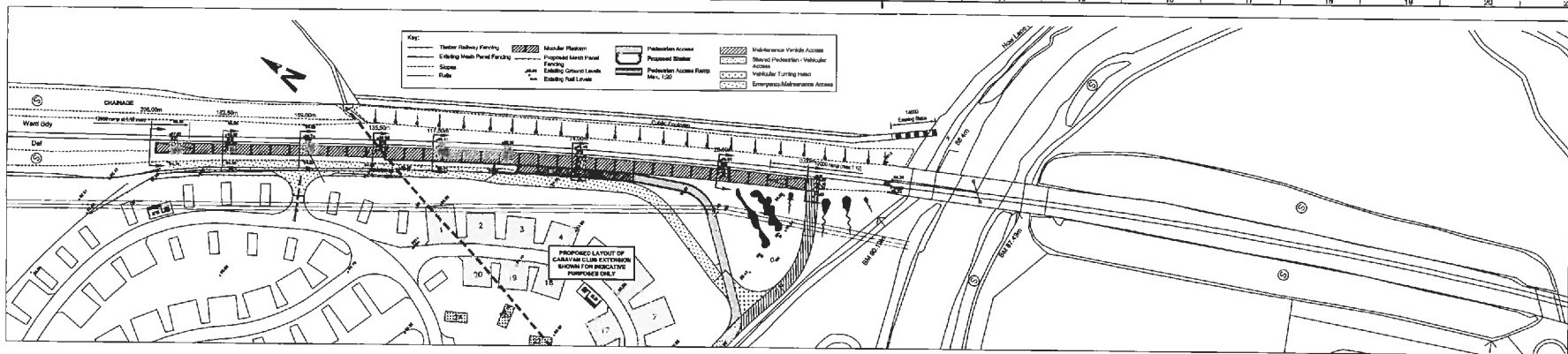


**EAST LANCASHIRE RAILWAY
BURRS HALT**

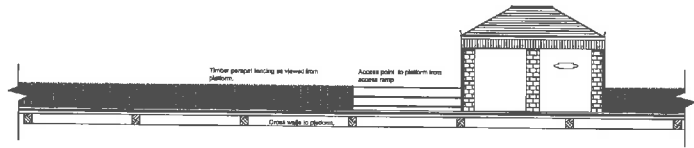
**PROPOSED SHELTER TO
PLATFORM
& FENCING DETAILS**

Drawn	Date	Checked	Scale	Sheet	Step
MN	May 15		As Shown	A1	

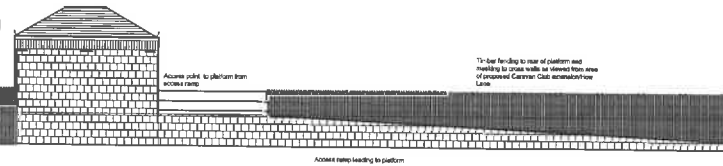
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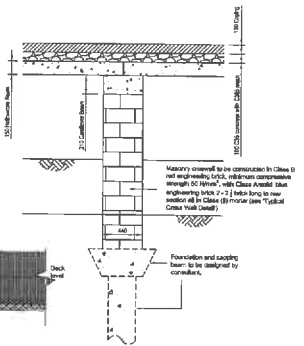
PLAN OF RAILWAY PLATFORM Scale 1:500



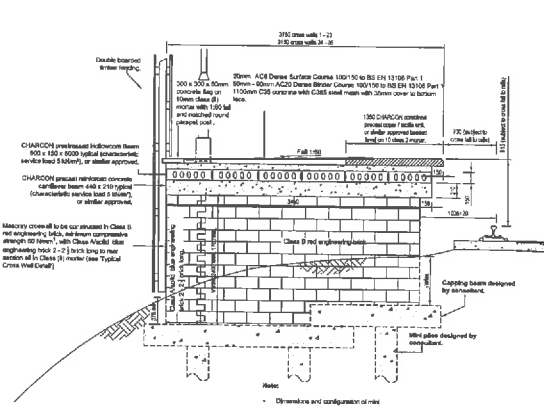
TYPICAL VIEW OF PLATFORM FROM TRACK Scale 1:100



TYPICAL VIEW OF PLATFORM FROM PROPOSED CARAVAN CLUB EXTENSION/HOW LANE Scale 1:100

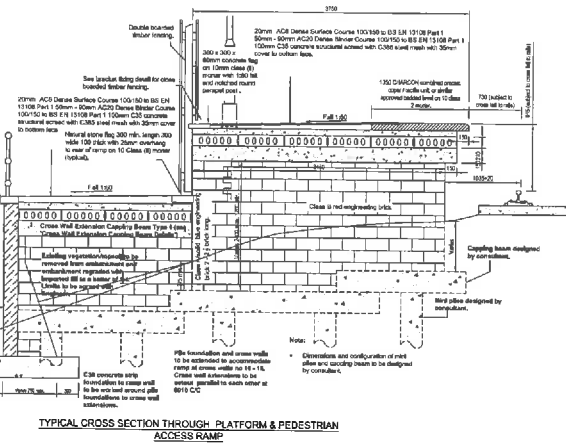


Typical Masonry Crosswall Detail Scale 1:20

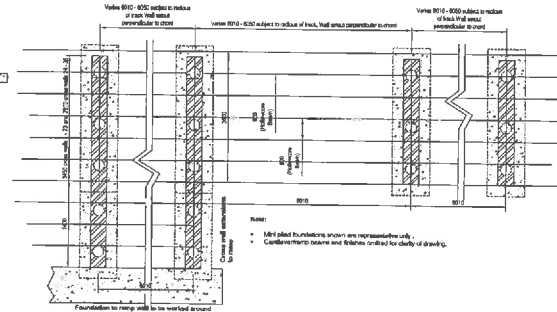


TYPICAL CROSS-SECTION THROUGH PLATFORM Scale 1:25

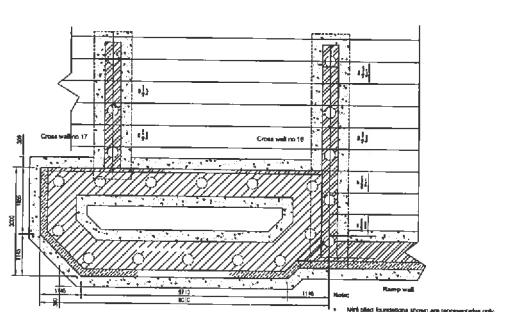
Page 95



TYPICAL CROSS SECTION THROUGH PLATFORM & PEDESTRIAN ACCESS RAMP Scale 1:25



TYPICAL PLAN OF CROSSWALLS & FOUNDATIONS Scale 1:25



TYPICAL PLAN OF FOUNDATIONS TO SHELTER Scale 1:25

Drawing Index

1. All dimensions shall not be scaled from the drawing.
2. All dimensions are in millimetres unless otherwise stated.
3. All coordinates and levels are in metres unless otherwise stated.
4. All dimensions are in metres unless otherwise stated.

Notes

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4. All dimensions are in metres unless otherwise stated.

General Arrangement Platform

East Lancashire Railway Burrs Halt

GENERAL ARRANGEMENT PLATFORM

DL79/15/103P

May 15

As Shown

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BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

23 June 2015

SUPPLEMENTARY INFORMATION

Item:01 Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ Application No. 58521

Refurbishment and conversion/change of use of vacant public house to form 2 no. cottages and 8 no. apartments and erection of block of 10 no. apartments with bin/cycle stores, reconfiguration of existing car park and hard/soft landscaping accessed via Bury Old Road

Revised plans

Revised plans received to show 2 door way openings on the ground floor south elevation of the proposed new build apartments.

Plan numbers revised as follows:

L07 E - Revised proposed site plan

P12 B - Revised proposed ground floor plan (new build)

E16A - Revised proposed street scene

L08A - Revised proposed technical plan

Item:02 8 Warwick Street, Prestwich, Manchester, M25 3HN Application No. 58558

Change of use from beauty salon at ground floor and flat at first floor (Class C3) to mixed use cafe bar (Class A3) and Community Activity Facility (Class D1); Access/fire exit at rear; External roller shutters.

Nothing further to report.

Item:03 Grundy Day Care Centre, Wellington Road, Bury, BL9 9AH Application No. 58653

Change of use of day centre to a mixed use day care centre, hairdressers (A1) and cafe (A3)
(to be open to members of the public)

Nothing further to report

Item:04 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ Application No. 58668

Change of Use to ground floor of property only - from A1 (Shop) to A3 (Cafe) Some internal alterations to accommodate new licensed premises

Nothing further to report

Item:05 56-58 Bridge Street, Ramsbottom, Bury, BL0 9AQ Application No. 58669

Listed building consent for change of use of ground floor from shop (Class A1) to cafe (Class A3) and internal alterations arising as a result of application 58668 (resubmission)

Nothing further to report

Item:06 222-224 Dumers Lane, Radcliffe, Manchester, M26 2QJ Application No. 58706

Variation of condition no. 2 (approved plans) of planning permission 54875 for alterations to the shop front, forecourt, new pitched roof at rear and omission of rear roller shutter

Nothing further to report.

Item:07 Clay Bank Works, Unit 4A Fletcher Street, Bury, BL9 7AT Application No. 58733

Single storey rear extension and creation of two new entrances to side with roller shutters

Consultation - Correspondence has been received from one of the objectors showing that vehicles that are in the process of being worked upon are parked on the highway clogging the street and parked facing in the wrong direction on a one-way street. This has been put back to the applicant to respond to who says that it is the lack of space in the current building that means that he does have to park vehicles on the street. The approval of the extension would provide additional space such that there would be no need to rely on on street parking in the vicinity of the workshop.

