

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

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

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, 16 February 2016
Place:	Peel Room, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

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 (*Pages 1 - 6*)

To approve as a correct record the minutes of the meeting held on 19 January 2016.

4 PLANNING APPLICATIONS (*Pages 7 - 76*)

5 DELEGATED DECISIONS (*Pages 77 - 88*)

6 PLANNING APPEALS (*Pages 89 - 90*)

7 PLANNING ENFORCEMENT (*Pages 91 - 110*)

To report on statistical information relating to enforcement activity for the period 1 October and 31 December 2015.

8 ARTICLE 4 DIRECTION PROPOSAL – HOLCOMBE CONSERVATION AREA (*Pages 111 - 122*)

9 URGENT BUSINESS

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

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 19 January 2016

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

Public attendance: 67 members of the public were in attendance

Apologies for absence: -

PCC.640 DECLARATIONS OF INTEREST

Councillor A Matthews declared and personal and prejudicial interest in respect of minute number PCC.642 (planning application number 59292) for the reason that the proposed development is adjacent to his home.

PCC.641 MINUTES

Delegated decision:

That the Minutes of the meeting held on 15 December 2015 be approved as a correct record and signed by the Chair.

PCC.642 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: 58647; 59240; 59249; 59296; 59345 and 59530.

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

Councillors I Bevan and L Fitzwalter both spoke as ward representatives in respect of planning application number 59249.
Councillor S Walmsley spoke as a ward representative in respect of planning application number 59240.
Councillor M Whitby spoke as a ward representative in respect of planning application number 59296.

Prior to the Committee meeting, site Visits had taken place in relation to Planning Application 58647, 59249 and 59296.

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:

58647 Brookhouse Mill, Holcombe Brook Tottington, Bury - Ramsbottom and Tottington - Tottington Ward

New warehouse building.

59240 Garage site at Greymont Road, Manchester - Whitefield & Unsworth – Unsworth Ward

Demolition of existing garages and erection of 9 dwellings with associated landscaping and car parking.

(Councillor Skillen left the meeting room during the consideration of the application and returned shortly after and did not take part in the decision.)

59241 Garage site between 22 and 24 Whalley Road, Whitefield

Whitefield & Unsworth – Unsworth Ward

Demolition of existing garages and erection of 5 bungalows with associated landscaping and car parking

59249 Garage site at Fern Street, Ramsbottom, Bury Ramsbottom and Tottington – Ramsbottom Ward

Demolition of existing garages and erection of 6 dwellings with associated landscaping and car parking.

Amendments were made to planning conditions 9 and 14 as follows:

Condition 9 (first bullet point): Full reconstruction of the widening section of Quarry Street to a specification and materials to be agreed including lifting and relocation of sets, incorporating the provision of a 5.5m min. wide carriageway, 1.8m min. wide footway, revised alignment adjacent to Plot 1 and the proposed car park access to tie into the existing kerblines, including revised limits to resurfacing, and all associated highway and highway drainage remedial works.

Condition 14: No development shall commence unless or until a scheme for security measures and external lighting, including the car park and proposed management and maintenance for the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the building hereby approved.

(During the Councillors discussion of the application, Councillor Hodgkinson read out a pre-prepared statement. The Locum Solicitor advised through the Chair that Councillor Hodgkinson should consider whether the pre-prepared statement had indicated pre-determination of the application. Councillor Hodgkinson accepted this position and decided that it did, then under instruction from the Chair left the meeting room and did not to take part in the decision making.)

**59296 Land at Mode Hill Lane, Whitefield, Manchester
Whitefield & Unsworth - Besses Ward**

Residential development 9 dwellings.

The following additional condition was included:

Condition 13. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

(Councillor A Matthews declared a personal and prejudicial interest in the application and left the room during the consideration and decision making.)

**59345 Rear of 1 Ivy Street, Ramsbottom, Bury
North Manor Ward**

Erection of 1 dwelling and associated car parking and landscaping.

**59355 474-504 Bury New Road, Prestwich, Manchester
Prestwich – Sedgley Ward**

Installation of mezzanine floor to be used as retail/pet care treatment and grooming facility, gas bottle store and alteration to existing shutter door.

**59438 49-53 Bury New Road, Prestwich
Prestwich – Sedgley Ward**

New parking arrangements and highway works; alterations to facade and entrance canopy/trolley store.

**59444 Dudley House, Clarkes Hill, Whitefield, Manchester
Whitefield and Unsworth – Pilkington Park Ward**

Single storey extension to existing cattery building.

**59453 Land adjacent to 11 Bowland Close, Bury
Bury West – Church Ward**

Erection of 1 dwelling (revised house type).

**59452 222 – 224 Dumers Lane, Radcliffe, Manchester
Radcliffe – East**

New shop front; roller shutters; new first floor access to the side elevation with additional window; alterations to the rear ground floor roof.

**59491 Bracken Trade Park, Dumers Lane, Bury
Bury East – Redvales Ward**

1 non-illuminated totem sign.

**59530 Land between 13 and 24 Scholes Walk, Prestwich,
Manchester**

Prestwich – Sedgely Ward

Erection of bungalow (resubmission).

**59535 609-621 Rochdale Old Road, Bury
Bury –East Ward**

2 internally illuminated canopy fascia signs (signs A and B); 6.5m high double sided internally illuminated free standing sign (retrospective) (Resubmission of application 59312).

2. That the following applications be refused:

**59475 Land at Spen Moor, Bury Road, Radcliffe, Manchester
Radcliffe – East Ward**

2 signs (hoardings) advertising new housing development (retrospective).

Reason: The sign is located in a position that would lead visitors to use the adjacent unmade access track to visit the site, which would, and has led to pedestrian and vehicular conflict (from unsafe manoeuvres) using the track. As such, the sign is detrimental to highway and pedestrian safety and would conflict with UDP Policies EN1/9 – Advertisements and HT6/1 – Pedestrian and Cyclist Movement

**59535 609-621 Rochdale Old Road, Bury
Bury –East Ward**

1 non illuminated canopy fascia sign (Sign C) Resubmission of application 59312).

Reason: Sign C by reason of its size and siting is seriously detrimental to the amenity of the residential properties to the rear

at 8 & 10 Winifred Avenue and is therefore contrary to the following policy of the Bury Unitary Development Plan: EN1/9 - Advertisements.

PCC.643 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.644 PLANNING APPEALS

A report from the Head of Development Management was submitted listing a recently lodged Planning Appeal since the last meeting of the Planning Control Committee.

Delegated decision:

That the report be noted.

**CHAIR
COUNCILLOR SUSAN SOUTHWORTH**

(Note: The meeting started at 7.00 pm and ended at 9:05pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	16 February 2016
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: Bury East	App No. 59428
	Location: 1 The Rock, Bury, BL9 0JP	
	Proposal: Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats; Repairs and refurbishment of external elevations and windows.	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Township Forum - Ward: Bury East	App No. 59429
	Location: 1 The Rock, Bury, BL9 0JP	
	Proposal: Listed building consent for change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats, refurbishment of external elevations and windows, associated internal works.	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Prestwich - Holyrood	App No. 59509
	Location: Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP	
	Proposal: Erection of 1 no. bungalow	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Township Forum - Ward: Bury East - Moorside	App No. 59581
	Location: Burrswood House, Newton Street, Bury, BL9 5HB	
	Proposal: Proposed extension to enclose lift (revised scheme)	
	Recommendation: Approve with Conditions	Site Visit: N
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05	Township Forum - Ward: Radcliffe - East	App No. 59600
	Location: Site of Civic Centre, Thomas Street/New Church Street, Radcliffe, M26 2UD	
	Proposal: Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping	
	Recommendation: Minded to Approve	Site Visit: Y
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Ward: Bury East

Item 01

Applicant: Mr Andy Yu

Location: 1 The Rock, Bury, BL9 0JP

Proposal: Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats; Repairs and refurbishment of external elevations and windows.

Application Ref: 59428/Full

Target Date: 06/01/2016

Recommendation: Approve with Conditions

Description

The application relates to a Grade II Listed Building circa 1874, which is located within the Bury Town Centre Conservation Area. The building is a 4 storey red brick build, with distinctive mock timber framing. It is characterised by floor to ceiling window openings of varying designs to each floor - straight headers at ground floor, obtusely pointed headers at first floor, pointed headers to the second and multi mullioned lights on the top floor. The building also boasts stained glass and oriel windows and an elaborately designed side entrance incorporating a dated coat of arms.

The building is located on a corner plot and forms the first of a row of premises in a main shopping area (UDP Policy S1/1) which are in retail or commercial uses. To the west across a cobbled side access street is St Mary's Church, also a Grade II Listed Building. At the rear are the gardens to the rectory which are separated from the site by the back access alley and a stone wall.

At the ground floor, the premises operate as a Class A2 business, with the upper floors vacant but previously used as offices.

The application seeks the conversion of the first, second and third floors to residential, to create a total of 5 flats, which would comprise of 2 x 1 bed flats on the first and second floors and 1 x 3 bed flat on the third floor. There is also a basement area and this would be rendered waterproof and replacement concrete floor, to be used for storage purposes.

The ground floor would remain in the existing commercial use.

It is also proposed to carry out some external alterations, which include repair and refurbishment of the windows on the rear, front and side elevations, to include secondary glazing; refurbishment of the external elevations including roof lead works; replacement of roof slates, brickwork repairs and timber fenestrations repairs.

Internally, there is a secondary rear staircase which is now unsafe, previously used as a means of escape, and no longer required (replaced by alternative provision of escape windows) which would be removed and a floor built across the opening. At third floor level, the ceilings extend into the roof space and it proposed to create a false ceiling in the bedroom only.

Relevant Planning History

59429 - Listed building for consent for change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats, replacement windows at rear and refurbishment of external elevations - concurrent application.

Publicity

23 letters sent on 11/11/15 to properties at Nos 3-21 (odds) The Rock, 10-30 (evens) The

Rock, St Mary's Church c/o The Rectory Tithebarn Street, 9 Union Street, 2A Crompton Street.

Site notice posted 2/12/2015.

Press advert in the Bury Times 19/11/2015.

Parochial Church Council of Bury Parish Church which raises the following issues:

- There is no dedicated parking to serve these flats;
- The small service road to the rear of the building is needed for access by the shops that front on to the Rock;
- Particular concern is that the nearest available hardstanding is the space around the Parish Church which is not available for public parking, and necessary for our use. The development runs the risk of increasing unauthorised parking and make our policing of the area far more difficult;
- Most of the windows to the flats that are to be created look over the rectory lawn which would infringe on the privacy of the occupants of the rectory and give the flat occupants a vantage point from which to view the almost daily use by children's groups. What assurances can be given that any future tenant would present no risk to such children?

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

Consultations

Traffic Section - No objection.

Drainage Section - No comments to make.

Environmental Health Contaminated Land - No comments to make

Environmental Health - Commercial Section - No objection subject to a condition to soundproof between the flats.

Waste Management - Recommend a review of collection arrangements when the flats are occupied.

Unitary Development Plan and Policies

Area	Central Shopping Area
BY6	
S1/1	Shopping in Bury Town Centre
S2/3	Secondary Shopping Areas and Frontages
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN7/2	Noise Pollution
NPPF	National Planning Policy Framework
TC2/1	Upper Floors

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 - Chapter 2 of the NPPF- Ensuring the vitality of town centres, recognises town centres as the heart of communities and supports proposals to ensure their vitality and

viability. It advocates a mix of uses are important to meet the needs and functions of a town centre, which includes residential uses.

Bury UDP Policies S1/1 - Shopping in Bury Town centres and S2/3 - Secondary Shopping Areas and Frontages seeks to encourage and enhance the vitality and viability of the town centre and to maintain and provide display a mix of commercial uses, and maintaining a display or open ground floor frontage.

Policy TC2/1 - Upper Floors - Proposals will be supported which bring underused and vacant space on upper floors of premises into beneficial use, and a range of uses such as offices and living accommodation will be encouraged which will contribute to the overall vitality of town centres and help to retain and improve their liveliness and attractiveness. Utilisation of this type of accommodation will also result in proper maintenance and repair of the building fabric, which is particularly important in conservation areas and for individual listed buildings.

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.

UDP Policy H2/4 - Conversions and Supplementary Planning Document 15 - Residential Conversions recognises that applications for conversions can often make an important contribution to the local housing stock, and often the best way to utilise vacant or underused space. Regard will be had to the following factors which include the effect on amenity of the neighbouring property through noise, visual intrusion, position of entrances, impact of parking areas, extensions and fire escapes; general character of the area; amenity of occupants; effect on the street scene of any external alterations; car parking and servicing requirements.

The NPPF and Bury UDP Policies EN2/1, EN2/2 and EN2/3 Conservation policies, seek to support development for the reuse of derelict or vacant buildings, including Listed Buildings, providing it would continue preserve and enhance areas of special character and buildings of historic importance.

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.

Principle - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which

affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

In addition, Paragraph 131 of the NPPF states that when determining applications for heritage assets, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of 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.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposal would redevelop the upper floors of a vacant, run down and poorly maintained building and would support the regeneration of a Listed Building and the area in general. The proposed re-use of the building would result in maintenance and repair works to secure the longevity and continued contribution of the building and its use to the vitality and viability of the town. The building is within a highly sustainable location, with existing infrastructure in place to support the scale of the development and would also contribute to meeting local housing needs in the Borough.

The ground floor would remain in commercial use and therefore continue to contribute to the shopping role of the town centre.

As such, the principle of the change of use would be in general accordance with national and local planning policy and would be in compliance with the NPPF and Bury UDP.

Layout - The entrance to the flats would be via the existing double door on the side elevation of the building, which would lead into a communal hallway and staircase to the upper floors. At first and second floors, there would be 2 x 1 bedroom flats, with the third floor utilising the whole floor area to provide a 3 bedroom apartment.

Studded walls would be added internally to partition off areas of the units to create usable living accommodation, and secondary glazing added internally to insulate the building.

There is no outdoor amenity space with the property apart from a small yard area which accommodates the bin store. This is not an unusual arrangement for town centre locations, where there are public open spaces in the near vicinity.

Similarly there is no dedicated parking for the premises. Being within a highly sustainable town centre location within walking distance to shops and services and public transport, this is considered to be acceptable.

The proposed scheme demonstrates that the building would be capable of being converted and provide an acceptable amount of space and accommodation for residential purposes, and as such, would comply with UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development.

Design and appearance - The external appearance of the building would not intrinsically alter, with necessary repairs being carried out to refurbish existing rotting window frames, repair timber fenestrations, roof tiles and brick walling.

General maintenance and cleaning of the outside of the building would significantly improve its visual appearance in the locality. There would be no alterations to entrances or doorways than existing. Details of all the internal and external alterations would be sought on the concurrent Listed Building application.

The proposed external alterations would enable the building to be brought back into a usable state, with the added benefit of improving the overall appearance. The character of the building would be retained, and as such is considered to comply with UDP Policies EN1/2, EN2/1, EN2/2 and EN2/3.