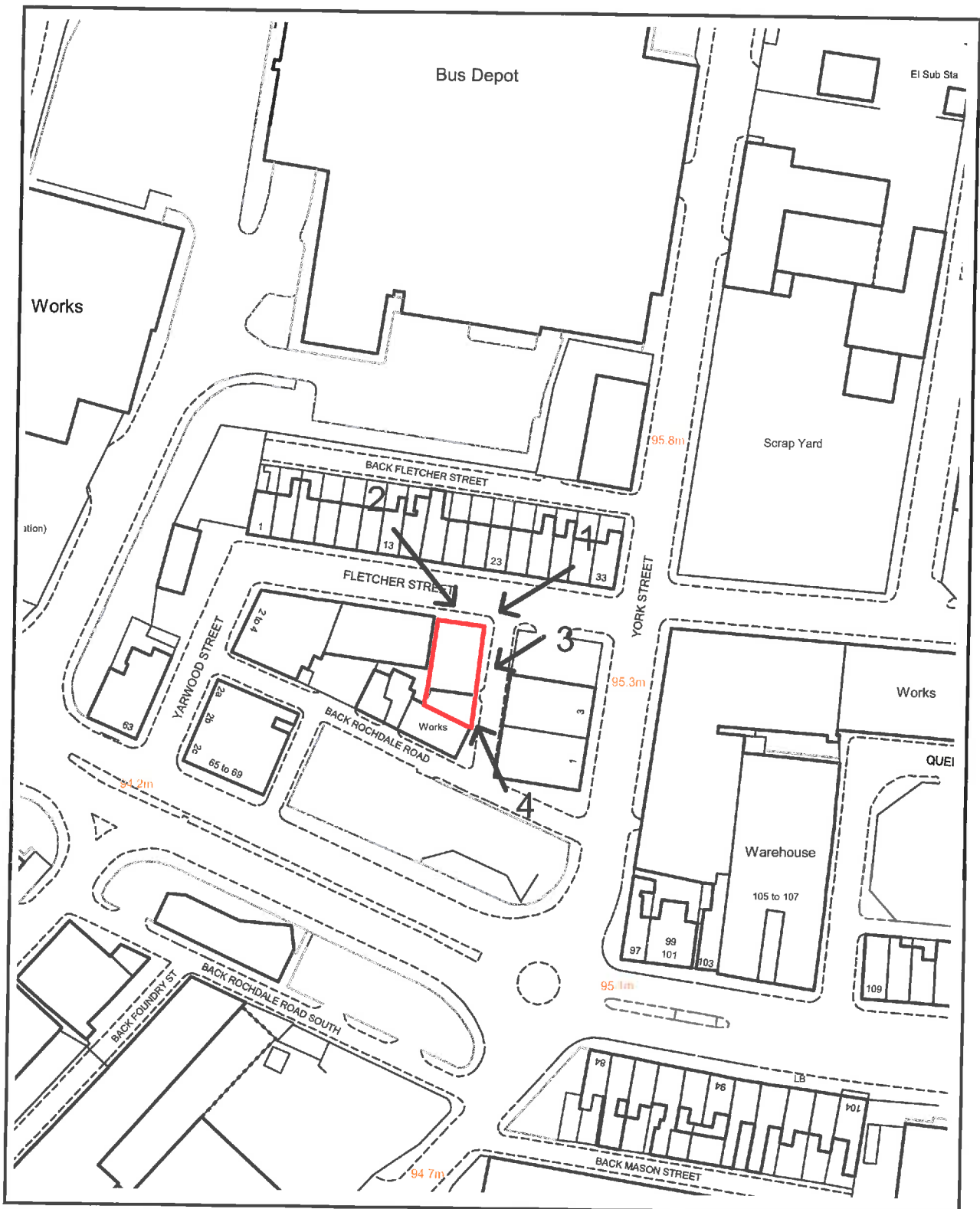
Item:08 Burrs Country Park, Woodhill Road, Burrs, Bury, BL8 1DA Application No. 58768

Variation of condition 2 of planning permission 51368 to shorten the platform; relocate the maintenance access to the south end of the platform; Amend construction method of platform to cross walls, located perpendicular to track; provide timber fencing to rear of platform; realignment of fence to caravan club site; additional pitch to caravan site.

Publicity

Traffic Section - No objections, subject to the inclusion of an informative relating to the Public Right of Way.

An aerial photograph of the site is attached.



PLANNING APPLICATION LOCATION PLAN

APP. NO 58733

**ADDRESS: Clay Bank Works
Unit 4A Fletcher Street
Bury**

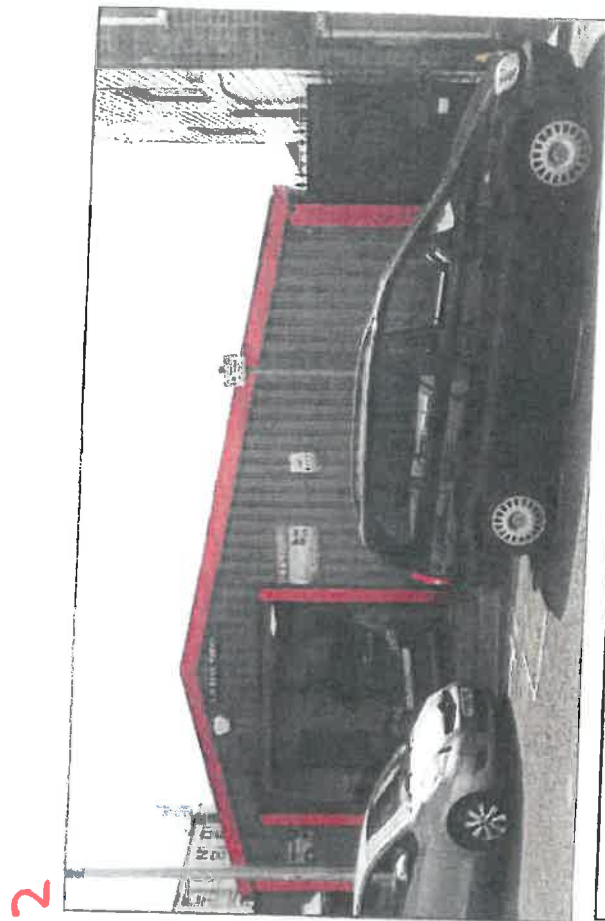
Planning, Environmental and Regulatory Services 1:1250

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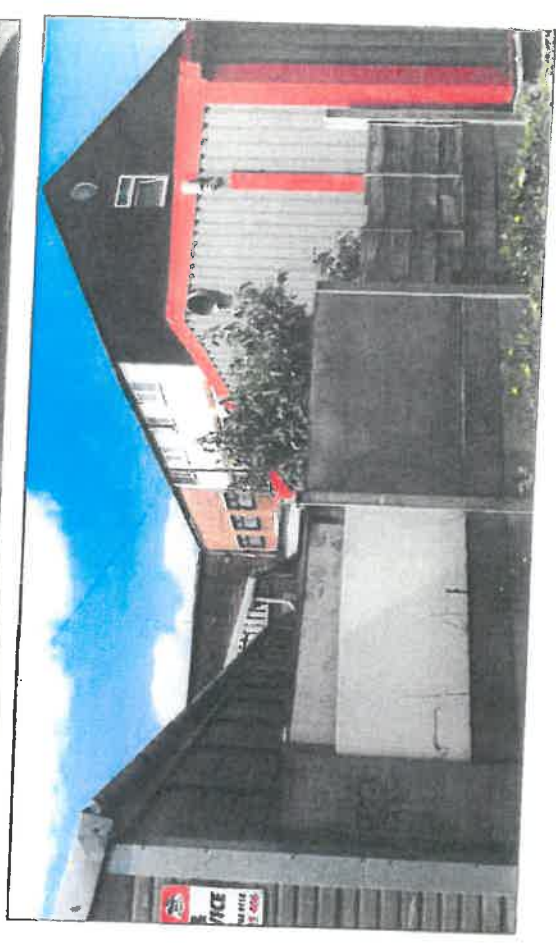