Residential amenity - The premises are located on the edge of a pedestrianised part of the town centre, broadly characterised by a mix of shops, which tend to open during the daytime. Further to the west is what is known as the Cultural Quarter of the borough, more characterised by bars, restaurants and pubs.

Being located within a town centre, residential occupiers of town centre accommodation should expect a certain amount of noise and activity in the evenings and at night time. There are other residential units which are located above commercial premises in the town centre, and this would be no different in terms of the character of the development.

The Pollution Control Section have not objected to the application, but in the interests of residential amenity, have recommended a condition that soundproofing be incorporated as part of the refurbishment scheme to protect both the occupants of the commercial development at ground floor and flats above. It is also recommended conditions be included to provide soundproofing to windows as well as submission of a ventilation scheme to enable windows to remain closed to afford occupiers protection from potential external noises late at night.

In terms of impact on adjacent occupiers, there is a church to the west, the grounds of which could be viewed from the windows on the side and rear elevations. The objector has raised the concern that this would cause overlooking and effect the privacy of those using this external area, and especially the toddler and children's groups who meet at the church and use this outside space.

The windows of the property already face and overlook these areas, and as such the situation would be no different or worse in terms of impact on the amenity of this area from any use of the internal space.

The proposals therefore are considered to comply with UDP Policies H2/1 and EN1/2.

Parking - Running through the NPPF is the principle of sustainable development, and this includes promoting and encouraging the use of public transport.

There is currently no allocated parking for the building or its existing uses and none is proposed as part of the application.

The site is located within the town centre and in a highly sustainable location, within easy walking distance of shops, eateries and entertainment and the central bus and Metro Link. It is also generally expected that town centre living would not necessarily or automatically provide parking, and any future occupiers would be aware of this fact before taking up residence.

The Highway's Section have raised no objection to the proposed scheme and as such the development is considered to comply with the NPPF.

Access - There is an existing stepped access through the main entrance on the side elevation, with a staircase to the upper floors. The internal arrangements are historically established, and it would not be reasonable or achievable for the scheme to be fully accessible of DDA compliant. Future occupiers would also be aware of the physical

restrictions of the building. As such, the existing access situation is considered to be acceptable in this particular instance.

Bin store - There is a small enclosed yard area to the rear of the property which is to be retained as a bin store.

The waste management team have not raised an objection in principle, but indicate that the yard may not be a big enough area to provide the full suite of bins required for the waste and recycling needs of a mixed development. It has been recommended that waste collection arrangements are reviewed once the flats have been occupied, and an informative to the applicant would be included as part of an approval.

Response to objector -

- The existing service road would continue to be available for use by the other adjacent premises. Any grant of planning permission would not change this situation.
- Parking on private property is not a material planning consideration and would be a matter to be resolved between the parties involved.
- Parking arrangements and issues of privacy and overlooking 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 numbered 001 3rd floor; 002 2nd floor; 003 1st floor; 004 ground floor; 005 Basement; 006 Sections viewed from the Rock; 013 Block plan; 014 Revision A Existing fenestration; 016 Proposed internal wall connections; Design and Access Statement 19th January 2016 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 take place unless and until a scheme to soundproof the floors, walls and ceiling between each flat and soundproof the external windows has been submitted to and approved by the Local Planning Authority. The levels of acoustic insulation to be provided shall be, as a minimum, those deemed to be acceptable and specified as standards of construction in current Building Regulations. Such works that form the approved scheme shall be completed before the development is brought into use, and thereafter maintained.
Reason. To ensure that the development is adequately soundproofed against Internally and externally generated noise in the interests of the amenity of future

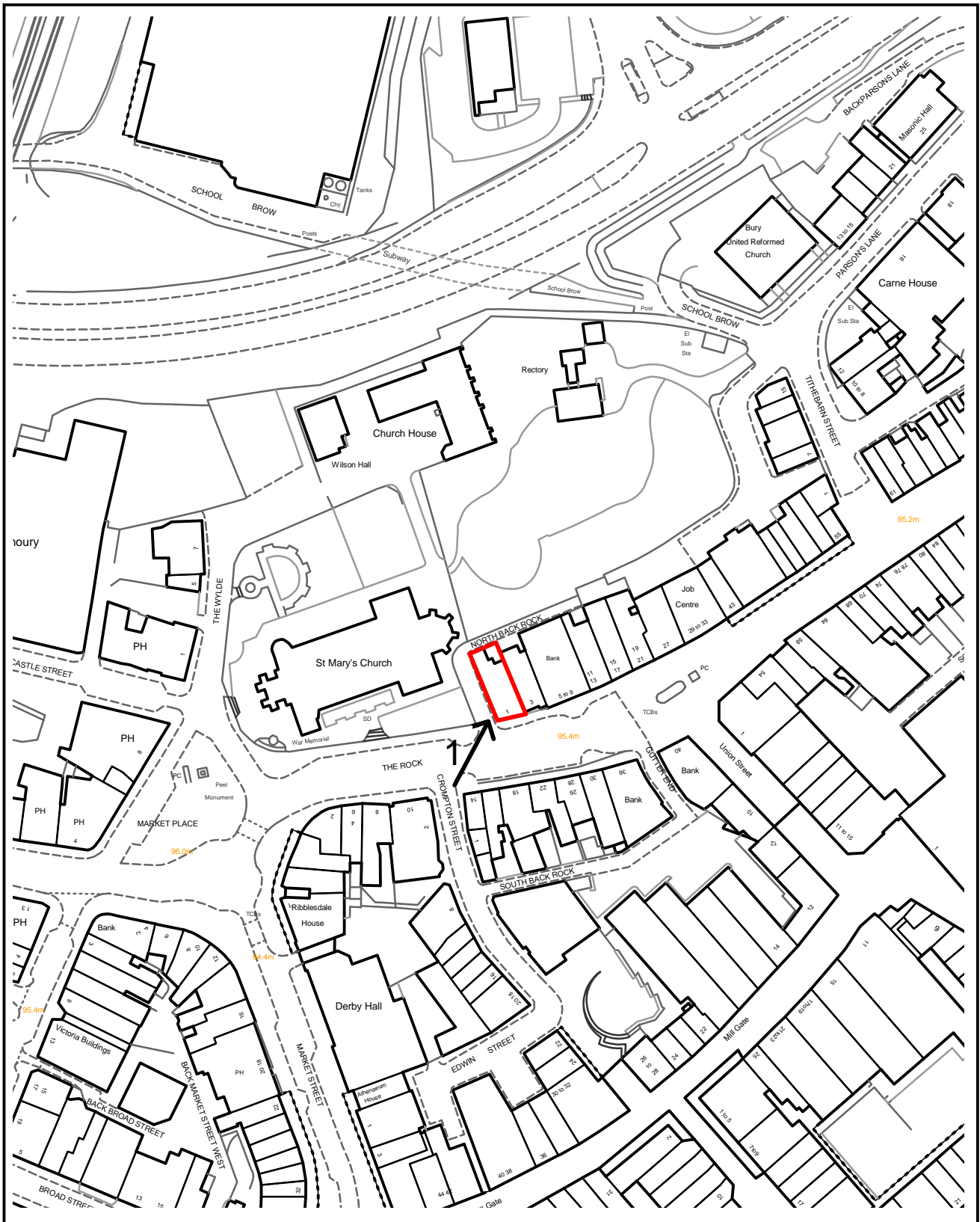
occupiers of the development pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution and EN1/2 - Townscape and Built Design.

4. Prior to first occupation of each of the flats hereby approved, an independent ventilation system to allow the windows of all habitable rooms to remain closed, shall be installed. The system shall comply with the requirements of the 2010 edition of Building Regulations Approved Document F. the relevant requirements are contained in Regulation F1 Table 5.2b Passive Stack Ventilation (PSV) or alternatively Table 5.2c Continuous mechanical extract (MEV). The system shall be thereafter be maintained.

Reason. To ensure that the development is adequately soundproofed against externally generated noise in the interests of the amenity of future occupiers of the development pursuant to Bury Unitary Development Plan Policies EN7/2 - Noise Pollution and EN1/2 - Townscape and Built Design.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59428

**ADDRESS: 1 The Rock
Bury**

Planning, Environmental and Regulatory Services

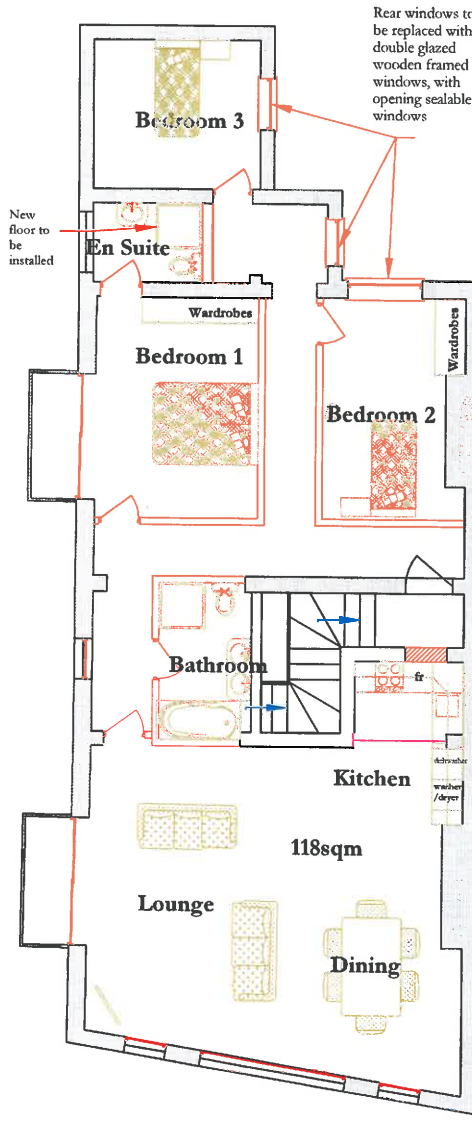
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59428

Photo 1





Existing external appearance to remain unchanged. Some of the windows are now rotten and need to be renewed but in the same style and timber. External timber to be repainted ensuring there is no change of colour. To comply with the current building regulation secondary glazing would be introduced as far back as possible from the existing window. Internally there would be no major structural changes apart from the removal of the rear staircase and the introduction of flooring in that area. New studded wall would separate the new rooms, the void between the plasterboard faces to be filled with sound deadening fibreglass quilt.

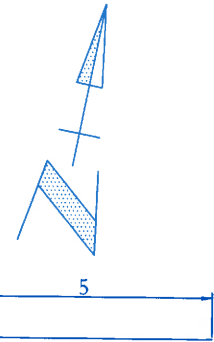
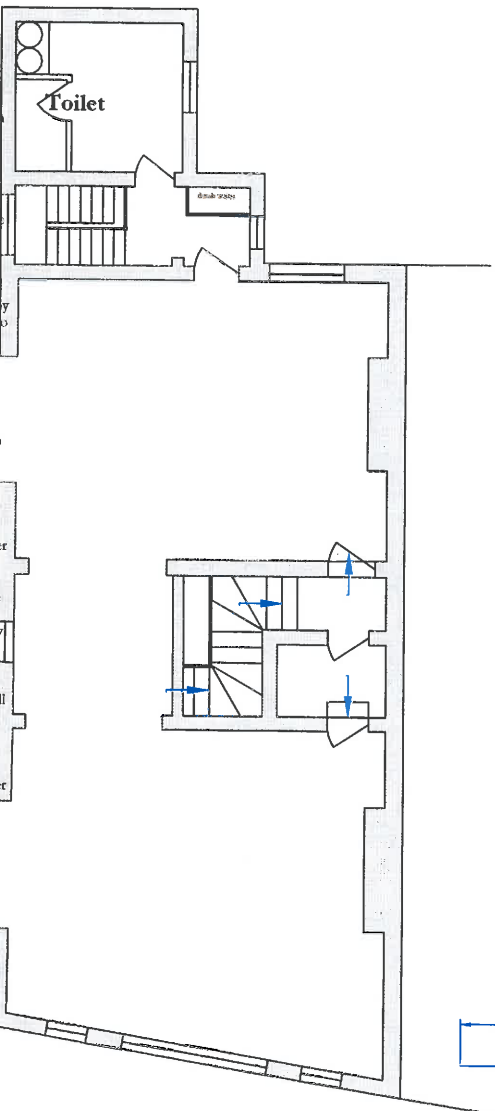
Existing SVP's etc to be used to remove all waste. The whole building would be checked by a competent person to determine what needs to be done to make the electrical services acceptable and in compliance with the current regulation. Test certificates are mandatory. Gas safe engineer to check the existing and proposed gas usage to determine where it is possible to use the existing supply, what air changes are required and the introduction of CO monitors.

The existing fire alarm system and emergency lighting to be amended by a competent person to comply with the new usage. Externally the roof needs some attention as there are a number of small leaks into the upper rooms. It is likely the lead may need to be renewed. Only the same materials that have been used in the past will be used to rectify the problem.

Existing chimneys would be examined and new liners installed to enable the chimneys to be used to extract/replenish the air within the flats as would be required under the current legislation. The existing doors onto the stairwell are already fire rated but would be upgraded to include the introduction of intumescent strips etc to comply with the current fire regulations. New fire extinguishers, blankets etc would be introduced after discussions with the fire officer. New anti bird fouling devices would be added to the external windows and stonework after the existing facades are removed.

The existing internal plasterwork (particularly the ceilings) are to be left unchanged but the external walls are to be studded out with a vapour barrier (Tyvek Supro) or similar and thermal plasterboard applied to ensure the current insulation levels are achieved.

Sound insulation tests would be carried out but it is thought that the floor in particular would achieve both the necessary fire requirements and the noise insulation levels.



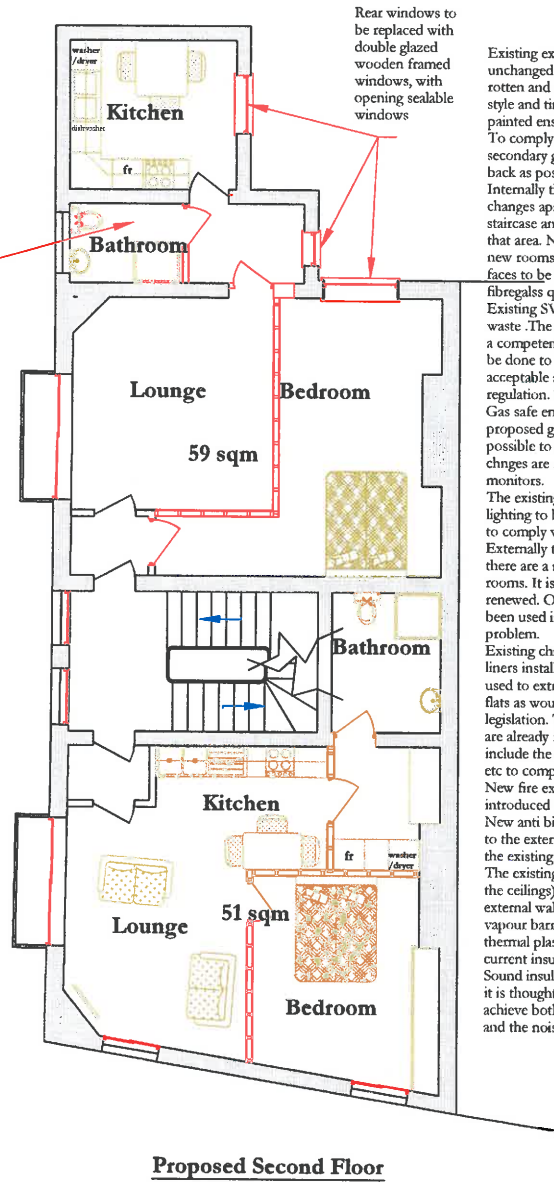
Do Not Scale off Drawings
All dimensions to be checked on site by Contractor prior to commencement of work.
All dimensions shown are structural dimensions and do not take account of the finishes.
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In accordance with the Construction Design and Management Regulations 2015 everyone involved with the project must carry out their role and responsibility in accordance with the current regulations.
If in doubt stop and ask

Balmer Design Services
Architectural Services
265 Lunts Heath Road, Widnes,
Cheshire. WA8 5BB
0151 420 3241
Philbalmer@aol.com

Proposed Development of Existing Property to Flats on the Upper Floors
Ground Floor Remaining Commercial Union Club
1 The Rock
Bury
BL9 0JP

Scale 1:100 @A3
Date Oct 2015

Drg Nr 001
3rd Floor

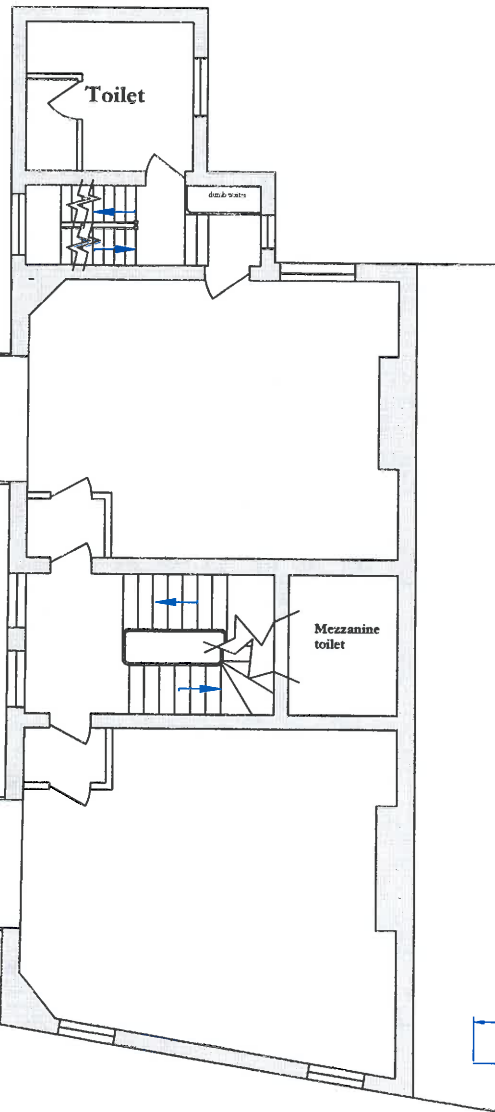


Proposed Second Floor

Remove stairs and install floor

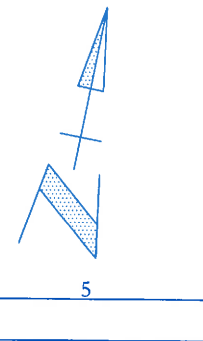
Rear windows to be replaced with double glazed wooden framed windows, with opening sealable windows

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Existing Second Floor

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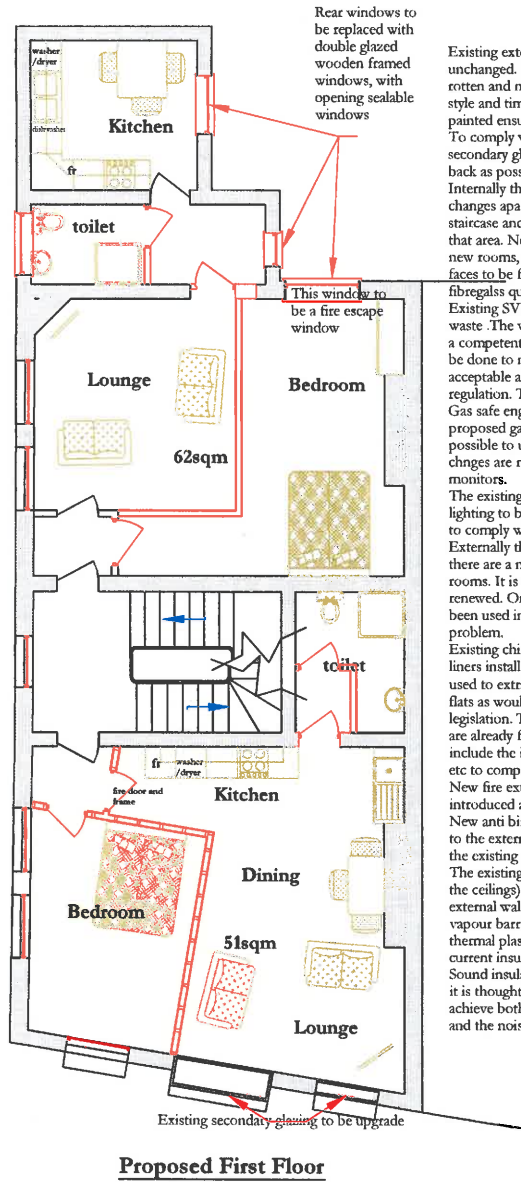
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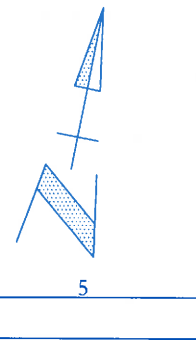
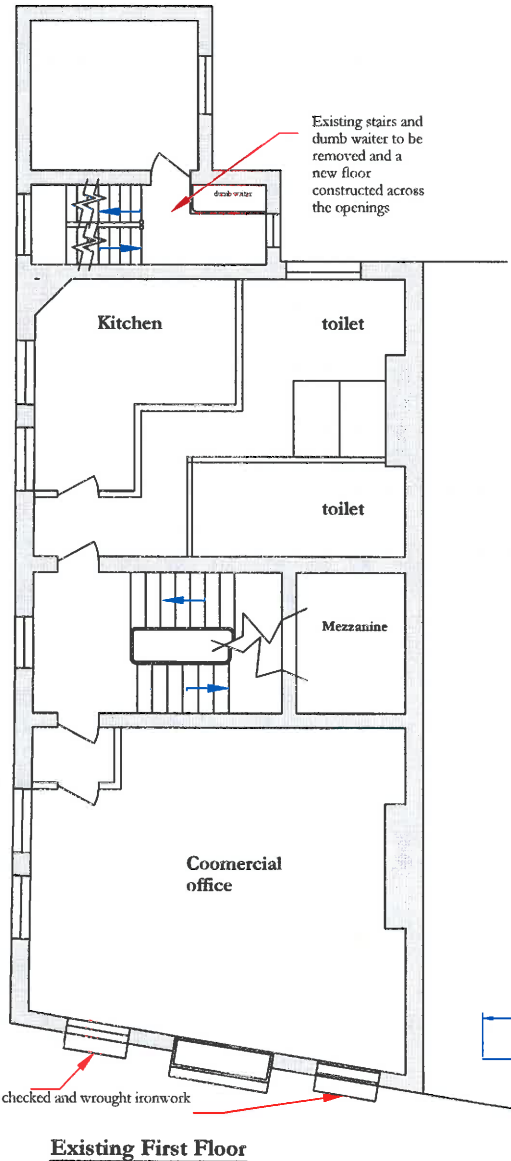
Proposed Development of Existing Property to Flats on the Upper Floors
 Ground Floor Remaining Commercial
 Union Club
 1 The Rock
 Bury
 BL9 0JP

Scale 1:100 @A3
 Date Oct 2015

Drg Nr 002
 2nd Floor



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Proposed Development of Existing Property to Flats on the Upper Floors Ground Floor Remaining Commercial Union Club
1 The Rock
Bury
BL9 0JP

Scale 1:100 @A3
Date Oct 2015

Drg Nr 003
1st Floor

Ward: Bury East

Item 02

Applicant: Mr Andy Yu

Location: 1 The Rock, Bury, BL9 0JP

Proposal: Listed building consent for change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats, refurbishment of external elevations and windows, associated internal works.

Application Ref: 59429/Listed Building Consent

Target Date: 06/01/2016

Recommendation: Approve with Conditions

Description

The application relates to a Grade II Listed Building circa 1874, which is located within the Bury Town Centre Conservation Area. The building is a 4 storey red brick build, with distinctive mock timbering. The listing states that the building is also characterised by floor to ceiling window openings of varying designs to each floor - the straight headers at ground floor, obtusely pointed header at first floor, pointed headers to the second and multi mullioned lights on the top floor. The building also boasts stained glass and oriel windows and an elaborately designed side entrance incorporating a dated coat of arms. Internally, there are original features including fireplaces, picture rails, mouldings and skirtings.

The building is located on a corner plot and forms the first of a row of premises which are all in retail or commercial uses. To the west across a side cobbled access road to the rear of the property is St Mary's Church, also a Grade II Listed Building. At the rear are the gardens to the rectory which are separated from the site by the back access alley and a stone wall.

At the ground floor, the premises operate as a Class A2 business, with the upper floors vacant but previously used as offices.

The application seeks Listed Building Consent for the conversion of the first, second and third floors to residential, to create a total of 5 flats, which would comprise of 2 x 1 bed flats on the first and second floors and 1 x 3 bed flat on the third floor. There is also a basement area and this would be rendered waterproof and the floor replaced, to be used for storage purposes.

The ground floor would remain in the existing commercial use.

External and internal alterations are also proposed, and comprise the following:

- Repairs and repainting to the window frames, internally and externally.
- Secondary glazing (internally).
- Insertion of partition walls.
- Insertion of a false ceiling to the third floor bedroom ceiling only. It would be fitted 3.6m above the floor at the picture rail level. Insulation would be laid over the top.
- Repairs to external brickwork on the rear elevation.

- Repairs to the timber work on the front and side elevations.
- Removal of the secondary staircase and floor rebuilt and made good.

Relevant Planning History

59428 - Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats, replacement windows at rear and refurbishment of external elevations - concurrent application.

Publicity

23 letters sent on 11/11/15 to properties at Nos 3-21 (odds) The Rock, 10-30 (evens) The Rock, St Mary's Church c/o The Rectory Tithebarn Street, 9 Union Street, 2A Crompton Street.

Site notice posted 2/12/2015.

Press advert in the Bury Times 19/11/2015.

No response received to this application as a result of the publicity. Objection received to the associated planning application reference 59428.

Consultations

Ancient Monuments Society
 The Georgian Group
 Society for the Protection of Ancient Buildings
 The 20th Century Society
 The Victorian Society (London)
 Council for British Archaeology
 Historic England

No responses received.

Unitary Development Plan and Policies

Area	Central Shopping Area
BY6	
S1/1	Shopping in Bury Town Centre
S2/3	Secondary Shopping Areas and Frontages
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
TC2/1	Upper Floors
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.

Chapter 2 of the NPPF - Ensuring the vitality of town centres, recognises town centres as the heart of communities and supports proposals to ensure their vitality and viability. It advocates a mix of uses are important to meet the needs and functions of a town centre, which includes residential.

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.

Policy TC2/1 - Upper Floors - Proposals will be supported which bring underused and vacant space on upper floors of premises into beneficial use, and a range of uses such as offices and living accommodation will be encouraged which will contribute to the overall vitality of town centres and help to retain and improve their liveliness and attractiveness. Utilisation of this type of accommodation will also result in proper maintenance and repair of the building fabric, which is particularly important in conservation areas and for individual listed buildings.

Principle - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

In addition, Paragraph 131 of the NPPF states that when determining applications for heritage assets, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of 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.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed to lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The proposed change of use would not only bring back into use vacant floorspace premises in a Conservation and town centre location, but would also regenerate and make use of an important historic asset, which may otherwise remain vacant and be subject to further deterioration and degeneration. The proposals would also facilitate maintenance and repair works to be carried out to the building to secure its longevity and continued contribution as a national heritage.

The proposed residential development is considered to be a viable use for the premises and subject to the physical alterations to the building which would be required to facilitate the conversion, it is considered to be acceptable in principle and comply with UDP Policies EN2/1, EN2/2, EN2/3, TC2/1 and the NPPF.

Proposed works - The Listing focuses on the importance of the front and side facades, citing the mock timbering, bays, window openings and entrance carvings as being of important architectural features.

In terms of the proposals for the building's exterior, the works would primarily involve repairs to the timber work on the front and side elevations, and to the brickwork on the rear elevation. It is considered this would enhance the external facade of the building and ensure its continued preservation for the future.

There are also some interesting and important features internally, including fireplaces, high ceilings and some intricate design works to the walls and picture rails. The proposed internal works are discussed further in the report.

Windows - The windows on the front and side elevations are particularly impressive, being floor to ceiling height and illustrating a mix of straight and curved frames and headers, with individual detailing. They are distinctive features of the building and contribute to the special architectural character of the building.

At the rear, the frames are less remarkable in terms of their design and features, but whilst not mentioned as part of the listing, are of no lesser importance to the building's heritage asset.

Many of the frames have suffered from neglect and become rotten over time; have been painted over on a number of occasions and no longer open or close properly. Repairs would be carried out to replace parts of the timber frames, which are not only required to comply with Building Regulations, but would also ensure they could be retained and preserved for the future without the need to replace them.

The application also seeks to insert secondary glazing. The applicant has put forward two options, the first being to fit the glazing against the frames, which would be a more permanent solution, or set the glazing back from the existing windows. The latter would seek a less permanent approach, removable in the future, and would have an intrinsically lesser impact on the fabric of the building. When viewed from the outside, the additions would be less visually perceivable and unobtrusive. In principle, this is considered to be acceptable. As no detail has been provided at this stage, it would be sought by a condition.

Insertion of false ceiling - Older buildings, unless continually maintained, tend to be very poorly insulated, and often prove difficult and expensive to heat, making them a less attractive building to occupy. One of the characteristics of the rooms are the high ceilings, particularly on the 3rd floor where they extend into the roof space. It is proposed to insert a false ceiling in the 3rd floor bedroom, which would provide the necessary insulation to comply with building regulations. The partition would be fixed approximately 3.6m from the floor, above the height of the picture rail. Its insertion would cover the beams from view but would be reversible with no long term impact. Being of a temporary nature, it would not damage the character or structure of the building, and therefore it is considered the character would be preserved.