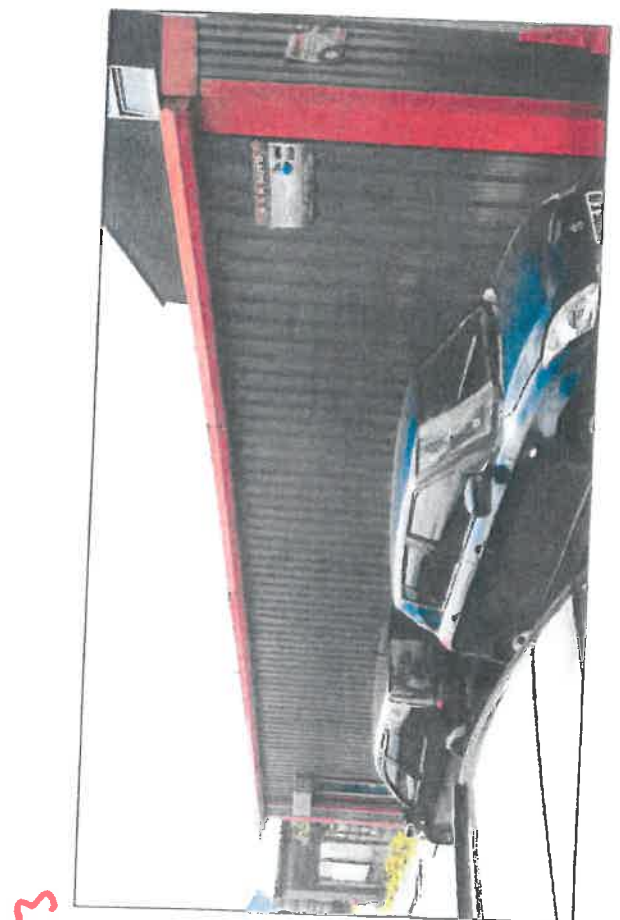
1



2

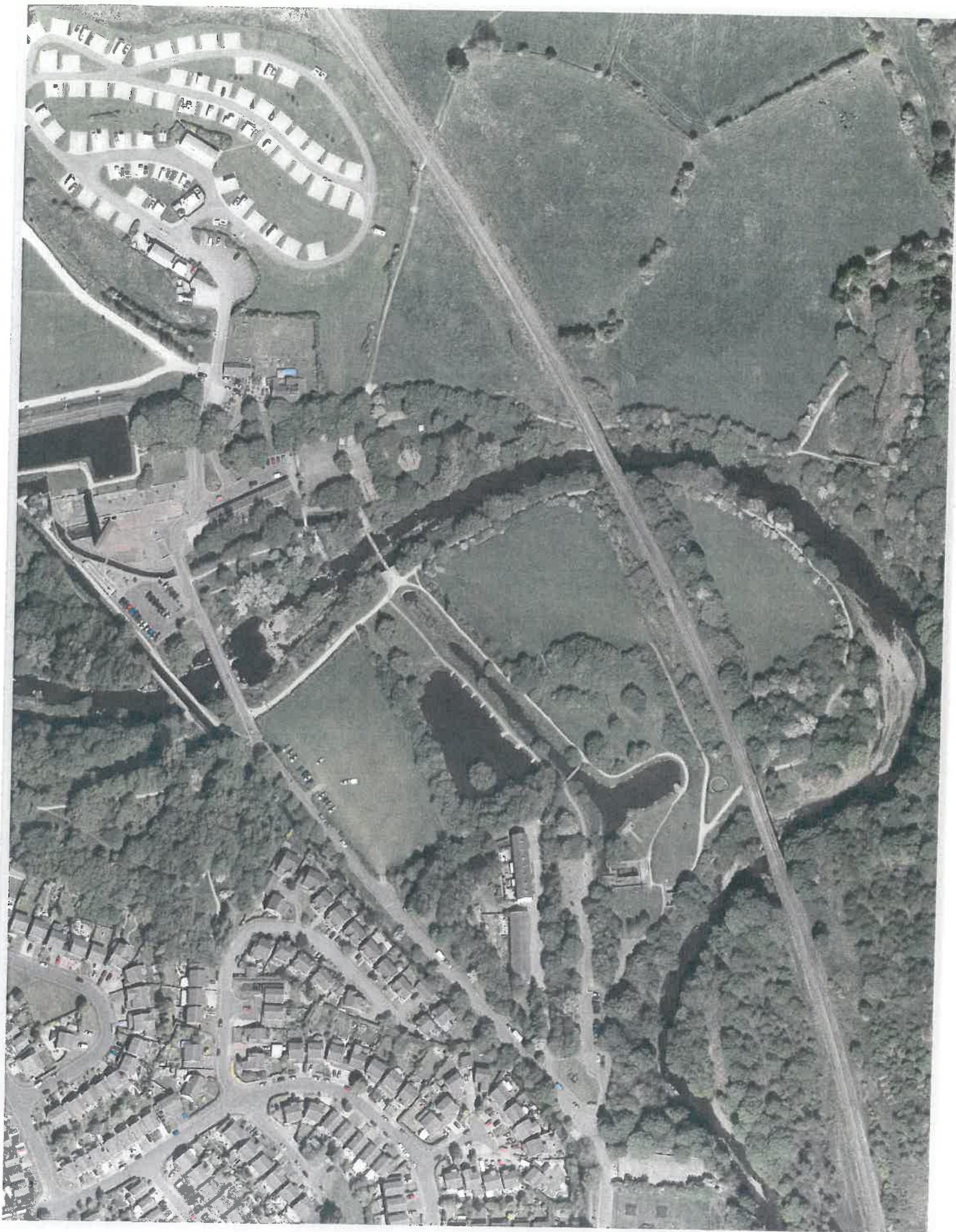


4



3

IPS		2 York Street Bury Lancashire BL9 7AR	
DESIGN			
Photographs			
4A Unit Fletcher Street Bury BL9 7AT			
Scale : N/A on A3		All Dimensions in Meters	
Ref: IPS/R4/BL87AT		Date : 25/04/2015	
SHT 4 of 4		Existing	



SCALE: 1:2500 DATE: 22/06/2015

58768



Bury
COUNCIL

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REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	23rd June 2015
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
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:-

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning applications decided using Delegated Powers
Between 22/05/2015 and 14/06/2015**



Ward: **Bury East**

Application No.: 58544 **App. Type:** FUL 03/06/2015 Approve with Conditions
Location: 23 Bolton Street, Bury, BL9 0EY
Proposal: Change of use from hot food takeaway (Class A5) to tattoo/body piercing studio (Sui Generis)

Application No.: 58579 **App. Type:** FUL 09/06/2015 Approve with Conditions
Location: 69A Rochdale Road, Bury, BL9 7AX
Proposal: Change of use of first floor room to internet pharmacy

Application No.: 58625 **App. Type:** FUL 12/06/2015 Refused
Location: 2 Cook Street, Bury, BL9 0RP
Proposal: Changes to front and side elevations; New shop fronts to new retail units

Ward: **Bury East - Moorside**

Application No.: 58672 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 34 Walmersley Road, Bury, BL9 6DP
Proposal: Change of use of ground floor from training centre to estate agents office (Class A2)

Ward: **Bury East - Redvales**

Application No.: 58609 **App. Type:** FUL 05/06/2015 Approve with Conditions
Location: 236 Market Street, Bury, BL9 9AB
Proposal: Single storey extension with canopy at rear

Application No.: 58628 **App. Type:** FUL 02/06/2015 Approve with Conditions
Location: 596 Manchester Road, Bury, BL9 9SU
Proposal: Two storey and single storey extensions to side and rear

Application No.: 58630 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 2 Somerset Drive, Bury, BL9 9DG
Proposal: Two storey extension to side and rear; Front porch and erection of outbuilding in rear garden and creation of new vehicular access. (Re submission)

Application No.: 58643 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 2 Austen Avenue, Bury, BL9 9RH
Proposal: Two storey extension at side / rear and single storey extension at rear (revised scheme)

Application No.: 58682 **App. Type:** FUL 04/06/2015 Refused
Location: 184 Alfred Street, Bury, BL9 9EG
Proposal: Two storey extension at side; Extension to porch at front

Ward: **Bury West - Church**

Application No.: 58608 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 10 Newham Drive, Bury, BL8 2EH
Proposal: Single storey extension at side

Application No.: 58646 **App. Type:** FUL 04/06/2015 Approve with Conditions
Location: 1 Blackrod Drive, Bury, BL8 2HN
Proposal: Two storey side extension; New vehicular access with alterations to parking area at front (Resubmission of 58452)

Ward: **Bury West - Elton**

Application No.: 58633 **App. Type:** FUL 05/06/2015 Approve with Conditions
Location: 34 Bowes Close, Bury, BL8 1UA
Proposal: Two storey side extension

Application No.: 58686 **App. Type:** FUL 04/06/2015 Approve with Conditions
Location: 25 Trimmingham Drive, Bury, BL8 1JW
Proposal: First floor extension at side/front; Single storey extension at rear; Front porch and render to front, side and rear elevations

Ward: **North Manor**

Application No.: 58592 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 9 Kendal Road, Ramsbottom, Bury, BL0 9SP
Proposal: First floor extension at side over existing garage; Single storey extension at rear

Application No.: 58603 **App. Type:** FUL 28/05/2015 Refused
Location: 35 Fernview Drive, Tottington, Bury, BL0 9XB
Proposal: First floor extension over existing garage at side; Two storey extension to rear with balcony

Application No.: 58611 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 12 Palatine Drive, Bury, BL9 6RL
Proposal: Erection of a detached garage/utility room at rear

Application No.: 58654 **App. Type:** FUL 28/05/2015 Refused
Location: 2 Ashborne Drive, Summerseat, Bury, BL9 5PD
Proposal: Addition of first floor above part of existing house and replacement porch

Application No.: 58688 **App. Type:** FUL 04/06/2015 Approve with Conditions
Location: 7 Guiseley Close, Bury, BL9 5JR
Proposal: Single storey extension at rear

Ward: **Prestwich - Holyrood**

Application No.: 58624 **App. Type:** FUL 02/06/2015 Approve with Conditions
Location: 16 Polefield Approach, Prestwich, Manchester, M25 2NF
Proposal: Single storey extension at rear

Application No.: 58649 **App. Type:** LDCP 12/06/2015 Lawful Development
Location: 22 Simister Green, Prestwich, Manchester, M25 2RY
Proposal: Lawful development certificate for proposed single storey rear extension (resubmission)

Ward: **Prestwich - Sedgley**

Application No.: 58582 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: The Residences, Scholes Lane, Prestwich, Manchester, M25 0NT
Proposal: Extension to an existing Control Kiosk within the grounds of The Residences.

Application No.: 58617 **App. Type:** FUL 02/06/2015 Approve with Conditions
Location: 132 Albert Avenue, Prestwich, Manchester, M25 0HE
Proposal: Two storey extension at side; extension at rear and alterations to rear decking

Application No.: 58620 **App. Type:** FUL 02/06/2015 Approve with Conditions
Location: 17 East Meade, Prestwich, Manchester, M25 0JJ
Proposal: Two storey extensions to side and rear

Application No.: 58632 **App. Type:** FUL 02/06/2015 Approve with Conditions
Location: 9 Wilton Avenue, Prestwich, Manchester, M25 0HD
Proposal: New front porch; Single storey/two storey side/rear extensions; Demolition of existing garage and erection of a single storey detached annexe

Application No.: 58659 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 8 Ravensway, Prestwich, Manchester, M25 0EU
Proposal: Single storey rear extension with flat roof incorporating 'succah-style' roof light

Application No.: 58680 **App. Type:** FUL 10/06/2015 Approve with Conditions
Location: 99 Kings Road, Prestwich, Manchester, M25 0JS
Proposal: Two storey extension at side; Single storey succah extension at rear; First floor extension at rear; Front porch

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

Application No.: 58623 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 10 Beckley Avenue, Prestwich, Manchester, M25 9RR
Proposal: Single storey side extension

Application No.: 58626 **App. Type:** FUL 08/06/2015 Approve with Conditions
Location: 2 St Marys Road, Prestwich, Manchester, M25 1AP
Proposal: Demolition of existing garage and proposed single storey side extension

Application No.: 58636 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: Cheddleton Lodge, West Road, Prestwich, Manchester, M25 3FB
Proposal: Erection of a camper van port at front of house

Application No.: 58639 **App. Type:** FUL 05/06/2015 Approve with Conditions
Location: 12 Hollyedge Drive, Prestwich, Manchester, M25 9RG
Proposal: Two storey side extension

Application No.: 58642 **App. Type:** ADV 08/06/2015 Approve with Conditions
Location: 463 Bury New Road, Prestwich, Manchester, M25 1AD
Proposal: 3 no. internally illuminated fascia signs. 1 no. internally illuminated hanging sign. 1 no. internally illuminated ATM sign

Ward: Radcliffe - East

Application No.: 58513 **App. Type:** FUL 08/06/2015 Refused
Location: Land adjacent to Cocklestorm Fencing, Bury Road, Radcliffe, Manchester, M26 2UT
Proposal: Retrospective application for change of use from vacant land to part car park, part storage area (resubmission)

Application No.: 58584 **App. Type:** FUL 12/06/2015 Approve with Conditions
Location: 62 Bury Road, Radcliffe, Manchester, M26 2UU
Proposal: Two storey extensions at side and rear; Single storey extension at rear; raised decking at rear with handrail and steps to garden level; new driveway crossing.