Room separation - The majority of the rooms would be retained as existing, but there would be a need to split off areas to create the living accommodation. This would involve the erection of partitions, consisting of studded walls, and use a shadow gap to acknowledge the modern intervention, which again could be removable at a later stage. As such, this aspect is considered to be acceptable.

Removal of staircase - There is a secondary staircase which historically provided a means

of escape. The staircase is proposed for removal, not being needed or up to required standards for the residential scheme. They have no particular value in terms of adding any architectural quality or character to the building, and as such this aspect is considered to be acceptable.

Original features such as the fireplaces, doorways and picture rails would all be retained, which would continue to preserve the historic character of the building.

The alterations would enable the building to be brought up to an acceptable standard to facilitate its realistic re-use. The insertions and additions of partitions and glazing are of a temporary nature and could be reversed at any time in the future, with little impact on the historic fabric and character of the building.

It is considered the scope of the proposed alterations and refurbishments would result in appropriate treatments to maintain and repair the fabric of the building and would bring back into use an important asset within the town centre.

Conclusion - By supporting this scheme and seeking further information, the development would bring a scheme of works that would both preserve and enhance the character and appearance of the Conservation Area and Listed Building.

The proposals secure the long term future of the building, and with the implementation of the details secured, such as shadow gaps and careful fitting of the false ceiling, these reversible works would preserve the Listed Building.

As such, the proposals are considered to be acceptable and would both preserve and enhance the character of the Conservation Area and safeguard the future of a historic asset, and therefore comply with EN1/1 - Visual amenity, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and EN2/3 - Listed Buildings.

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 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 numbered 001 3rd floor; 002 2nd floor; 003 1st floor; 004 ground floor; 005 Basement; 006 Sections viewed from the Rock; 013 Block plan; 014 Revision A Existing fenestration; 016 Proposed internal wall connections; Design and Access Statement 19th January 2016; Schedule of Works dated and agreed 27th January 2016, and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. Prior to commencement of works, a notice of intent to start the works hereby approved, including a timetable and details of the schedule of the works, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved timetabled schedule.
Reason - To ensure that the development is carried out in accordance with the approved plans, to protect the fabric of a listed structure/building during implementation and pursuant to Policy EN2/3 – Listed Buildings of the Bury Unitary Development Plan.
4. No development shall commence unless and until details of the secondary glazing, including the materials and fixing methods together with a timetable of the works, have been submitted to and approved by the Local Planning Authority. The approved details only shall be implemented.
Reason. Details not submitted at application to ensure protection of the character and fabric of the Listed Building, pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan.
5. No development shall commence unless and until details of the false ceiling to be fitted in the third floor bedroom, including fixing method and materials, have been submitted to and approved by the Local Planning Authority. the approved details only shall be implemented to an approved timetable.
Reason. Details not submitted at application to ensure protection of the character and fabric of the Listed Building, pursuant to Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan.

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

Ward: Prestwich - Holyrood

Item 03

Applicant: Ms Katy Moghimi

Location: Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP

Proposal: Erection of 1 no. bungalow

Application Ref: 59509/Full

Target Date: 26/01/2016

Recommendation: Approve with Conditions

Description

The application site relates to a vacant backland plot which is located in the middle of an established residential estate. The site is overgrown with vegetation and trees and is bound by timber fencing, which forms the rear boundaries of the houses surrounding the site. There is an existing access into the site between Nos 9-11 Carisbrook Avenue, which runs the length of these 2 properties and opens out into the wider site area.

The land is relatively level, sloping gently towards the rear of the site. The houses to the east, south and west are at a similar level as the site, with the properties on Tamworth Avenue to the north, sited at a lower level by approximately one storey. The housing stock in the area is predominantly characterised by 2 storey red brick built semi detached dwellings.

The application seeks the erection of 1 No. 3 bedroomed bungalow. It would be positioned more or less centrally within the plot and orientated to face northwards. The existing access would be utilised and lead to a turning area and hardstanding for the parking of 2 cars. The southern part of the site would provide garden amenity space.

The dwelling proposes a footprint of approximately 130 sq m and would comprise living accommodation of a lounge, dining kitchen, hall, porch and bathroom and 3 bedrooms. The roof would be pitched to a ridge height of approximately 5.2m with elevations of red/brown facing brickwork.

Relevant Planning History

44406 - Outline - Residential development - one dwelling (resubmission) - Refused in 2005 for oversupply of housing in the Borough

42266 - Outline - residential development - 2 dwellings - Refused 2004 for inappropriate development on greenfield site, undesirable backland development by reason of disturbance and traffic, intensification of a substandard access

Publicity

28 letters sent on 1/12/2015 to properties at Nos 17-43 (odds) Derby Road, 2-14 (evens) Tamworth Avenue, 5,7,9,11,22,24,26 Carisbrook Avenue.

Twelve letters received from Nos 21, 23, 29, 35 Derby Road, 6, 8,10,12,14 Tamworth Avenue, 5, 9, 26 Carisbrook Avenue

- The proposed building would be too close to the rear of many houses, and vehicles coming in and out of the property would bring unwanted noise and pollution to existing residents, plus car headlights at night would inevitably shine directly at existing houses.
- There is no authorised road for vehicles entering or exiting this land, and also the entrance area is very limited for such procedures - imagine this could be quite dangerous, so close to existing properties.
- Protection of the green belt should be considered.

- On a recent attempted clearance of the land, there were endless days of black bellowing smoke drifting on to surrounding properties. This would be a worry if any building procedures were not handled professionally;
- Reduce the value of homes in the area;
- Light and noise pollution from the dwelling which will have health and safety issues;
- There would be limited access for the fire service;
- There would be an open aspect from Carisbrook causing massive security risks to homes;
- Detrimental impact on a wildlife area;
- Two previous applications were refused in 2004/5, none of the circumstances have changed within what is a greenfield site; refused for poor access;
- The access is sub-standard in terms of width and pedestrian visibility at its junction with Carisbrook Avenue - detrimental to road safety and maintaining the free flow of traffic;
- Problems of drainage from this land;
- The oak tree shown behind No 14 Tamworth Avenue is actually located behind No 12;
- The land in the corner behind No 14 Tamworth is incorrectly shown as being owned by the applicant - is actually owned by No 14;
- No mention of the removal of the raised kerb currently preventing access to the site;
- No dimensions shown on the plan detailing actual lengths/widths;
- Connection to the main sewer would need to be sought;
- The applicant has no right to comment on the retention of any fences to the property which are paid for by each resident;
- Previous attempts by the landowner to develop the site have disturbed the water table, exacerbating drainage problems to Tamworth Avenue;
- The building of a bungalow would not improve the security or visual aspect of the area;
- No evidence the existing 2m high fences would prevent overlooking; Loss of privacy;
- The bungalow would be overlooked by the houses;
- The driveway would provide an access point at the back of properties on Derby Road making it less secure and a much higher risk;
- The application states there are no trees or hedges on the adjacent land though most properties have these;
- What other service lines would be used - for water etc?
- Disturbance to the land would cause untold damage to surrounding properties;
- Believe there is sufficient land available for residential development within the borough to make it unnecessary to change the purpose of non residential land;

Comment received from a local resident (no address provided):

- What happens if our land is damaged due to heavy vehicles delivering materials;
- How will we know who is residing there;
- How will emergency services get through if required.

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

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 objection.

United Utilities (Water and Waste) - No comments received.

The Coal Authority - No objection.

Greater Manchester Ecology Unit - No objection subject to conditions and informatives.

Unitary Development Plan and Policies

NPPF National Planning Policy Framework

H1/2 Further Housing Development

H2/1 The Form of New Residential Development

H2/2 The Layout of New Residential Development

H2/3 Extensions and Alterations

H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN6/3	Features of Ecological Value
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury

Issues and Analysis

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

Principle - 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.

UDP Policy H2/6 - Garden and Backland Development - Proposals would not be permitted which result in the loss of private gardens and backland for infill development unless it can be demonstrate that proposals would not adversely affect the character and amenity of the area. special regard would be had to the concentration of such development in the surrounding area, the relative density, the impact on neighbouring properties and local environment and access arrangements.

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 proposed development would be located within an established residential estate within the urban area and would therefore not conflict with the local environment in terms of character and the surrounding land uses. There is existing infrastructure in place to facilitate the development, and the scale of the proposal would not result in over development of the site.

As such, the principle of residential use is considered to be acceptable and would be in

compliance with the NPPF and UDP Policies H1/2, H2/1, H2/2 and H2/6.

Details of the layout, design, proximity to residential properties and access and parking are discussed below

Layout and siting - The position of the dwelling would be largely dictated by the shape of the site and the surrounding houses. It would not be possible for the dwelling to follow any of the established building lines in the area, and as a result, the most appropriate solution would be to site it fairly centrally with the frontage facing the existing access and the rear of properties on Carisbrook Avenue.

The property would provide modest accommodation, comprising living areas and 3 bedrooms, with a large rectangular piece of land at the rear providing garden amenity area. The existing access into the site in between Nos 9 and 11 Carisbrook Avenue would be utilised, and lead to the parking and turning area which would be located in front of the dwelling. The site is bounded on all sides by the existing timber fences which enclose the garden areas of the surrounding properties and these would be retained.

Whilst the site is not uniform or regular in shape, it is considered that the proposal would make best use of the available land to provide a dwelling with adequate parking and garden areas, without compromising the amenity of either future occupiers or surrounding residential properties.

As such, the layout is considered to be acceptable and would comply with H2/1 - The Form of Residential development, H2/2 - The Layout of New Residential Development and H2/6 - Garden and Backland Development.

Design and appearance - The new dwelling would be a bungalow, and a different housetype to those in the immediate area. It would be located on fully enclosed land and surrounded on all sides by residential properties, save for the access point. It would not be visible from the public domain, and therefore it is considered that as an individual unit, the proposed housetype would be acceptable.

In terms of height and massing, the bungalow would be relatively modest, incorporating a gabled pitched roof and front pitched projection. Elevationally, symmetrical standard window openings would be positioned on the front and rear elevations, with minimal intrusions proposed to the fenestration of the property, resulting in an unfussy and understated design.

Materials would comprise facing red/brown brickwork and roof tiles, details to be approved by condition.

Whilst the dwelling would be a different design and type to the other properties in the area, it would be a modest addition within an area characterised by fairly traditionally built semi detached houses, and as such considered to be acceptable in the locality, in compliance with UDP Policies H2/1 - The Form of New Residential Development and EN1/2 - Townscape and Built Design.

Impact on residential amenity - SPD6 advises that a distance of 20m should be maintained between habitable room windows in 2 properties and 13m between a ground floor habitable room windows and a 2 storey blank wall.

There would be a distance of more than 20m between the proposed property and the dwellings to the east, south and west, and as such aspect standards would be satisfied.

To the north, the rear of dwellings on Tamworth Avenue are set at a lower level, by approximately one storey and would be 16.4m away. As the new dwelling would be a bungalow, the relationship to these houses would be similar to a relationship between two single storey buildings. There would be one window on the elevation which would face

these houses. This would be a narrow, high level window, and not a principle habitable room window. As such, there would be no direct overlooking and separation distances to the houses on Tamworth Avenue would therefore be acceptable and in compliance with SPD6.

There are existing fences to the perimeter all of the properties which form the boundary to the site and which would also afford some screening of the lower part of the dwelling. It would also protect these properties from car headlights at night.

The proposed layout demonstrates that the siting of the single bungalow could be comfortably accommodated on the size and topography of the site without compromise to the privacy or outlook to the surrounding residential properties. The access into the site for a single dwelling is considered would not lead to significant intensification of vehicular traffic to the area.

Notwithstanding the acceptability of the proposed scheme, and in order to control the impact which any future additions may have on the amenity of the area, it is considered reasonable to include a condition to restrict permitted development rights for extension.

As such, it is considered that there would be an acceptable relationship between the proposed dwelling and the surrounding residential dwellings and would be in compliance with UDP Policies H2/1, H2/2, H2/6 and SPD 6.

Access and parking - There is an existing access to the site between Nos 9-11 Carisbrook Avenue which would serve the development. It is proposed to install gates which would be set 5m into the site and which would ensure a vehicle could enter without detriment to highway or pedestrian safety. It would lead to a turning and parking area for at least 2 cars, with ample room to manoeuvre within the site to enable exit in a forward gear. The addition of 1 dwelling in this location would not significantly intensify traffic to the area or as a result create undue highway safety issues, given the speed that cars would have to enter and exist the site.

In terms of parking, SPD11 states a maximum requirement of 2 spaces for a 3 bed property, and as such standards would be satisfied.

The Highways Section have not raised any objection to the access, subject to conditions.

The proposal is therefore considered to be acceptable and would therefore be compliant with UDP Policies H2/2, HT2/4 and SPD11.

Coal Authority - The site falls within a defined Development High Risk Area, and the Coal Authority (CA) records indicate that within the site and surrounding area there are coal mining features and hazards which should be considered as part of the proposals. The CA have considered the mining legacy matters affecting the site further. There is an outcropping coal seam which is likely to be under a significant thickness of superficial drift deposits at a depth in excess of 30m. The CA therefore consider that a coal mining risk assessment is not necessary for this proposal and does not object to the planning proposal.

Ecology - The site is a well vegetated and semi-natural habitat, with tree and shrub planting. An Ecological Survey has been submitted and GMEU have been consulted on the application. No significant ecological constraints were identified and GMEU are satisfied that minor issues relating to invasive species, nesting birds and ecological mitigation identified in the report can be resolved by condition or informative.

Invasive species - Two species listed under schedule 9 part 2 of the Wildlife and Countryside Act 1981 (as amended) were identified on site, monbretia and variegated yellow archangel. The site is not wild and therefore if there is no exportation of soil from the site there would be no risk of an offence. A condition and informative are recommended advising the applicant of the required measures should invasive species be

found on site.

Trees and nesting birds - The site has been assessed as low risk, with the remaining trees to be retained. An informative has therefore been recommended advising the applicant of their responsibilities under the Wildlife and Countryside Act.

Ecological mitigation - The mature trees are the most important ecological feature on site and these are to be retained. The Ecological Report has suggested relocating these species to an alternative site. This would not be something reasonable in planning terms as it would be outside the control of the applicant's land. It would therefore be better to be dealt with in more general terms as part of the wider ecological mitigation and can be conditioned as part of the general landscape proposals.

Response to objectors -

- Whereas in 2005, planning policy resisted residential development due to an oversupply of housing stock, and hence the previous applications were refused, there is now a need to significantly boost the supply of housing, as advocated by the Government and set out in chapter 6 - Delivering a wide choice of high quality home, of the NPPF.
- The issues raised with regard to the access, highway and pedestrian safety, impact on residential amenity, overlooking and privacy and the principle of residential amenity and ecology have been covered in the above report.
- The Drainage Engineer has raised no objection subject to the submission of a drainage scheme for the property which would require approval prior to the commencement of any development.
- There is no reason to assume that the site would be any less secure than other residential, backhand or garden developments.
- One additional dwelling to the area would not significantly increase noise or disturbance to the area, anymore than already exists.
- The applicant has stated that the land is wholly within their ownership, and if proved otherwise, is not a material planning consideration.
- House valuation is not a material planning consideration.
- The land is not allocated as Green Belt.

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 numbered Block plan 15020 SK 1; Planning drawing 01 Revision 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. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required 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. No development shall commence unless and until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented and thereafter maintained.

Reason. The application does not contain sufficient information to fully assess the impact and to promote sustainable development pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
6. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The content of the plan should include elements to mitigate for loss of ecological interest associated with the site including ground flora and bird nesting habitat. The approved plan shall be implemented in accordance with the approved details, and to an approved timetable. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted 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 Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within the terms of Classes A to F of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Bury Unitary Development Plan H2/1 - The Form of Residential Development, H2/2 - The layout of New Residential Development, H2/6 - Garden and Backland Development and H2/3 - Extensions and Alterations.

8. Details and samples of the materials 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. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 Townscape and Built Design and H2/1 - The Form of New Residential Development.

9. The new footway crossing onto Carisbrook Avenue indicated on approved plan reference 12000 01 Revision C shall be implemented in full to the approval of the Local Planning Authority prior to occupation of the dwelling hereby approved.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, 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.

10. The gates indicated on approved plan reference 12000 01 Revision C shall be set back a minimum of 5m from the back of the adopted footway and thereafter maintained.

Reason. To ensure good highway design in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

11. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and shall subsequently be maintained free of obstruction at all times.

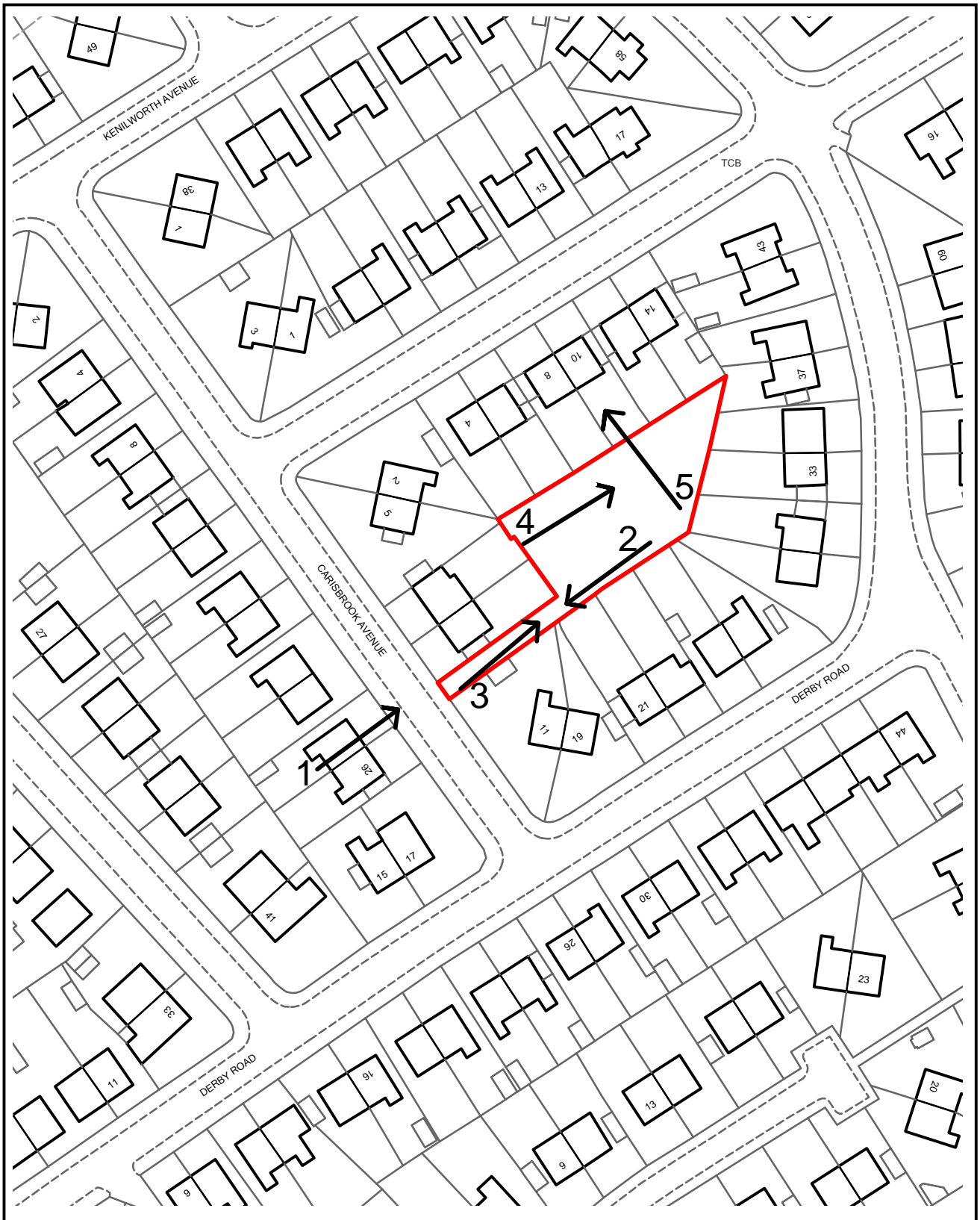
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

12. No development shall commence until full details of a scheme for the eradication and/or control of Monbretia and Variegated Yellow Archangel has been and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.

Reason. The scheme does not provide full details of the actual extent of Invasive Species in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59509

ADDRESS: Land at rear of 7-11 Carisbrook Avenue
Whitefield

Planning, Environmental and Regulatory Services

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59509

Photo 1



Photo 2



59509

Photo 3



Photo 4



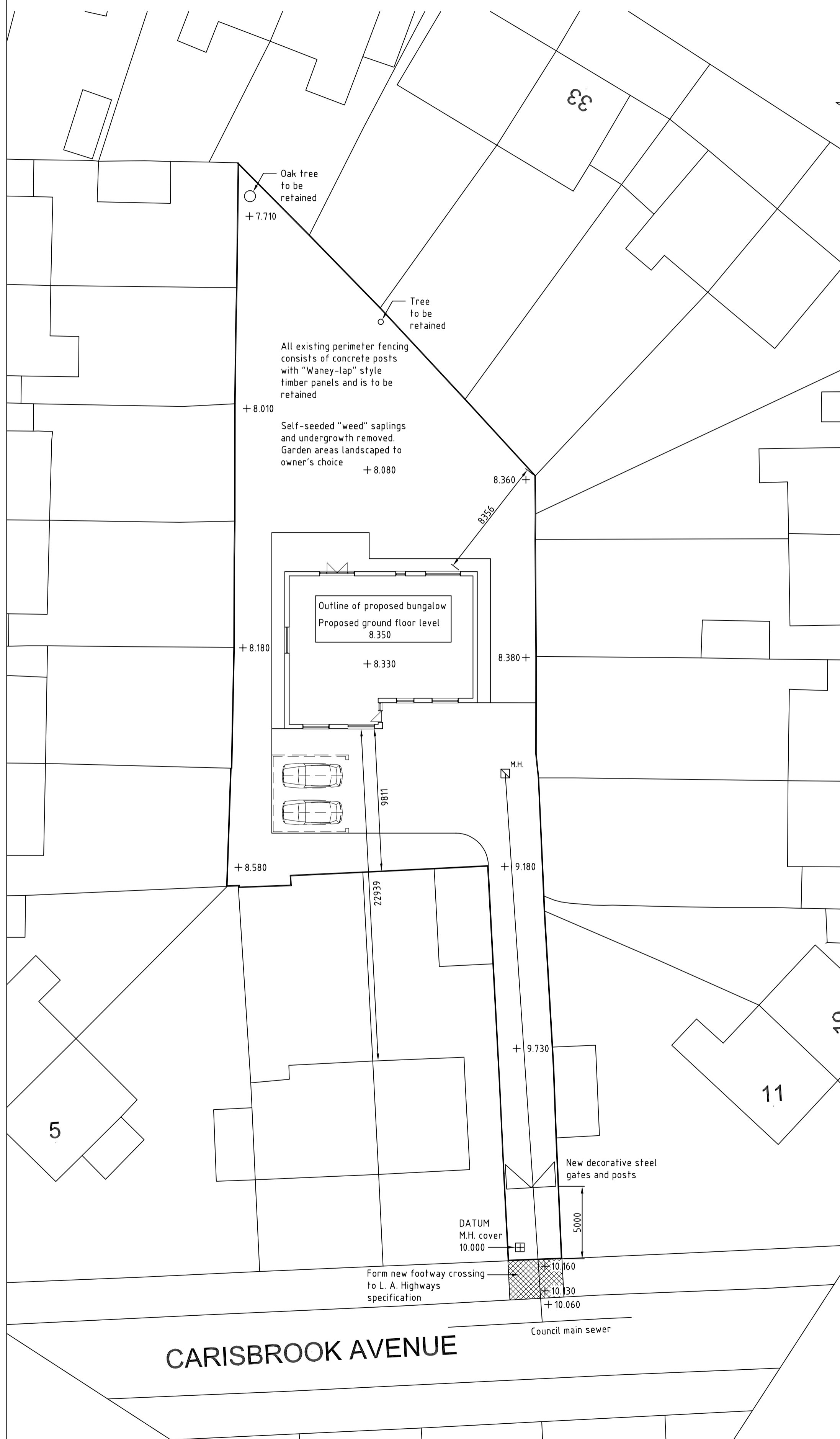
59509

Photo 5

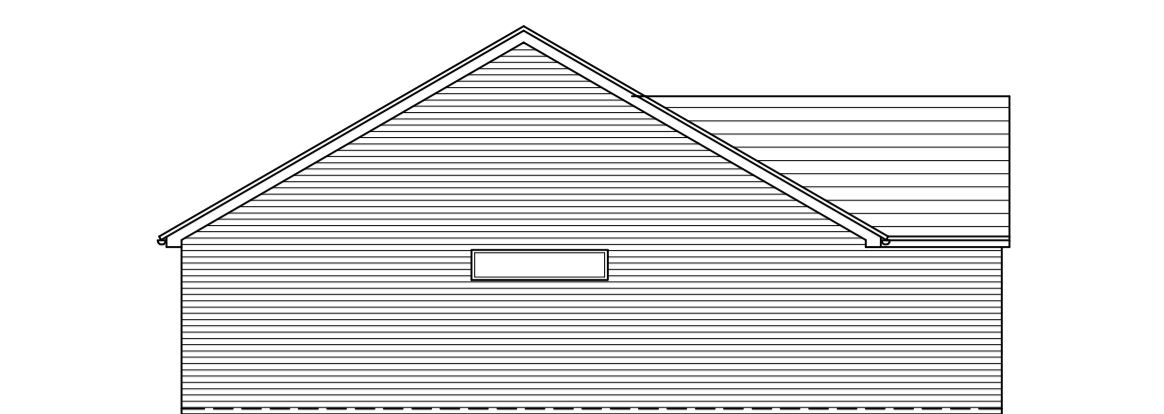


NOTES

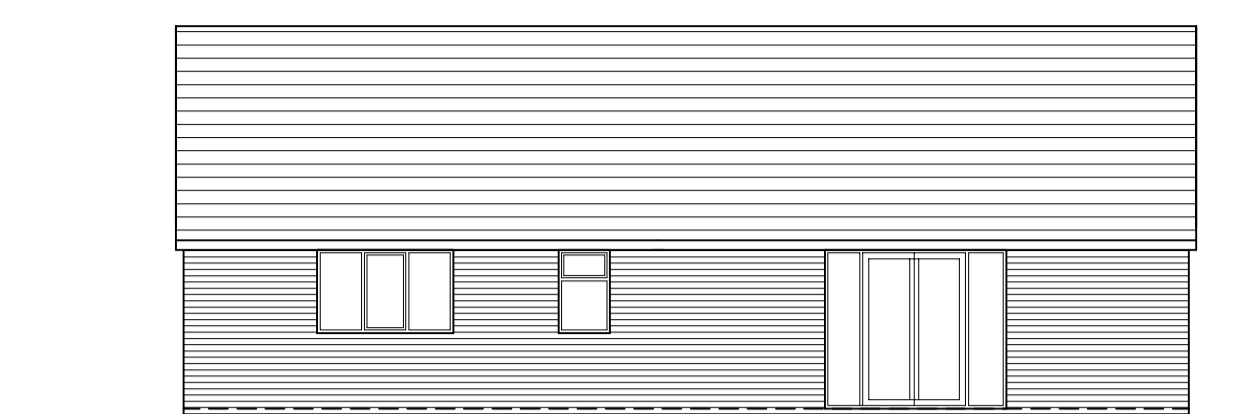
1. Roof covering: large format profiled concrete tiles, e.g. Marley Ludlow Major or Marley Modern, colour to L.A. approval
2. External walls: Facing brick to L.A. approval
3. Window and door frames: white UPVC
4. Rainwater goods: black UPVC
5. Entrance pathway and parking area: Tarmac.
6. Perimeter paths and patio: Precast concrete flags, colour natural
7. Garden areas generally laid to lawn with beds and borders to client's choice



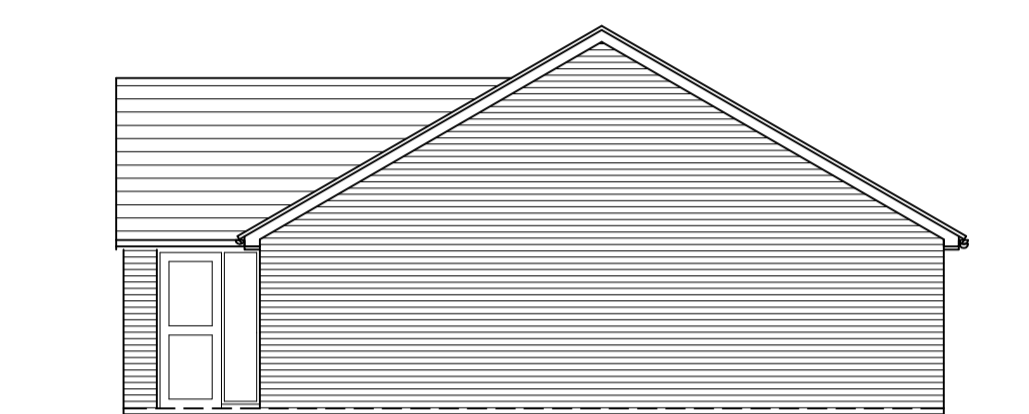
**SITE PLAN 1:200 SCALE SHOWING LEVELS
DATUM = MANHOLE COVER ADJ FRONT GATE 10.000**