Application No.: 58635 **App. Type:** ADV 02/06/2015 Approve with Conditions
Location: Radcliffe PCC, Church Street West, Radcliffe, Manchester, M26 2SP
Proposal: 2 No. non-illuminated fascia signs, 1 no. internally illuminated projecting sign, 1 no. non-illuminated service menu board, 4 no. non-illuminated window vinyl

Application No.: 58656 **App. Type:** FUL 12/06/2015 Approve with Conditions
Location: 58 Starling Road, Radcliffe, Manchester, M26 4LN
Proposal: Two storey rear extension

Ward: Radcliffe - North

Application No.: 58543 **App. Type:** ADV 08/06/2015 Split Decision
Location: Moorgate Cottage, 4 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL
Proposal: A: 2 no. non-illuminated perspex signs
B: 2 no. non-illuminated banner signs

Application No.: 58588 **App. Type:** FUL 22/05/2015 Approve with Conditions
Location: 28 Broomfield Close, Ainsworth, Bolton, BL2 5QY
Proposal: Extension of dormer at rear above existing garage

Application No.: 58610 **App. Type:** TEL 26/05/2015 Prior Approval Required and Granted
Location: Highways verge at roundabout adjoining Countess Lane and Turks Road, Radcliffe, Manchester, M26 3LX
Proposal: Prior notification for 12 metre high monopole with 1 no. antenna to the top and 2 no. equipment cabinets at the base

Application No.: 58629 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 2 Stonedolph Close, Ainsworth, Radcliffe, Bolton, BL2 5SH
Proposal: Flat to pitched roof conversion to garage and front canopy

Application No.: 58691 **App. Type:** FUL 04/06/2015 Approve with Conditions
Location: 3 Claydon Drive, Radcliffe, Manchester, M26 3XA
Proposal: Single storey side extension to existing detached garage

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 58580 **App. Type:** FUL 22/05/2015 Approve with Conditions
Location: Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD
Proposal: Single storey extension at rear; first floor juliette balcony at rear

Application No.: 58627 **App. Type:** FUL 05/06/2015 Approve with Conditions
Location: 25 Quakers Field, Tottington, Bury, BL8 4AZ
Proposal: Single storey rear extension

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 58435 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: Higher Redisher Farm, Redisher Lane, Hawkshaw, Bury, BL8 4HX
Proposal: Demolition of front porch and partial demolition of single storey rear extension; Conversion of barn to additional living accommodation; Erection of front porch; Erection of first floor extension above garage; Erection of two storey extension at rear; Erection of detached garage, office and store (resubmission)

Application No.: 58598 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 62 Woodhey Road, Ramsbottom, Bury, BL0 9RB
Proposal: First floor extension to side and two storey extension to front

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

Application No.: 58531 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 5 Sergeants Lane, Whitefield, Manchester, M45 7TR
Proposal: New front porch; Two storey extension at side; Single storey extension at rear; New wall with new gates and railings

Application No.: 58600 **App. Type:** FUL 26/05/2015 Approve with Conditions
Location: 12 Ringley Park, Radcliffe, Manchester, M45 7NT
Proposal: Two storey extension to rear and single storey extension to front porch

Application No.: 58640 **App. Type:** FUL 11/06/2015 Approve with Conditions
Location: 3 Parkstone Avenue, Whitefield, Manchester, M45 7GF
Proposal: Single storey extension at rear

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 58562 **App. Type:** FUL 28/05/2015 Approve with Conditions
Location: 845 Manchester Road, Bury, BL9 9TP
Proposal: Variation of conditions 2 and 3 following grant of planning permission 58184 to remove reference to the duplicate drawing and amend the timing of the smart lighting coming on:
Condition 2 amend from: This decision relates to drawings numbered 3273/00, 3273/C/02 Rev A, 13.030/E/07 Rev D, 3273/178D, 13.030/E/05 Rev C, 3273/C/179A, 3273/C/021 Rev A, 13.030 MB Whitefield_External Lighting, 13.030 Roof Car Park Lighting, Thorlux lighting - Type AA, T2, S1 and Y and the development shall not be carried out except in accordance with the drawings hereby approved
Condition 2 amend to: This decision relates to drawings numbered 3273/00, 3273/C/02 Rev A, 13.030/E/07 Rev D, 3273/178D, 13.030/E/05 Rev C, 3273/C/179A, 13.030 MB Whitefield_External Lighting, 13.030 Roof Car Park Lighting, Thorlux lighting - Type AA, T2, S1 and Y and the development shall not be carried out except in accordance with the drawings hereby approved.
Condition 3 amend from: The external lighting shall not be switched on outside the hours of 08.00 to 19.00 Monday to Friday, 07.30 to 17.30 Saturdays and 09.30 to 16.30 Sundays except where the sensor detects movement on the site for security purposes.
Condition 3 amend to: The external lighting shall not be switched on outside the hours of 07.30 to 19.00 Monday to Friday, 07.30 to 17.30 Saturdays and 10.30 to 17.30 Sundays except where the sensor detects movement on the site for security purposes.

Application No.: 58631 **App. Type:** FUL 11/06/2015 Refused
Location: Land bounded by Croft Lane/Borden Way, Bury
Proposal: Change of use of land (formerly used as United Utilities temporary contractors compound) to the display and retail sale of decorative stone

Application No.: 58645 **App. Type:** ADV 05/06/2015 Approve with Conditions
Location: 1 Elms Square Precinct, Whitefield, Manchester, M45 7TA
Proposal: 1 No. internally illuminated fascia sign, 1 no. non-illuminated fascia sign, 1 no. internally illuminated projecting sign

Total Number of Applications Decided: 50

REPORT FOR DECISION

Agenda Item	6
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	23rd June 2015
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
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 111 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:-

Contact Details:-

David Marno, Head of Development Management
 Planning Services, Department for Resources and Regulation,
 3 Knowsley Place ,Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 22/05/2015 and 14/06/2015**



Application No.: 58291/FUL

Appeal lodged: 22/05/2015

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Mr Manzoor Butt

Location 62 Sheepfoot Lane, Prestwich, Manchester, M25 0DN

Proposal Single storey extension at front, two storey extension at side and first floor extension at rear with juliet balcony

Total Number of Appeals Lodged: 1

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REPORT FOR DECISION

Agenda Item	
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	23 JUNE 2015
SUBJECT:	SECTION 106 OBLIGATIONS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	PHILIPPA BRUNSDEN
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report outlines the contributions made by S106 obligations since 1 October 2015 and summarises agreements that are outstanding.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the report.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? N/A
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:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

- 1.1 Section 106 (s106) Agreements are legal contracts between the Local Planning Authority and the developer / landowner which include obligations that are essential to allow the granting of planning permission in certain circumstances. These obligations are then secured as a land charge on any successive land owner of the application site, should the site be sold on and developed by someone other than the applicant.
- 1.2 The details of the obligations are controlled by statute and must pass the following three tests if they are to be considered when determining an application for planning permission:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 1.3 Obligations often involve the payment of financial contributions, for example recreation contributions, compensation for the loss of employment land and contributions towards ecological enhancements. On receipt by the Council, these contributions are effectively held on trust, to be spent in accordance with the terms of the s106 Agreement. S106 Agreements signed after 6 April 2015 also have to identify which specific infrastructure project the contribution will be spent on and the Council can only enter into a maximum of five obligations for each individual infrastructure project.
- 1.4 Section 106 Agreements may also include non-financial obligations such as provision of on-site affordable housing, access paths or the transfer of land.
- 1.5 This report outlines the contributions provided by S106 obligations in the 6 months from 1 October 2014 to 31 March 2015 and identifies those Agreements where obligations are outstanding and those where triggers have not yet been reached.

2.0 Schemes Provided and Obligations Complied With

- 2.1 A list of schemes provided as a result of financial contributions is attached to this report at Appendix A, together with a list of contributions received and obligations complied with between 1 October 2014 and 31 March 2015 at Appendix B.
- 2.2 Table 1 below identifies contributions received in the six months from 1 October 2014 and 31 March 2015, and unspent contributions as at 31 March 2015.
- 2.3 Over the six month period from 1 April 2014 and 30 September 2014 a total of **£75,272.37** has been collected from 8 separate sites. The overall income and expenditure is broken down in Table 1 overleaf.
- 2.4 The total amount of s106 contributions held by the Council as of 31 March 2015 is also included in the table below, and stands at **£3,021,352.72**. It is important to note that a time lag between receipt and expenditure of contributions is to be expected, as funds have to be allocated to specific schemes, and in some cases contributions are for the long term maintenance of land that has been transferred to the Council.

- 2.5 Since 31 March 2015 a further **£589,008.20** has been received, which breaks down as £400,882.45 of recreation contributions from three sites, £156,125.75 of affordable housing contributions from one site and £32,000.00 for a heat network feasibility study from one site. These are excluded from the table below, but are detailed in Appendix B and will be added to the amount received and total balance in the next S106 monitoring report.

Table 1: S106 income, expenditure and unspent balance

Expenditure type	Contributions received 1 October 2014 to 31 March 2015	Total amount spent 1 October 2014 to 31 March 2015	Total value of unspent contributions as at 31 March 2015	Comments
Recreation enhancement	£56,522.37	£57,957.26	£595,319.12	All allocated with the exception of contributions paid upfront that can't be allocated until commencement of development and £28,494.48 awaiting allocation. Ward members are likely to be consulted on the next round of allocations around September 2015. The balance includes £6,293.42 interest accrued in 2014/15.
Recreation maintenance	-	-	£149,615.85	All allocated to maintenance of transferred land. The balance includes interest earned, £1,575.87 in 2014/15.
Local Nature Reserves	-	£16,900.14	£135,254.01	All allocated. (Expenditure figures are for the whole of 2014/15).
Roch Valley Greenway maintenance fund & repair and maintenance of goyt	-	-	£130,823.00	Awaiting transfer of land.
Shrewsbury House Woodland contribution	-	-	£3,000.00	To be used to improve and enhance existing woodland in the locality of Shrewsbury House, Prestwich. Friends of Prestwich Forest Park have been engaged to carry out the work.