NORTH WEST ELEVATION



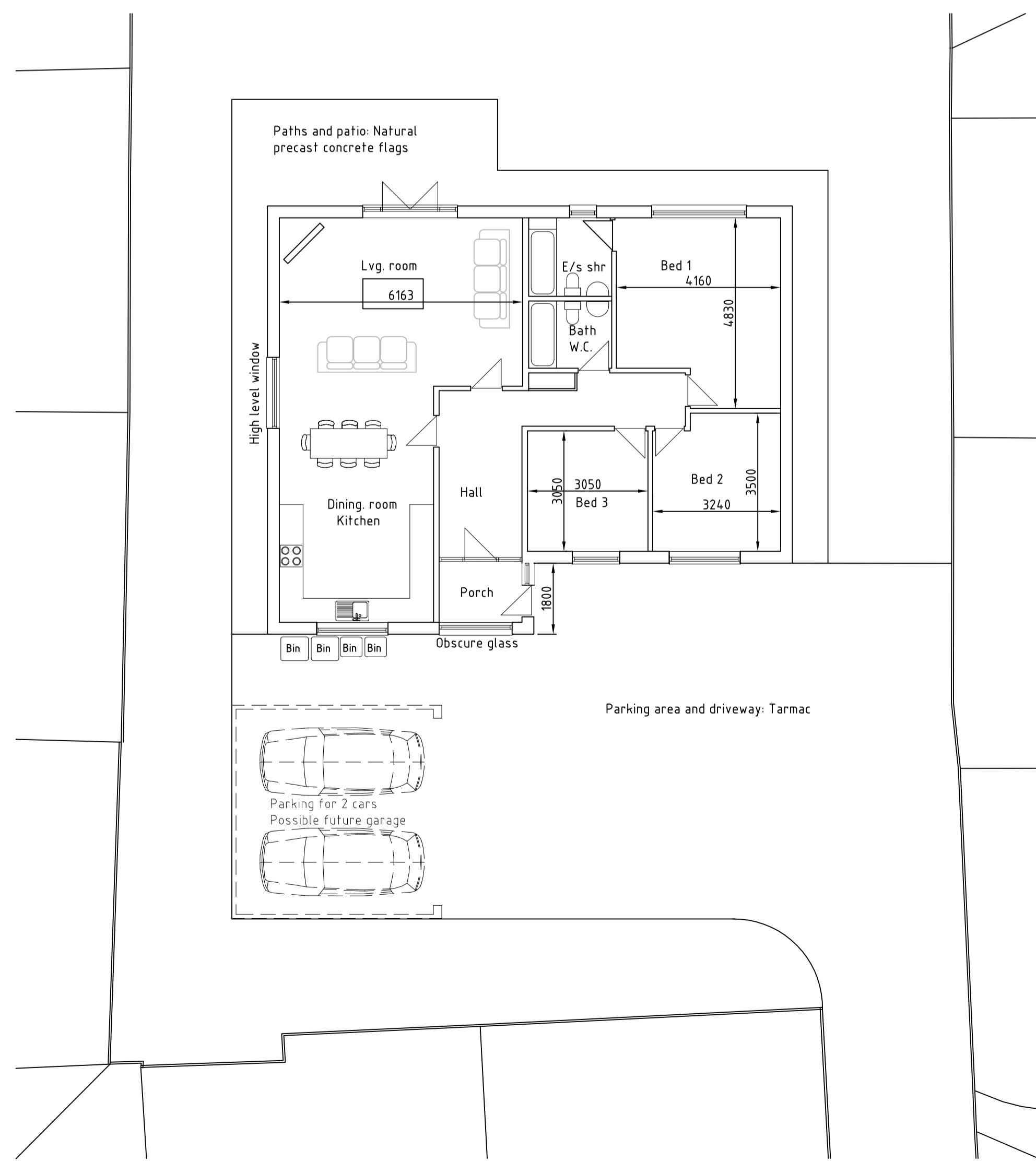
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



GROUND FLOOR PLAN 1:100 SCALE

rev	date	by	chkd
C	25.1.16		PNH
B	15.1.16		PNH
A	27.11.15		PNH

status	
--------	--

client **KATY MOGHIMI**

project **PROPOSED BUNGALOW ON LAND BETWEEN 9 AND 11, CARISBROOK ROAD, M45 6UP**

title **PLANNING DRAWING**

scales **1:50**

drawn	checked	approved	date
PNH			NOV 2015

contract no.	drawing no.	revision
12000	01	C

**Peter N Hewitt Associates Ltd
Consulting Engineers**
3 Wadebridge Avenue, Baguley
Manchester M23 9LS
Tel. 0161-905 2555. Mobile 07946 642 414
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Ward: Bury East - Moorside

Item 04

Applicant: BUPA (UK)

Location: Burrswood House, Newton Street, Bury, BL9 5HB

Proposal: Proposed extension to enclose lift (revised scheme)

Application Ref: 59581/Full

Target Date: 11/02/2016

Recommendation: Approve with Conditions

Description

The site contains an existing two storey building, which is in use as a residential care home. The building is constructed from red brick with a tile roof and the building is located around a small car park. The site is accessed from Newton Street and there is additional parking areas to the north and south of Newton Street.

There are residential properties to the north, south, east and west of the site. There is a commercial garage to the east, which is opposite Purdon Street. This includes a row of separate dwellings within the site numbered 1 and 2 Littlewood Cottages and Littlewood Farmhouse.

This application is a revised scheme following application ref 58615 which was approved on 29/07/15. The proposed development involves the erection of an extension to provide a lift at the care home. The proposed extension would be located on the southern element of the building and would be adjacent to a car park. The proposed extension would be two storeys in height with a pitched roof and would be constructed from red brick with a tile roof. The only difference between this application and the previous one is that the footprint is slightly larger changing from 4.71m wide to 5.23m wide and also the ridge height would be 7.42m whereas it was previously approved at 7.27m.

Relevant Planning History

58615 - Proposed extension to enclose lift - Approve with Conditions 29/07/2015

08/0315 - ADVERTISEMENT BOARDS ERECTED FOR NURSING HOME - 17/07/2008

Publicity

Immediate neighbours notified on 18.12.15 - Two objections have been received from the occupiers of Littlewood Farm and number 1 Littlewood Cottages which raised the following issues;

The occupiers of Littlewood Cottage, 1 Newton Street have given the following reasons of objection;

- I live directly opposite and some 12 meters from the front elevation of this proposed lift shaft, which faces my front door, living room and front bedroom windows.
- I objected to the original application made in July (The modified application 58615).
- I firmly believe the site has been extensively over developed already. I firmly believe the lift shaft remains unnecessary and is not in keeping with the existing site.
- NO consideration has been given for installation of the shaft at the REAR opposite elevation entering onto the back of the car park, despite this being a preferred location to local residents affected.
- I call on the local authority to reject this new submission.

The occupiers of Littlewood Farmhouse also objected giving the following reasons;

- Less obtrusive sites are available which would have considerably less impact on their neighbours. At no stage during this planning process have they made any attempt to discuss these concerns with us or seek to allay our fears.
- The lift could be sited equally well on the south facing side of the wing and it could be constructed within the footprint of the building but this would impact on floor space/bedrooms in the building which could reduce the earning capacity of the building.
- water services for our property are routed through the proposed development area, so assurances over their protection and continued integrity would be expected.

Consultations

None required.

Unitary Development Plan and Policies

EN1/2	Townscape and Built Design
EN7	Pollution Control
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities
CF3/1	Residential Care Homes and Nursing Homes
SPD6	Supplementary Planning Document 6: Alterations & Extensions
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 - Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the impact upon residential amenity and the local environment; traffic generation and car parking; the scale and size of the development; accessibility by public and private transport; the needs and requirements of the disabled.

The proposed development involves a two storey extension to provide an additional lift within the nursing and residential care home and as such, would improve the existing facilities for the residents in the nursing home. The proposed development would be appropriate in terms of the size and scale of the extension in comparison to the care home as although slightly larger than the previously approved scheme the development would remain subservient to the existing building. Therefore, the proposed development would be in accordance with Policy CF1/1 of the Bury Unitary Development Plan.

Design and layout - The proposed extension would be located on the northern elevation of the building and would be two storeys in height. The proposed extension would be constructed from red brick with a tile roof. The design of the roofline to the proposed development has been amended and the pike detail would be removed and a pitched roof proposed. As such, the proposed development would not be a prominent feature within the streetscene and would be in accordance with Policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

The proposed development would involve the installation of a lift, which would ensure that the proposed building is fully accessible for all. Therefore, the proposed development would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case. The SPD states that there must be a minimum of 13 metres between a habitable room window and a two storey blank wall.

There would be a minimum of 17.3 metres between the proposed development and the front elevation of Littlewood Cottage and Littlewood Farm. This would be in excess of the required aspect standard.

There would be 54.5 metres between the proposed extension and the rear elevation of 327 Walmersley Road, which would be in excess of the aspect standard.

Therefore, the proposed development would not have an adverse impact upon the residential amenity of the neighbouring properties and would be in accordance with Policy CF1/1 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be located on a grassed area with a path and as such, would not have an adverse impact upon the access arrangements or parking provision at the site.

Response to objectors

There may be other options for the scheme, but the Council has to determine the application before it. A previous scheme has been approved that equally exceeded minimum aspect standards. The lift shaft has no openings to encourage overlooking and therefore privacy would not be affected.

The ability to see a development is not a sufficient reason to refuse a scheme but being too close or impacting upon privacy is. As the scheme exceeds minimum standards, and is marginal in terms of difference to the approved scheme and is still compliant with adopted policy, it is considered that the development can be supported and be recommended to be approved.

The loss of view is not a material planning consideration and cannot be taken into consideration. The issue of residential amenity, visual amenity and the issues relating to access and parking are addressed above.

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 AL(0)01 Rev A, AL(0)02 Rev A, AL(0)03 Rev F, AL(0)04 Rev E, AL(51)01 Rev C and AL(51)10 and the development shall not be carried out except in accordance with the drawings hereby approved.

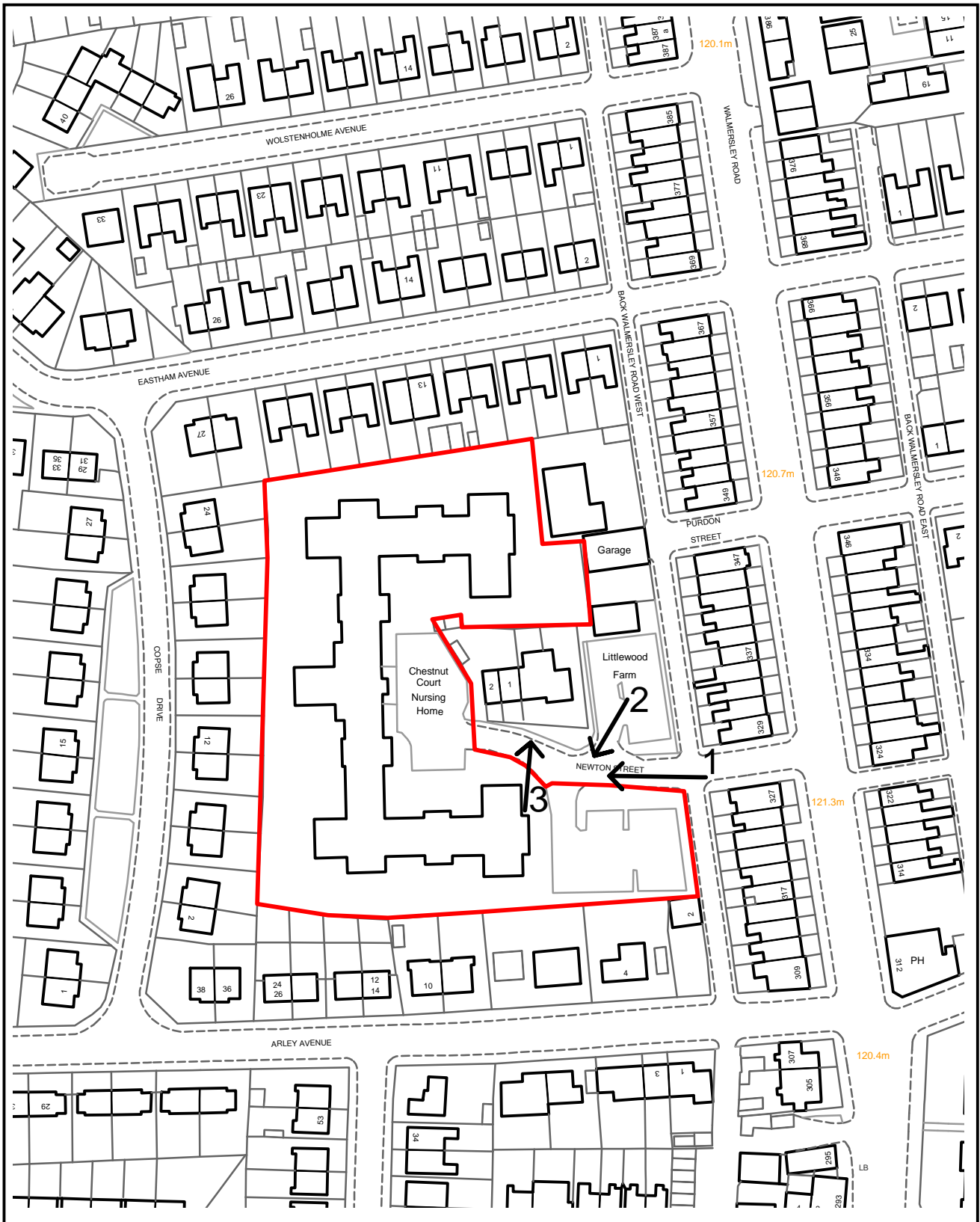
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

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.

For further information on the application please contact **Amanda Uhunmwagho** on **0161 253 5323**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59581

ADDRESS: Burrswood House
Newton Street
Bury

Planning, Environmental and Regulatory Services



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59581

Photo 1



Photo 2



59581

Photo 3





Notes
 Do not scale, use figured dimensions only.
 All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.
 This drawing is to be read in conjunction with all related Architects and Engineer's drawings and any other relevant information.
 This drawing is copyright © of DWA Architects Ltd.

date	revision	
-	10.03.2015	Provisional Issue
A	31.03.2015	Notes added for planning application
B	31.03.2015	Update after planning observations.
C	20.11.2015	Revised planning application

DWA ARCHITECTS
PLANNING ISSUE



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 Telephone
 01904 544400
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 01904 544449
 Email
 york@dwa-architects.co.uk
 Website
 www.dwa-architects.co.uk



Client
BUPA

Project
Burrswood Bury

Drawing Title
Proposed Site Plan

Scale
1:200 @ A1
 Date
10.03.2015
 Drawn by
CMB
 Checked by
JQ

Job No.
B5138
 Drawing No.
AL(51)01
 Rev.
C

GENERAL

All work to be carried out in accordance with the relevant sections of BS8000-0:2014 to the complete satisfaction of the Local Authority Building Control Officer

2306 CROSS VENTILATION TO ROOFSPACE

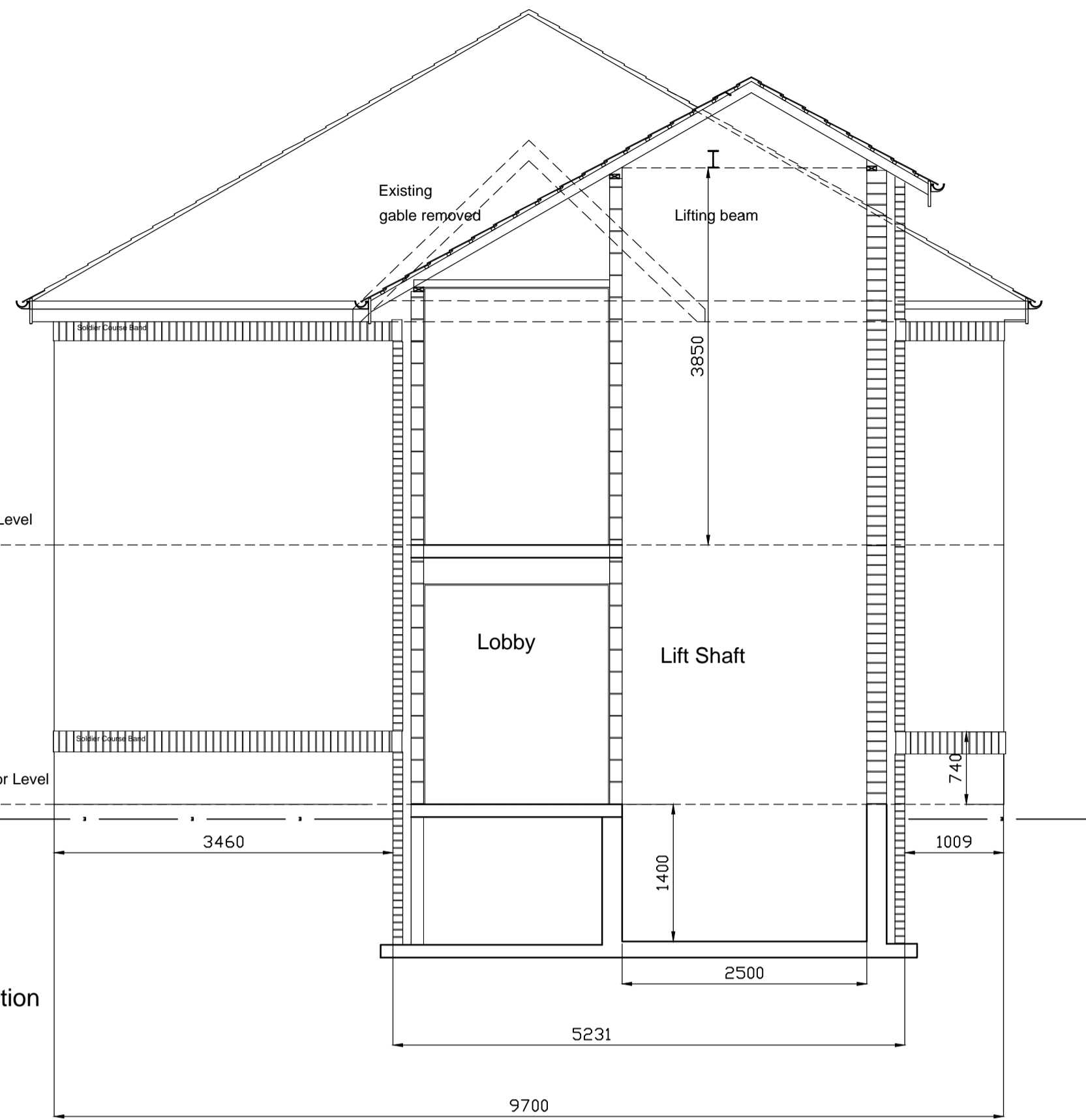
Ventilated soffit to eaves (25mm). Roof space insulation to continue over the wall plate to meet the cavity wall insulation whilst also maintaining 50mm air gap between the roof covering and the insulation.

2306 ROOF SPACE INSULATION

Insulation installed at ceiling level. Layer of insulation quilt laid between ceiling joists and a further layer perpendicular to and over those joists to provide requisite U value (0.16).

2308 RAINWATER GOODS

UPVC rainwater goods to new roof areas manufactured in compliance with BS 4578-1:1989 and installed in accordance with manufacturers instructions. 100mm half round gutters and 75mm circular downpipes. Downpipes to discharge to trapped gullies and gullies connected to existing underground surface water drainage system.



3.01 Proposed Section

2801 LIFTING BEAM

Lifting Beam to SE details. All steelwork supporting elements of structure to be provided with 30mins (BS476) structural fire protection.

2303 WALLPLATES

Wallplates 100 x 50 (treated) secured to masonry with 50 x 3 mm galvanised ms straps @ 1500mm c/c.

2302 ROOF CONSTRUCTION

Interlocking concrete roofing tiles (colour and texture as existing) roof pitch approx 30 deg, fixed to treated battens laid over roofing membrane (fixed in accordance with manufacturers instructions). 100 x 50 C16 rafters @ 450mm c/c.

2301 FIRST FLOOR CONSTRUCTION

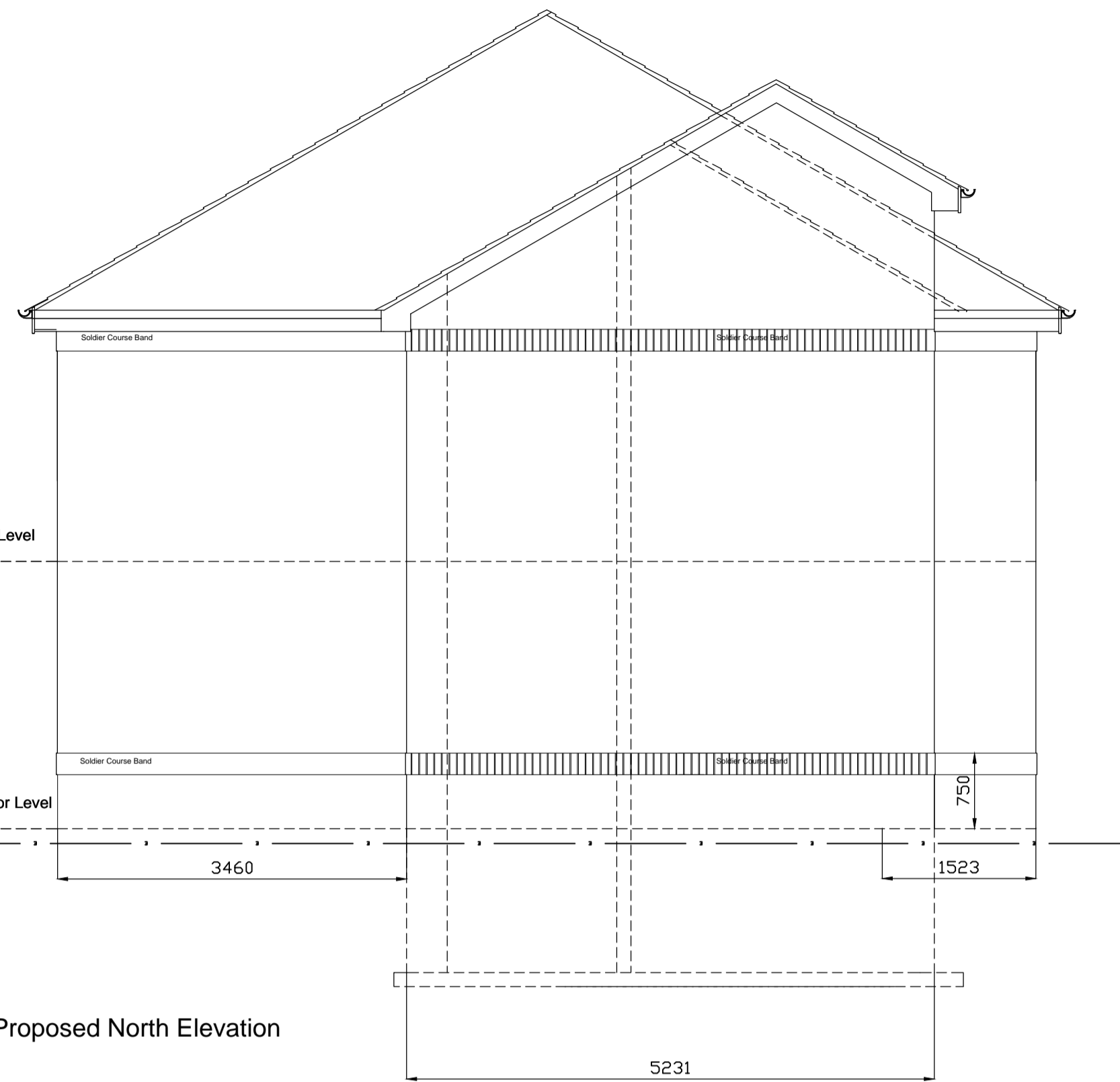
Beam and block by specialist contractor (Refer to SE drawings. Details to be provided for approval by Building Control before installation)

2202 DPC TO WALLS

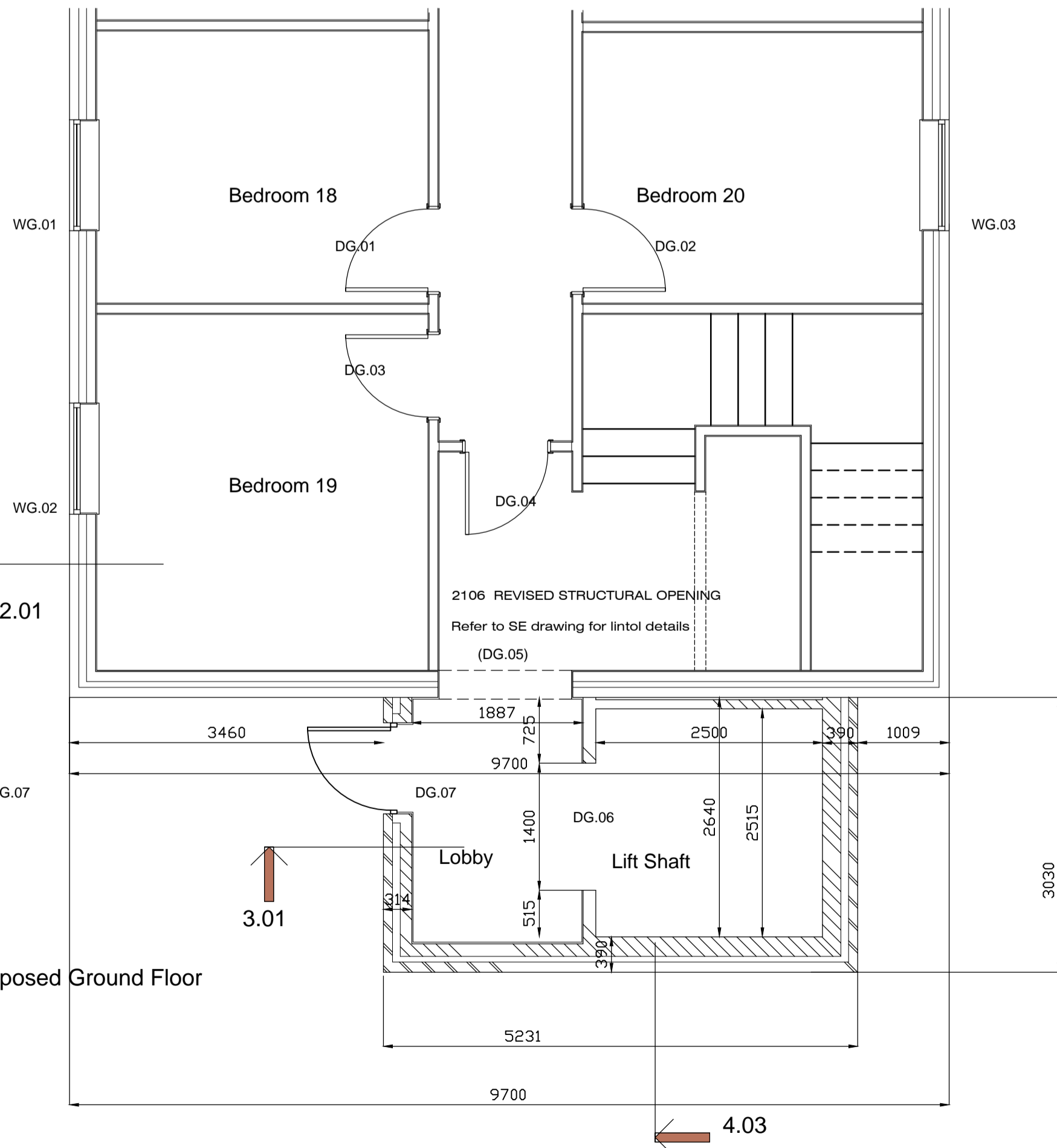
Polyethylene dpc to BS6515:1984 installed in all walls at floor level.

1001 SUBSTRUCTURE

Refer to SE drawings for details of foundations and lift pit



3.02 Proposed North Elevation



3.03 Proposed Ground Floor

2203 INSULATED CAVITY CLOSERS

Install insulated cavity closer/vertical dpc, Kingspan Thermabate (or similar) to all openings, installed in accordance with manufacturers instructions