Public art	-	£26,965.52	£191,123.82	The majority of expenditure in the past 6 months was on a project in the Kirklees Valley which is due to be installed later this year. The balance includes £2,370.80 interest earned 2014/15.
Employment enabling works	-	£285.00	£827,590.72	£54,641.46 allocated, remainder ring fenced.
Affordable Housing	£18,750.00	-	£919,786.25	£617,000 allocated to bring empty properties back into use as affordable housing across the Borough, remainder ring fenced for AH.
Clerke Street study	-	£3,540.90	£13,059.10	Contribution to a study to identify a reuse or redevelopment scheme for land at Clerke Street. Survey work and an area study have been commissioned.
Highways	-	-	£45,780.85	The 1 st of 2 vehicle activated signs at Fletcher Bank has been ordered but the contribution has not yet been spent. The £35,780.85 for improvements to Redford Street is currently unspent as the adjoining development is not yet completed.
Public Realm	-	-	£10,000.00	Contribution for public realm improvements to improve the linkages between Aldi and Prestwich town centre.
TOTAL	£75,272.37	£105,648.82	£3,021,352.72	

Please note that the figures in the table above represent a snap shot in time and may not be entirely consistent with previous reports as expenditure from S106 contributions is confirmed at financial year end and interest is added to the balance. Income figures are based on the six month period from 1 October 2014 and 31 March 2015, and total balances are as at 31 March 2015. Be Fit Close Park maintenance contribution was included in the previous S106 report as recreation maintenance but has now been excluded as it is not S106 funded.

Recreation

2.6 In the six months from 1 October 2014 to 31 March 2015 £57,957.26 of recreation contributions has been spent. This has gone towards improvements at a number of sites including

- Fencing at Allen's Green bowling club;
- Close Park and Whitefield bowling pavilions;
- Bolton Road West allotments;
- Play areas at Abden Street, Openshaw Park, Sycamore Road, Nuttall Park and Ramsbottom play area;
- Works to the Green flag parks at Clarence Park, Openshaw Park and Close Park;
- King George V Outwood pavilion showers, electrics and painting; and
- St Mary's flower park.

2.7 In terms of future spending, funding has also been allocated to a number of projects across the Borough, including works to play areas, improvements to parks, bowling facilities and allotments. The priority is to ensure that S106 recreation contributions are allocated within the area where the development took place. Potential project ideas are identified based on Green Space Strategy, the Play Strategy, local priorities, opportunities for maximising the money by attracting external funding, etc. Ward Councillors are consulted in writing, and feedback from them informs the final list of schemes. The last consultation took place in November 2014, and the next is likely to take place around September 2015.

Local Nature Reserves

2.8 From 1 April 2014 to 31 March 2015, £3,300.00 of S106 contributions from developments at Kirklees Bleachworks, Olives Paper Mill and Radcliffe Paper Mill has been used, as specified in the agreements, to improve the adjacent natural environment. This funding has supported the development of Local Nature Reserves, including physical works and the time charges of a Project Officer. The LNR officer is currently undertaking projects in the Kirklees Valley LNR and at the newly declared Chapelfield, Radcliffe.

2.9 In the Kirklees Valley, £30,129.75 of s106 contributions, including those from the Kirklees Bleachworks redevelopment, have been committed as match funding in a successful application for £120,519.00 of Woodland Improvement Grant (WIG) from the Forestry Commission (total scheme value £150,648.75, 20% match funded through s106). Implementation of the grant-aided improvement work has now commenced, including approximately 400 metres of new footpath surfacing and a self closing kissing gate, and improvement of access for fishing around Carcass Lodges, Kirklees Street. £7,602.64 of S106 contributions has been spent to date on the WIG project. A further £247.50 of S106 contributions has been spent between 1 October 2014 and 31 March 2015 on Japanese knotweed spraying, completing a PEC funded access project which created the first phase of a bridle route from Kirklees Street to Sunnywood. A preliminary assessment of the reservoirs inherited as part of the s106 Kirklees land transfer, at a cost of £5,750 has also been commissioned from s106 contributions.

2.10 In October 2014 Planning Control Committee resolved to declare land at Chapelfield, formerly belonging to the former Radcliffe Paper Mill, as the Borough's sixth Local Nature Reserve. The Local Nature Reserves officer has already led community task days with local volunteers and a pond dipping platform has been installed. Draft proposals have been drawn up for improvements, particularly at entrances to the site and it is intended to seek

additional external funding for the work, using the s106 contributions as match funding.

Public Art

- 2.11 In relation to provision of public art projects, £26,965.52 has been spent between 1 October 2014 and 31 March 2015.
- 2.12 A proposal by the artist Hillary Jack for a contemporary artwork entitled "Emergency Meadow" has been commissioned for the Kirklees Trail using the Olives Paper Mill contribution and is due to be installed later in 2015. £15,000 was spent on this project between 1 October 2014 and 31 March 2015. The remaining expenditure of £11,965.52 has been on sculpture centre projects.
- 2.13 Following the publication of Government guidance which advised that planning obligations should not be sought if they are not considered necessary to make a development acceptable in planning terms, financial contributions for public art are not currently being sought for new planning applications.

Employment Enabling Works

- 2.14 A total of £201,643.15 of expenditure from the Employment Land Development Fund has been agreed by the Executive Director in consultation with the Resources and Regulation Portfolio Holder, following recommendations from the Strategic Sites Officers Group. As of 1 April 2015, £147,001.69 of the allocated funds has been spent. £62,461.15 has been approved to fund projects designed to assist in bringing the Chamberhall site forward, including site marketing, the removal of Japanese Knotweed, tree thinning to assist with the formation of development plots and topographical survey work. £12,000 has been allocated to Townside for marketing and site investigation work. £127,182 has been approved and allocated to projects at Bradley Fold, including a contribution to demolition of existing dilapidated buildings and site preparation to create development opportunities and for site investigations / feasibility work.
- 2.15 Of the agreed expenditure, £36,740.03 has been spent to date at Chamberhall on site marketing, topographical surveys, masterplanning and weed and tree eradication (£285 of this in the past 6 months). £2,300 has been spent to date at Townside on topographical and environmental surveys (none in the past 6 months). £107,961.66 has been spent at Bradley Fold on demolition and feasibility work (none in the past 6 months).

Affordable Housing

- 2.16 Section 106 Agreements have also required developers to make provision on site for affordable housing. As of 1 April 2015 191 affordable dwellings have been identified as completed as a result of planning policy requirements through S106 agreements since the adoption of SPG5 in 2004. To date, 160 of these have been sold, rented out or are under offer to people on the Affordable Housing Scheme. In addition, some of these properties have been subsequently re-sold, re-let or are under offer, again to households on the Affordable Housing Scheme.
- 2.17 The planning agreements allow the affordable housing units to be sold on the open market in certain circumstances, subject to 25% of the sale proceeds being given to the Council to spend on affordable housing elsewhere. Up to 31 March 2015 35 properties to date have been sold this way, amounting to £919,786.25 in commuted sum payments being received for affordable housing. Since 31 March 2015 a further four properties have been sold, with contributions totalling £156,125.75 paid to the Council. These contributions will be spent in accordance with Bury's Affordable Housing Strategy 2011-2016,

which identifies a range of initiatives for expenditure. Spending of Affordable Housing contributions will be agreed by an officer group comprising of representatives from Planning and Housing Strategy, taking into account views of Portfolio Holders, and must be in accordance with the terms of each Section 106 Agreement.

- 2.18 In August 2012 Cabinet agreed to spend £617,000 of the monies received on bringing empty properties back into use as affordable housing in the Radcliffe area, as a pilot exercise working with Registered Providers. However, funding for the Radcliffe pilot was secured from the HCA, who have also committed to further funding to increase the number of empty properties to be brought back into use in Radcliffe. As a result, in September 2014 Cabinet agreed to approve the use of the £617,000 of commuted sums in other townships across the Borough, providing the reallocation of resources does not detrimentally affect the outcomes of the Radcliffe pilot. This work will help reduce the number of long term empty properties and provide additional affordable housing.

Highways

- 2.19 £35,780.85 has been received for improvements to Redford Street, Bury, required as a result of the redevelopment of the former Elton Cop Dyeworks on Walshaw Road. Construction on this site is currently ongoing (95 out of 111 dwellings have been completed), and the contribution must be spent or committed for expenditure within twelve months from the date of occupation of the final unit in the development.
- 2.20 Plans are also progressing to use the £10,000 Fletcher Bank contribution for the installation of vehicle activated signs on the A56 Manchester Road / Whalley Road. The first of two signs has been ordered and will be affixed when a pole and power supply are in place.

3.0 Outstanding Obligations

- 3.1 A list of all outstanding obligations is attached to this report at Appendix C. These are divided into those where triggers have been reached (Appendix C – Part 1), identifying the actions that are being taken to recover overdue contributions and non-financial obligations; and those where triggers have not yet been reached, for example because development has not started or insufficient dwellings have been completed (Appendix C – Part 2).

Outstanding S106 obligations where triggers have been reached

- 3.2 In summary, 15 developments have been identified as having outstanding obligations that are now due and are being pursued by the Council. Of these, 12 require financial contributions, totalling £148,936.42 (compared to £74,218.99 outstanding in the November 2014 report). These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£119,348.13
Wildlife link maintenance contribution (due when the land is transferred)	£29,588.32
TOTAL	£148,936.42

- 3.3 Transfer of land is outstanding from five schemes, and landscaping works and provision of paths are also due. The outstanding contributions and on-site provisions are being pursued initially by contacting the parties involved and, if necessary, debt recovery proceedings or court injunctions will be considered. Dealing with transfers of land required through a s106 can be a lengthy

process, as outstanding issues may need to be resolved before the land can be transferred.

- 3.4 In addition, in the specific case of the recreation contributions for the former garden centre, Tottington Road, Bury (£5,563.76) and the former Sainsbury's Site, Fairfax Road, Prestwich (£1,779.60) due to the liquidation of the developer in the case of Tottington Road, difficulties in tracing the parties involved and the low value of the Fairfax Road contribution it is not considered expedient to take further action. A public art contribution for Manchester Maccabi (£10,000) and on-site public art on two sites are also outstanding but are not being actively pursued. These should be considered to be exceptional cases, as the Council is keen to take every effort to pursue outstanding obligations.

Section 106 Agreements not yet triggered

- 3.5 Appendix C Part 2 provides details of development sites where S106 obligations have been negotiated as part of the planning approval process, but the triggers have not yet been reached, for example because development has not yet commenced or insufficient dwellings have been completed. Recently lapsed or superceded permissions are included on the list for information but not included in the totals below.
- 3.6 The total sum of financial contributions required under these Agreements is around £1.3 million. It is important to note that these developments may not all proceed as planned and there is, therefore, no guarantee that these funds will ever be received. The terms of each Section 106 obligation will also specify how these funds can be spent. These contributions can be broken down as shown in the table overleaf:

Requirement	Total amount negotiated
Recreation	£428,064.42
Transport	£250,200.00
Footpaths	£20,000.00
Canal restoration contribution	£120,000.00
Ecology	£57,000.00
Affordable Housing contribution	£346,000.00
Education contribution	£110,285.00
TOTAL	£1,331,549.42

- 3.7 In relation to non-financial contributions, these agreements require the following:
- 41 affordable dwellings, plus a further 65 affordable dwellings on housing association developments;
 - Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration at Pilsworth;
 - Riverside walkway at the East Lancashire Paper Mill site;
 - Metrolink crossing at Townside, subject to obtaining necessary consents;
 - Relocation of Tetrosyl from Bevis Green to a site within the Borough, otherwise a financial contribution for loss of employment land will be payable;
 - Restrictions on number of vehicles and fishing pegs at Elton Vale Road, Bury;
 - Provision of a cycle path and implementation of an ecological management plan at Spen Moor, Bury;
 - Phased / linked development of refurbishment of Shrewsbury House with the new build units.
- 3.8 We will continue to monitor these developments to ensure that we secure the payments / provisions as and when they are required by the S106 agreement.

4.0 Restrictions on pooling of S106 contributions

- 4.1 The Community Infrastructure Levy Regulations have imposed new restrictions on pooling S106 contributions which came into effect from 6 April 2015. These restrictions prevent the pooling of more than five S106 contributions for a specific project or type of infrastructure. The current system of collecting generic 'recreation' or 'employment' contributions is no longer permitted.
- 4.2 In order to continue to require S106 recreation or employment contributions, the Council now has to identify within the S106 agreement exactly what project the contribution will be spent on, and can then enter into up to five obligations for each individual project. These restrictions do not apply to contributions that are secured via Agreements signed prior to 6 April 2015.
- 4.3 Non-financial S106 obligations, such as on site provision of paths and transfers of land will be unaffected, and maintenance contributions are tied to specific areas of land so are unlikely to reach the pooling limits. The restrictions do not apply to affordable housing contributions.

5.0 Conclusion

- 5.1 Section 106 obligations have led to significant investment and improvement across the Borough, and the role of Planning in securing financial contributions and non-financial achievements should be noted.
- 5.2 The proactive approach to ensuring S106 obligations are complied with has resulted in success in recovering outstanding contributions, and enabled prompt identification when triggers have been reached on new developments. This approach will continue, and should ensure that developers deliver their obligations. Where necessary and appropriate, legal action will be taken to ensure compliance with S106 obligations.

List of Background Papers:-

- Appendix A – Schemes provided via Section 106 commuted sums
Appendix B – Obligations complied with 1 October 2014 – 31 March 2015
Appendix C – Outstanding obligations

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APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 October 2014 – 31 March 2015 (2014/15 for LNR)
Recreation	Allen's Green bowling club fencing	£8,200.00
Recreation	Close Park Bowling Pavillion	£326.26
Recreation	Whitefield Bowling Pavillion	£4,203.22
Recreation	Bolton Road West allotments – access path and water main	£2,370.00
Recreation	Ramsbottom Play Area	£4,270.00
Recreation	Abden St Play Area	£2,870.00
Recreation	Green Flag – Clarence Park	£97.00
Recreation	Green Flag – Openshaw Park	£4,200.00
Recreation	Green Flag – Close Park	£1,100.00
Recreation	Openshaw Park play area improvements	£12,190.00
Recreation	Sycamore Road Play Area	£128.00
Recreation	Nuttall Park Play Area improvement	£7,000.00
Recreation	King George V Outwood pavilion showers, electrics, painting	£10,842.44
Recreation	St Marys Flower Park	£160.34
Public art	Kirklees Valley Hilary Jack "Emergency Meadow" art work	£15,000.00
Public art	Bury Sculpture Centre projects	£11,965.52
Local Nature Reserves	Local Nature Reserves Officer	£3,300.00
Local Nature Reserves	Kirklees Valley lakes assessment	£5,750.00
Local Nature Reserves	Kirklees Valley Woodland Improvement Grant match funding	£7,602.64
Local Nature Reserves	Kirklees Valley PEC funded access project (1 st phase of a bridle route from Kirklees Street to Sunnywood) – Japanese Knotweed spraying	£247.50
Employment	Chamberhall weed eradication	£285.00
Clerke Street Study	Clerke St study framework, drawings and footfall surveys	£3,540.90
TOTAL		£105,648.82

**APPENDIX B – OBLIGATIONS COMPLIED WITH
1 OCTOBER 2014 – 31 MARCH 2015**

Application	Site	Description	Obligation complied with
40350	Rear of Brookshaw Street, Bury (now known as Clarence Close)	19 dwellings	£5,390.84 recreation contribution paid 27/3/15
44967	Old Dunsters Farm, Hebburn Drive, Bury	Residential development – 22 no. apartments	£1,500 paid 1/10/14 – 31/3/15. Original amount due was £7,907.68, plus £500 interest plus £820.00 debt recovery costs. Total paid to 31/3/15 = £8,500.00. £727.68 remains outstanding.
56973	Manor House, Fletcher Fold, Bury, BL9 9RT	Erection of 3 no. dwellings and garages (retrospective); Erection of 2 no. dwellings and garages.	£10,264.00 recreation contribution paid 8/10/14
57104	Land south of Westgate Avenue, Ramsbottom	Demolition of existing buildings and construction of 6 semi-detached houses and 2 detached houses (resubmission).	£26,104.32 recreation contribution paid 27/10/14
57459	Land at Heap Street, Radcliffe, M26 2SZ	Erection of 2 no. dwellings.	£6,420.55 recreation contribution paid prior to commencement 19/12/14
57712	9 Parkwood Cottages, Old Hall Lane, Prestwich, M25 5SL	Change of use from 'granny flat' to separate dwelling and installation of decking area and 2 no. conservation roof lights.	£3,421.33 recreation contribution paid upfront 28/10/14
57757	38 Walmersley Road, Bury	Change of use of first floor of restaurant (A3) to 2-bed residential flat (C3); New shop front and external render.	£1,709.86 recreation contribution paid upfront 17/9/14 (Collected prior to 1 October 2014 but missed from list in previous report)
57852	Land at 2 Kestrel Close, Whitefield, M45 6SB	Erection of new two storey dwelling (resubmission).	£3,421.33 recreation contribution paid upfront 8/10/14
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	£18,750 affordable housing contribution for plot 61 (35 Rayleigh Close) received 17/12/14.

Contributions received after 31 March 2015 are not included in the total values received or unspent in Table 1 of the main report, to simplify the collation of data from the Council's financial systems.

Contributions received after 31 March 2015

Application	Site	Description	Obligation complied with
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	Part of 2 nd instalment for recreation paid 27/5/15. £47,135.50 received, £5,155.19 outstanding.
55312	Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG	Residential development comprising of 111 dwellings, access and associated works	£348,617.36 recreation contribution received 28/5/15. Affordable housing contributions received: 5 Scholars View: £39,600 – 8/4/15 9 Scholars View: £37,500 – 8/4/15 108 Scholars View: £39,998.75 – 8/4/15 25 Scholars View: £39,027.00 – 13/5/15
55987	The Crown Hotel, 128 Rochdale Road, Bury, BL9 7AY	Ground floor retail unit extension into former public house; Two storey extension at rear and creation of four flats at ground/first & second floor levels.	£5,129.59 recreation contribution received 4/6/15
39700, 53453	Pilsworth South Quarry	Extraction of sand, restoration to agriculture, woodland and amenity using controlled waste. Demolition of Hill Top and Captain's Farms and outline application for single two storey replacement dwelling.	£32,000 commuted sum to establish the feasibility of establishing a local heat network paid 1/6/15. Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration.

APPENDIX C – OUTSTANDING OBLIGATIONS

Part 1: S106 obligations where triggers have been reached

Application	Site	Description	Outstanding Obligations	Action
38586, 40942	Former Bibby and Baron Premises, Dumers Lane, Bury	Residential and mixed use employment development	On site public art.	Not expedient to take any further action.
40174	Former Garden Centre, Tottington Road, Bury (now known as Riverbank apartments), BL8 1JY	17 apartments	£5,563.76 recreation payment.	Developer is in liquidation. Not expedient to take any further action.
40190	Former Sainsbury's Site, Fairfax Road, Prestwich	Demolition of existing buildings and new build mixed use development comprising of retail, food and drink and leisure on the ground floor	£1,779.60 recreation payment (underpayment - £51,608.40 has been received, but £53,388 was due).	Previous letters have been ignored. Not expedient to take any further action.
40947	Manchester Maccabi AFC, Bury Old Road, Prestwich	Erection of sports clubhouse, 2 no. floodlit external all weather pitches, associated car parking, servicing and landscaping, ball stop fencing to grass pitches	£10,000 public art payment.	Payment remains outstanding. Not expedient to take any further action.
43920	George Hotel, George Street, Prestwich (now known as Sedgley Gardens)	Retail development and 24 apartments	On site public art. £1,000 public art maintenance payment.	No art has been provided on site to date, not expedient to take any further action.
36632, 40345	Land off Gigg Lane, Bury	152 dwellings	Transfer of land	The boundary of the land was incorrect on the original S106 agreement so the transfer of land was unsuccessful. Efforts to progress the transfer of land are ongoing.

Application	Site	Description	Outstanding Obligations	Action
38312, 39060, 49447, 53180, 53263	Land east of Brandlesholme Road and west of Woodhill Road, Bury	38312: 2 dwellings 39060: 5 detached houses 49447: 3 detached houses 53180: 2 detached dwellings 53263: Change of use from public open space to domestic garden.	The S106 requires the provision of recreational path / cycleway link, landscaping, transfer of wildlife corridor following completion of landscaping works, maintenance and ongoing access rights. The recreational path has been surfaced but some of the landscaping works have not been completed.	Ongoing dialogue with the developer.
44967	Old Dunsters Farm, Hebburn Drive, Bury	Residential development – 22 no. apartments	£7,907.68 recreation payment due prior to occupation of the 11 th unit. Additional £500 interest plus £820.00 debt recovery costs payable. Total paid to 31/3/15 = £8,500.00. £727.68 remains outstanding.	Instigation of debt recovery action has resulted in an instalment plan of £500 per month being agreed, including the Council's costs and an interest contribution. £8,500 received to date.
49310, 52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£16,688.90 wildlife link maintenance contribution, formation of wildlife link and transfer of land, construction of a cycleway. Due prior to occupation of 11 dwellings.	Development completed. Recreation contribution has been paid and the cycleway has been provided, negotiations are underway regarding transfer of land, subject to satisfactory completion of landscaping works.
50315, 52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£12,899.42 wildlife link maintenance contribution and transfer of land within 6 months of completion, construction of a cycleway, public access along road in absence of adoption.	Development completed. Recreation contribution has been paid and the cycleway has been provided, negotiations are underway regarding transfer of land, subject to satisfactory completion of landscaping works.

Application	Site	Description	Outstanding Obligations	Action
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	Transfer of recreation land due prior to occupation of the 45 th dwelling. (Other obligations have been complied with or are not yet triggered). Payment of £25,000 brook link contribution when the Council has obtained the right to access the land on the northern side of the brook. Provision of Olive Bank and Brook Link. On site affordable housing – 18 units (in progress, financial contributions received in lieu of on site provision for 6 units)	The Council are in negotiation with Persimmon to secure the transfer of the recreation land. Persimmon have engaged a bridge engineer to design the brook link bridge. The brook link contribution and provision of the Brook Link will be due when a formal right to access the land has been obtained.
52821, 55235	Land adjacent to 103 Walmersley Road, Bury	Erection of 11 no. flats in 3/4 storey block together with parking	£5,017.32 recreation payment due upon commencement.	Under construction. Contribution now due. Letter requesting payment sent 4/9/14, developer has requested additional time to pay.
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	£99,427.14 recreation contribution payable in 2 instalments, on substantial completion of the 30 th and 70 th dwellings. 1 st instalment paid, 2 nd instalment part paid, £5,155.19 remains outstanding. 5 affordable units on site, with potential for an overage payment dependent upon actual Gross Development Value. £18,750 commuted sum paid 17/12/14 for plot 61 in lieu of on- site provision.	Under construction. 55 dwellings completed. First instalment of £47,136.50 received 11/3/13. Part of 2 nd instalment (£47,135.50) received 27/5/15. £5,155.19 remains outstanding – letter sent chasing payment 27/5/15.

Application	Site	Description	Outstanding Obligations	Action
55312	Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG	Residential development comprising of 111 dwellings, access and associated works	£288,600 employment contribution paid 10/5/13. £35,780.85 highways contribution paid 4/8/14. £348,617.36 recreation contribution paid 28/5/15. Interest on late payment remains outstanding. 25% on site affordable housing (28 units). Commutated sums have been received for 4 of the affordable units. (£156,125.75 paid after 31/3/15)	The site is now under construction. Recreation contribution of £348,617.36 received 28/5/15 but interest on late payment of this contribution remains outstanding (£10,659.09 to 28 May 2015).
55512	Birtle Barn, School House Farm, Castle Hill Road, Bury	Conversion of an existing barn to two storey dwelling including erection of carport and store.	£3,421.33 recreation contribution due on commencement.	Under construction. Contribution now due. Letter requesting payment sent 30/7/14. Owner has requested additional time to pay.
56495	Plot No. 2 Ringley Chase, Whitefield, Manchester, M45 7UA	Erection of detached dormer bungalow with existing hard standing for car parking and maintaining the existing vehicular access to the site with associated landscaping.	£3,421.33 recreation contribution due on commencement.	Under construction. Letter sent 12/5/15 chasing payment.
57089	Land at Hunt Fold House, off Hayfield Close, Greenmount, Bury BL8 4HU	Erection of 1 no. bungalow	£3421.33 recreation contribution due on commencement	Under construction. Letter sent 12/5/15 chasing payment.
57170	Land between 16 & 18 Ribble Drive, Whitefield, Manchester, M45 8WJ	Erection of 2 semi-detached dwellings (resubmission of 56495)	£6,420.55 recreation contribution due on commencement	Under construction. Letter sent 12/5/15 chasing payment.
57255	Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT	Erection of 34 no. dwellings (resubmission)	£55,000 recreation contribution due prior to or upon commencement. 8 affordable dwellings on site, 25% discount.	Under construction – need to chase the recreation contribution.

Application	Site	Description	Outstanding Obligations	Action
57464	Land off Kingswood Road, Prestwich, Manchester, M25 3BP	Demolition of existing buildings for residential development of 6 detached and 18 semi-detached houses with associated external works.	Recreation contribution in 3 instalments: £26,104.31 on commencement, £26,104.31 on completion of the 1st and £26,104.32 on completion of the 10th unit	Under construction, need to chase the 1 st instalment.

Part 2: S106 obligations not yet triggered

Application	Site	Description	Requirements	Current Status
39700, 53453	Pilsworth South Quarry	Extraction of sand, restoration to agriculture, woodland and amenity using controlled waste. Demolition of Hill Top and Captain's Farms and outline application for single two storey replacement dwelling.	£32,000 commuted sum to establish the feasibility of establishing a local heat network, paid 1/6/15 Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration.	Infilling has commenced, financial contribution paid. Ongoing long term management and restoration obligation.
45274	Former P J Power Site, Millett Street, Bury, BL9 0JA	Demolition of offices & services yard; erection of 21 apartments in four storey block & new office accommodation within three storey block	£7,548.24 recreation payment due upon 1 st occupation.	Material start made. Site is currently on the market.
45598, 55901 Page 132	Former East Lancs Papermill Site, Cock Clod Street, Radcliffe (Radcliffe Riverside)	Hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure. Application 55901 extends the time limit for the outline element and condition 2 of the original application.	£37,000 ecological payment, £20,000 environmental monitoring payment, £196,440 Metrolink payment, £10,000 Irwell Bridge payment due prior to commencement (excluding preparatory works). Transfer of riverside walkway prior to occupation of 30% of the dwellings, and payment of £10,000 maintenance sum. £120,000 canal restoration payment and £53,760 GMPTE car park improvement prior to occupation of 60% of the dwelling. All payments index linked.	Not commenced.
47200	Townside Fields, Bury	Mixed use development	Layout and maintain footpaths and to use best endeavours to provide Metrolink crossing.	Development commenced. Some elements completed.
49718, 53800	Park Hotel, Lowther Road, Prestwich	Three storey block of thirty apartments with car parking and associated works. 53800: application for extension of time.	£14,396.40 recreation payment due upon 1 st occupation.	Not commenced – permission expired.
49805 54303	Land between 78 Mile Lane and Mile Lane Health Centre, Bury	Outline application for sheltered accommodation for the elderly comprising of 14 units including wardens flat. 54303: application for extension of time.	Occupation restricted to persons over 55.	Not commenced, outline only. Permission expired.

Application	Site	Description	Requirements	Current Status
50058, 50948	Former Albert Inn, Ribble Drive, Whitefield, (Albert Place)	Erection of 6 retail units with 15 flats above; associated access, parking, servicing and landscaping.	£6,176.40 recreation payment due upon the sale of the 3 rd market unit. On site affordable housing – 3 dwellings.	Development nearly completed and few sold to date. Original developer went into receivership.
50775 54550 58359	Former Thrush Hotel, Thrush Drive, Bury, BL9 6JD	14 no. dwellings with associated car parking and landscaping.	£13,674.08 recreation payment due in 3 phases, upon 1 st occupation of each block.	Not commenced.
51623	Former Elton Vale Works, Elton Vale Road, Bury	Residential development – 16 dwellings.	Ongoing requirement regarding reservoir maintenance.	Development completed.
53231	Holcombe Brook Tennis Club	Erection of 55 sheltered flats for the elderly.	£346,000 affordable housing contribution (plus additional index linked contribution) payable in instalments. First instalment due on occupation of the 13 th dwelling.	Site has been cleared and ground works started. Trigger not reached.
53363	Whitefield House, Pinfold Lane, Whitefield	60-bed care home within ancillary clinic / rehab facilities, car parking and landscaping.	£50,000 recreation contribution due upon commencement.	Not commenced.
53562	12-22 Warwick Street, Prestwich	Demolition of existing building and erection of 4 no. 2-bed houses, 4 no. 3-bed houses and 4 no. 2-bed houses.	£8,322.93 recreation payment due upon 1 st occupation. Restoration of footpath.	Under construction, none completed.
53629	York Street Mill, York Street, Bury	Conversion, extension and refurbishment existing mill building to create 24 apartment dwellings.	£10,946.88 recreation payment due prior to commencement. On site affordable housing – 6 dwellings.	Not commenced, permission expired.
53762	Bevis Green Works (Tetrosyl), Mill Road, Bury, BL9 6RE	Outline residential development at Bevis Green (275 dwellings) with associated access, car parking, landscaping, and recreational open space shown illustratively.	Relocation of Tetrosyl to a site within the Borough, otherwise a financial contribution for loss of employment will be due if the site is to be redeveloped for residential.	Not commenced, permission expired?
54717	Land at Elton Vale Road, Bury, BL8 2RZ	Residential development - 4 no. dwellings, 1 no. water bailiffs cottage and 2 no. units for temporary accommodation for fishing lodges	Restricted to 15 parked vehicles, 45 fishing pegs, advise fisheries users that they must not park in Elton Vale Road or Foulds Avenue, keep records of lettings for fishing lodges.	Under construction.

Application	Site	Description	Requirements	Current Status
54804	Land to rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB	Erection of 1 no. dwelling with detached garage	£3,421.33 recreation contribution due on commencement.	Not commenced. Alternative permission granted with no recreation requirement (58503).
54838	Land at 49 Rainsough Brow, Prestwich	Proposed 3 storey building consisting of 200sqm retail space at ground floor and 6 no. apartments at first and second floor level.	£10,259.18 due for recreation prior to or upon commencement.	Not commenced. Permission expired – alternative permission for retail only is being implemented.
54975	Halter Inn Works, Holcombe Brook, Ramsbottom	Demolition of existing industrial buildings and erection of 3 detached dwellings.	£10,264 recreation contribution due on commencement.	Not commenced. Permission expired in May 2015.
54993	7-9 Prestwich Park Road, Prestwich	Erection of one new dwelling.	£3,421.33 recreation contribution due on commencement.	Alternative application submitted but not yet determined (58712)
55003	Land at Spen Moor, Bury and Bloton Road, Radcliffe, M26 0JZ	Outline - Residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road	£67,594 education contribution due prior to occupation. Provision of cycle path. Implement ecological management plan.	Not commenced – outline application only.
55170	118 Rectory Lane, Prestwich, M25 1DJ	Mixed use development comprising of 2 storey building with a ground floor retail unit (Class A1) and 3 no. flats (Class C3) at first floor with associated car parking and service yard facility	£5,129.59 recreation contribution due on commencement.	Not commenced.
55175	The Rowans, 120 Tottington Road, Bury, BL8 1LR	Erection of two dwellings.	£6,420.55 recreation contribution due on commencement.	Not commenced.
55198	Land adjacent to 1 Ribchester Drive, Bury	Residential development of 5 no. 3-storey townhouses.	£14,431.44 recreation contribution due on commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
55301	Tonge Fold, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD	Division of 1 dwelling into 2 dwellings; Single storey extension at rear	£2,886.29 recreation contribution due on commencement	Not commenced.
55374	Former Red Bank Health Centre, Unsworth Street, Radcliffe	Demolition of existing health centre and erection of 11 2-storey residential houses.	£32,397.14 recreation contribution due in 3 installments: £11,000 on commencement, £11,000 on occupation of the 5 th unit and £10,397.14 on occupation of the 8 th unit.	Not commenced.
55429	Workshop adjacent to 40 Manchester Road, Ramsbottom, Bury, BL0 0DH	Change of use and extension and alterations to workshop (Class B1) to form dwelling (Class C3) - resubmission	£3,421.33 recreation contribution due on commencement.	Alternative application approved with no recreation requirement (58247).
55580	194 Hornby Street, Bury, BL9 5BA	Change of use from offices (Class B2) to 2 no. flats (Class C3)	£3,419.73 recreation contribution due on commencement.	Not commenced.
55583	Land off Morris Street, Radcliffe, Manchester, M26 2HF	Erection of 14 no. three-storey dwellings with raised gardens, including extension to Morris Street and associated pedestrian footpaths.	£41,703.97 recreation contribution due on commencement, but only if the riverside park assoc with 55584 has not been landscaped, laid out and made available for use by the public.	Not commenced, but the riverside park has been provided.
55584	Land at Dumers Lane and Morris Street, Radcliffe	Mixed use development comprising 11 x Class B1 (b), B1 (c) and B8 units totalling 3,368 sqm (GIA) of floorspace and 239 dwellings, riverside park and habitat creation scheme, associated land raising, access and estate roads, sub-station, landscaping and flood mitigation measures.	Phased completion of employment units (in progress), 24 units on-site affordable housing and affordable housing overage clause, on site recreation (riverside park).	Under construction. Practical completion of employment units signed off and riverside park provided.
55608	Old Bartles Farmhouse, Watling Street, Affetside, Bury	Conversion of building to dwelling and rebuild of garage on footprint of cart store; erection of stables to replace existing chicken shed	£3,421.33 recreation contribution due on commencement.	Alternative application approved with no recreation requirement (58191)
55610	Huntley House, Chesham Fold Road, Bury	Erection of 4 no. dwellings (resubmission)	£12,841.10 recreation contribution due prior to commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
55741	Thurston Fold Farm, Castle Road, Bury, BL9 8QS	Change of use and extension of existing barn building to 5 no. self contained dwellings together with removal of existing double-height garage and reinstatement of windows and erection of new porch to existing farmhouse (resubmission)	£14,431.44 recreation contribution due on commencement.	Not commenced.
55815	Woolpack Hotel, 5 Stand Lane, Radcliffe, Manchester, M26 1NW	Conversion, alteration & extension of existing public house and hotel to form 14 no. 1 & 2 bedroom apartments and associated works	£11,969.04 recreation contribution due on 1st occupation. Overage clause to require an additional contribution up to £11,969.04 depending on overall GDV.	Under construction. None completed.
55858	Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG	Refurbishment and extension of Shrewsbury House and construction of 4 no. detached dwellings with access and associated works.	£13,685.33 recreation (Paid), £3,000 woodland contribution (Paid), phased / linked development of refurbishment of Shrewsbury House with the new build units.	Under construction. None completed.
55915	Site of former Cussons Sons & Co Ltd, Kersal Vale Road, Prestwich, M7 0GL	Outline - residential development of 122 houses including means of access from Kersal Vale Road	£42,691 education contribution due on occupation of the 60th unit.	Not commenced – outline only.
55938, 58022	Ramsbottom Cottage Hospital, Nuttall Lane, Ramsbottom, Bury, BL0 9JZ	Demolition of existing buildings and erection of 13 no. dwellings	£44,477.33 recreation contribution due prior to commencement.	Not commenced. Alternative application has been approved with the same requirement (58022).
56201, 57487, 58318, 58319	Bankside Mill, Chapelfield, Radcliffe, M26 1JH	Demolition of existing mill and offices and erection of 14 no. dwellings with associated site access, parking and landscape works. Alternative application submitted for 13 dwellings with a reduced requirement.	£42,366.74 recreation contribution due prior to or upon 1 st occupation. Further £2,999.22 due if the 14 th dwelling is commenced.	Under construction, none occupied yet.
56276	Masons Arms, 241 Walmersley Old Road, Bury, BL9 6RU	Change of use from Public House to dwelling and 4no. new dwellings (Re submission)	£12,080.19 recreation contribution due on commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
56466	Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ	Outline application (Means of Access to be approved at outline stage) for demolition of existing on-site structures and development of up to 12,077 sq.m (130,000 sq.ft) gross Class A1 retail floorspace (provided by a single large foodstore unit together with the option for unit shops of a maximum of 1,850 sq.m, this floorspace being part of the 12,077sqm) with Petrol Filling Station, car parking, landscaping and other associated elements	Enabling agreement (Council owned site). S106 to be signed on completion of the transfer of the site from the Council to Ask Real Estate limiting foodstore maximum gross floor area of 10,227 sq.m; maximum net sales area of 6,136 sq.m.; maximum 4,357 sq.m. convenience goods; maximum 1,779 sq.m. comparison goods.	Not commenced. Outline application only.
56511	Black Moss Farm, Bolton Road, Radcliffe, Manchester, M26 3QG	Application to extend the time limit for implementation planning permission 52224 for demolition of storage/workshop buildings, erection of block of 7 terraced houses and associated parking area	£20,204.01 recreation contribution due on commencement.	Not commenced.
56781	Land at 1 Woodhill Drive, Prestwich, Manchester M25 0BD	Erection of 1 detached dwelling.	£3,421.33 recreation contribution due on commencement.	Not commenced.
56870	The Hollins, Haweswater Crescent, Bury, BL9 8LT (DTE House)	Residential development – 21 dwellings	£71,847.99 recreation contribution due on commencement. Relocation of DTE and Leonard Curtis within the Borough. £28,150.01 employment contribution payable prior to commencement.	DTE and Leonard Curtis have related within the Borough. Development not commenced.
56874	Land at Hazel Street/Bolton Road West, Ramsbottom, Bury, BL0 9PT	Residential development – 46 dwellings.	All units to be affordable housing.	Nearing completion. Ongoing obligation.
56899	Site of former petrol station, adjacent 253 Bury and Bolton Road, Radcliffe, Manchester, M26 4FP	Erection of 2 no. semi detached dwellings	£6,420.55 recreation contribution due on commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
56953	Land at rear of Keswick Drive/Derwent Drive, Bury, BL9 9LT	Erection of 6 no. dwellings	All units to be affordable housing.	Not commenced. Alternative application approved (58297) with no AH requirement.
56965	Former Chapel, Chapel Road, Prestwich, Manchester, M25 9SS	Demolition of existing chapel and erection of 4 no. dwellings and creation of 4 no. parking spaces.	£11,545.15 recreation contribution due on commencement.	Not commenced.
56973	Manor House, Fletcher Fold, Bury, BL9 9RT	Erection of 3 no. dwellings and garages (retrospective); Erection of 2 no. dwellings and garages	1 st instalment of £10,264 paid 8/10/14. Further £6,752.67 due on Commencement of the 4 th dwelling.	Under construction. 3 units completed but 4 th yet to commence.
57097, 58299	Site of former Beech Grove, Danesmoor Drive, Bury, BL9 6HA	Erection of 16 no. independent living apartments for the over 55's and 3 no. bungalows with shared communal space and creation of 11 no. car parking spaces.	All units to be affordable housing.	Site now cleared and ground works underway.
57162	Former Bank Lane Friendly Burial Society building, Spring Street, Shuttleworth, Ramsbottom, Bury, BL0 0DS	Conversion of building and external alterations to form 2 no. dwellings	£6,420.55 recreation contribution due on commencement.	Alternative application submitted with no recreation requirement (58366).
57198	Land at rear of 353-365 and Beechwood Bungalow, Bury Road, Tottington, Bury, BL8 3DS	Residential development - 30 dwellings	£100,529.40 recreation contribution paid 4/9/14. Affordable housing to be provided on site (8 dwellings) alongside completion of the other dwellings.	Under construction. Ongoing obligation.
57317	Land adjacent to Hardman Fold Farm, Hardman Street, Radcliffe, Manchester, M26 4GY	Erection of 1 no. detached dwelling	£3421.33 recreation contribution due prior to or upon commencement	Not commenced.

Application	Site	Description	Requirements	Current Status
57340	Land at rear of 62 Peveril Close, Whitefield, Manchester, M45 6NR	Erection of detached dwelling	£3421.33 recreation contribution due on commencement	Not commenced.
57379	Land between Kenyon Lane and Henry Street, Prestwich, Manchester, M25 1HY	Erection of 6 no. dwellings	Recreation contribution due in 2 installments: £8982.85 on commencement; £8982.85 on 1st occupation.	Not commenced.
57459	Land at Heap Street, Radcliffe, Manchester M26 2SZ	Erection of 2 no.dwellings	£6,420.55 recreation contribution due on commencement	Not commenced.
57508	Spenside, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA	Erection of 4 no. detached dwellings.	£13,685.33 recreation contribution due on commencement.	Not commenced.
57524	Land off Hollinhurst Road, Radcliffe, Manchester, M26 1LF	Erection of 4 no.dwellings	£11,545.15 recreation contribution due on commencement	Not commenced.

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