2201 CAVITY TIES

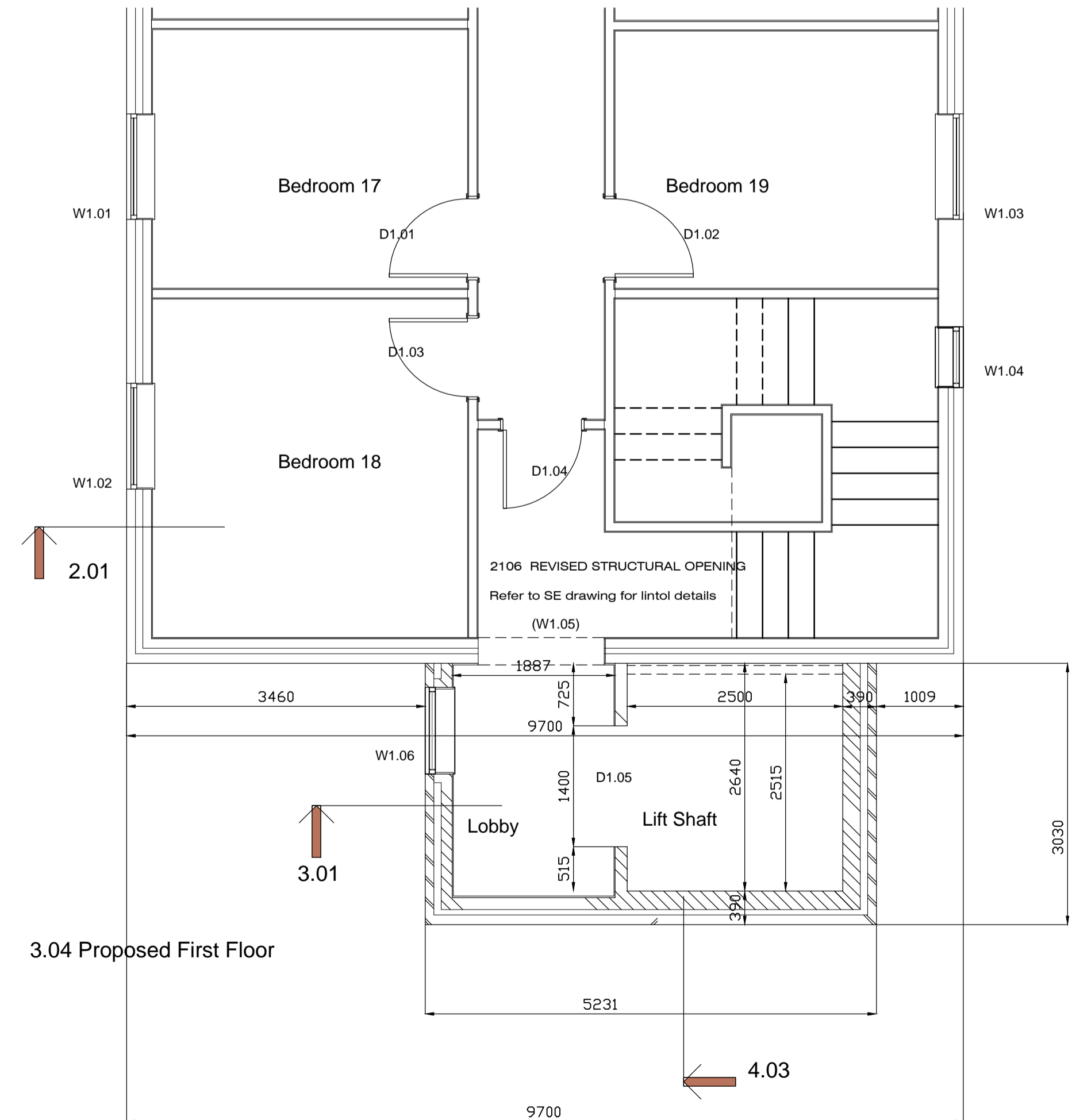
Cavity ties (double triangular pattern to Table 5 BS 5628-1:2005. Maximum horizontal spacing 900mm and 450mm vertical spacing (2.5 ties/m2). Wall ties should also be installed (max 300 vertical c/c) within 225m of all openings and roof verges

2101 NEW EXTERNAL WALLS

Facing brickwork external leaf, colour and texture as existing. 75mm cavity, insulation, blockwork inner leaf (see SE drawing for specification of block (varies). Plasterboard dry-lining as internal finish.

5601 UNDERGROUND RAINWATER DISPOSAL

Locate existing underground surface water drainage installation. Connect new drainage from rainwater collection gullies to existing. Layout of drainage to be determined on site and installed to the complete satisfaction of the Building Control Officer.



3.04 Proposed First Floor

5601 HEATING

Existing heating system retained and extended to cover additional spaces.

6101 ELECTRICAL WORK (PART P)

The electrical installation is to be modified and extended to cover the additional spaces.

All electrical work is to meet the requirements of Part P (Electrical Safety). The contractor will employ a 'competent electrician' who will design, install, inspect commission and test the installation. Prior to completion the contractor will provide an electrical installation certificate and forms defined in BS 7671 (as amended) to confirm that the work has been inspected and tested by a competent electrician.

A competent electrician will have sound knowledge and experience relevant to the nature of the work undertaken and the technical standards set down in BS 7671, be fully versed in the inspection and testing procedures contained in the code and employ adequate testing equipment.

Scale of Metres



Notes

Do not scale, use figured dimensions only.

All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.

This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

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date	revision		
10.03.2015	Provisional Issue		
31.03.2015	Notes added for planning application	CMB	
10.06.2015	Revised scheme planning observations	CMB	
22.06.2015	Building Regs notes added	CMB	
24.07.2015	Building Regs notes updated	CMB	
27.10.2015	Lift shaft size (for consultation)	JO	
19.11.2015	Revised Planning Application	JO	

Existing Materials (for external fabric)
 External Walls: Facing brickwork (red brown) with soldier course bands and soldier course details to windows.
 Roof: Profiled concrete roofing tiles (dark grey)
 Windows: White (self coloured) UPVC
 Doors: White (self coloured) UPVC

Proposed Materials (for external fabric)
 External Walls: Facing brickwork (red brown) with soldier course bands colour and texture as existing facing brickwork
 Soldier course details to windows.
 Roof: Profiled concrete roofing tiles (dark grey) colour and texture as existing roof materials.
 Windows: White (self coloured) UPVC
 Doors: White (self coloured) UPVC

Maximum U Values of External Fabric	W/m2/degC
External Walls	0.28
Cold Roof (insulation at ceiling level)	0.16
Ground Floor	0.22
Window Installation (overall)	1.6
External Doors (overall)	1.8

All new doors and windows to be fitted by FENSA registered installer. Manufacturers literature to be provided for all insulation products incorporated in the above elements to demonstrate that the specified energy performance will be achieved.

DWA ARCHITECTS

PLANNING ISSUE



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Client

BUPA

Project
Burrwood Bury

Drawing Title
Proposed Plans, Section and Elevation

Scale 1:50 @ A1 Date 10.03.2015
 Drawn by CMB Checked by CS

Job No. Drawing No. Rev.
B5138 AL(0)03 F

Ward: Radcliffe - East

Item 05

Applicant: Great Places Housing Association

Location: Site of Civic Centre, Thomas Street/New Church Street, Radcliffe, M26 2UD

Proposal: Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping

Application Ref: 59600/Full

Target Date: 05/04/2016

Recommendation: Minded to Approve

The application is presented to the Committee as it is a Departure from the Development Plan.

It is recommended that this application is Minded to Approve subject to the signing and completion of an appropriate legal agreement for recreation provision in accordance with Policies RT1/1 (Protection of Recreation Provision in the Urban Area) of the adopted Unitary Development Plan. Should the agreement not be signed and completed within a reasonable period, it is requested that the application be determined by the Development Manager.

The Development Manager has recommended a site visit take place before the Planning Control Committee meeting.

Description

The application site is located in Radcliffe town centre and contains the civic centre building and open space. The civic centre is located to the west of the site and is constructed from brick with a flat roof. The site slopes steeply from New Church Street to Seymour Street and Quarry Street. The land to the east and south of the civic centre is grassed and contains mature trees. There are footpaths throughout the site, which connect New Church Street to Thomas Street and Seymour Street. Vehicular access is taken from Thomas Street or Seymour Street leading to a drop off area in front of the civic building.

There are two car parks located to the south of the site with commercial properties beyond. There is a pub, nursery and car parks to the west of the site and the health centre is located to the east. There are residential properties to the north and St Thomas and St John's Church, which is a grade II listed building is located to the north west.

The proposed development involves the demolition of the civic centre and the erection of 40 dwellings with associated car parking and landscaping. The proposed dwellings would be two storeys in height and would be constructed from buff and contrasting brick, cladding and a tile roof. All of the proposed dwellings would be affordable homes, offering a mix of shared ownership and rented accommodation. Access to the proposed dwellings would be taken from Thomas Street and New Church Street.

Relevant Planning History

23272 - Single storey storeroom at rear of Radcliffe Civic Hall, Thomas Street, Radcliffe. Approved with conditions - 14 September 1989.

01707/E - Proposed demolition of Radcliffe Civic Centre and re-development of site to comprise 38 residential properties at Radcliffe Civic Centre, Thomas Street, Radcliffe. Enquiry completed - 2 December 2015.

Publicity

The neighbouring properties were notified by letter on 6 January 2016 and a press notice was published in the Bury Times on 14 January 2016. Site notices were posted on the site 13 January 2016.

A petition containing 251 signatures has been received, which has raised the following issues:

- Object to the demolition of Radcliffe Civic Suite.
- Object to any development on the Public Open Space land surrounding the building other than as per Bury Unitary Plan and Radcliffe Area Plan RD2.

2 letters have been received from the occupiers of 9 Deansgate and 18 Guiseley Close, which have raised the following issues:

- There is little point in objecting as like many others I believe that it is a fait accompli.
- I want to make it clear that town centre businesses will not be prepared to suffer long term disruption to our trading, especially as we have suffered a year of impeded trading due to United Utilities activities on Church Street West, which we were unable to claim compensation for).
- I expect the Council to ensure the traffic disruption and parking access in and around the site is kept to an absolute minimum.
- The proposal is against the Bury Unitary Development Plan and Radcliffe plan to build houses on this site, which is public open space.
- It appears that no application for a change of use has been made by the planning department to the Council as a whole.
- The Council has failed to produce a business case in support of the proposed borrowing of £10 million towards the proposed new leisure centre/civic centre. There is no evidence presented as part of this application that the demolition of Radcliffe Civic Suite and the disposal of the open public space surrounding the building will automatically lead to the replacement of this iconic and popular public asset in 3 years time.
- The demolition of the civic suite was announced in November 2015. While there is no requirement for the Council to consult members of the public prior to demolishing any Council owned building, given the Housing Development Plan prepared and submitted by the applicant, it is obvious that the demolition of the civic suite will have been part of the discussions that would have taken place between the planning officer and the applicant in preparation for the submission.
- To announce the demolition of the civic suite months in advance of the Planning Control Committee decision regarding this particular planning application does raise serious concerns about the transparency of the whole process and indeed concerns about the ability of members of the committee to remain objective at all times and free to make their own decisions.

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

Consultations

Traffic Section - No objections in principle. Further comments will be reported in the Supplementary Report.

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

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land.

Environmental Health - Air Quality - No objections, subject to the inclusion of condition relating to air quality.

Waste Management - No objections.

Public Right of Way Officer - No objections, subject to the footpaths being closed or diverted.

Designforsecurity - No objections.

United Utilities - No objections, subject to the inclusion of a condition relating to foul and surface water drainage.

GM Ecology Unit - No objections subject to inclusion of condition relating to bats and

replacement trees.

GM Archaeological Advisory Service - Comments awaited.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
H5/1	Area Improvement
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN2/3	Listed Buildings
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
S1/2	Shopping in Other Town Centres
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
TC1/1	Open Space in Town Centres
Area	Green Street/New Church Street
RD2	
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
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 (Recreation) - Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land should not be built upon, unless:

- an assessment has been undertaken clearly finding the facility to be surplus to requirements; or
- the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Policy RT1/1 states that development will not be allowed where it would result in the loss of recreation provision in the urban area unless:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available; or
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

Policy TC1/1 states that within the town centre, the council will protect identified areas of open space which provide:

- an important element in civic design;
- valuable visual amenity;
- important outlets for recreation;
- valuable wildlife habitats; or
- act as buffers between incompatible uses or provide links between other open land areas.

Area RD2 states that the Council will maintain community facilities and public open space as the predominant land uses within the Green Street/New Church Street area of the town centre. Should the opportunity arise, the Council will also support retailing, business (B1), office and leisure uses on the Opportunity site identified on Green Street.

The site of the grounds surrounding the civic centre are protected recreation space and as such, Policies RT1/1, TC1/1 and Area RD2 of the Unitary Development Plan and Paragraph 74 of the NPPF apply.

The primary use of the civic centre is for community use and would fall within Policy Area RD2. Demolishing and building on this footprint of the building and immediate curtilage would represent a departure from Policy Area RD2. As such, the building and immediate surrounding curtilage land must form part of the planning balance in the assessment and determination of this application and this is discussed further elsewhere in this report.

However, although the building is a community facility and is thereby caught by Policy Area RD2, the building itself does not, in planning policy terms fall within the ambit of being, for example, a 'recreational building', or 'public open space' or similar. By way of background, the building has been the subject of separate decisions, away from the planning process, by the Council's Cabinet that it is to be closed in April 2016 and the land on which it sits and the associated remaining surplus open space land has been allocated for disposal through the appropriate legal processes. Given its imminent closure, the Local Planning Authority concludes that the Civic Centre building itself is surplus to requirements in any event..

Therefore, the building itself should not form part of any requirement to compensate the Council for loss of recreational facility in this respect. Nevertheless, as a community facility, it is considered that it does fall within Policy Area RD2 and any demolition and subsequently rebuilding on the footprint of the building must be considered a departure from Policy Area RD2. The application has been advertised as a departure from the development plan.

In terms of the land outside the footprint of the building, this is clearly recreation land and is considered by the Council, as a landowner, or as the Local Planning Authority, to be public open space. Matters must therefore, turn to the loss of such land being replaced by equivalent or better provision in terms of quantity and quality in a suitable location as required by Policy RT1/1.

This is proposed to be done in two ways as part of the planning application proposals. Firstly, by a financial contribution to compensate for the loss of 0.61 hectares of open space and secondly, by the retention of 0.15 hectares of on-site amenity greenspace within the proposed residential scheme.

The compensatory payment has been calculated at £91,763.53 and is derived from the

Council's own costs of providing new and enhancing existing open space. The applicant has agreed to this contribution, which would be secured by an appropriate legal agreement. In addition to this compensation, the proposals would provide 0.15 hectares of amenity greenspace within the scheme. The retained amenity greenspace would be accessible to both residents of the scheme and the wider general public.

Therefore, it is considered that at the very least equivalent alternative provision of public recreation open space would be made available through the retention of the amenity greenspace and the contribution and that the loss of recreation provision would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Therefore, the proposed development would meet the policy requirements of Policies RT1/1 and TC1/1 of the Bury Unitary Development Plan and the NPPF.

Policy Area RD2 of the Unitary Development Plan also needs to be considered, as this states that "the Council will maintain community facilities and public openspace as the predominant land uses within the Green Street/New Church Street area of the town centre." In terms of open space, the loss in this area would be compensated for as discussed above. In terms of community facilities, the Council has formally announced the closure of the Civic Centre, with further investigation to be given to the development of a combined leisure centre and civic venue on an alternative site on Green Street in Radcliffe. Whilst the proposals would depart from Policy Area RD2, there is no requirement to replace community facilities by the policy, although the Council has indicated a need to do so.

Principle (Housing) - Following revocation of the North West Regional Strategy on 20 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 housing land.

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.

Policy H4/1 states that the Council will encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes. There will be a particular emphasis towards encouraging the development of affordable housing as an integral part of large housing developments.

The site is located within the urban area and there is residential development to the northeast and health centre to the east. The proposed development would not conflict with surrounding land uses. The site contains the civic centre and as such, this area of the site would be previously developed land. The site is located within the town centre and is in a sustainable location with regard to public transport and services. The proposed development would deliver 40 affordable dwellings, which would meet an identified need for 2 and 3 bedroom homes. Therefore, the proposed development would be in accordance with Policy H1/2 and Policy H4/1 of the Bury Unitary Development Plan.

Design, layout and impact upon heritage assets - Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, to any features of special architectural or historic interest which it possesses.

In addition, Paragraph 131 of the NPPF states that when determining applications for heritage assets, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of the heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of 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.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The building to be demolished (Radcliffe Civic Centre) is not a listed building and is not on the draft local list. Therefore, the civic centre building is neither a heritage asset and for completeness is not considered to be a non-designated heritage asset.

However, albeit outside of the actual site, the proposed development would be located to the south of a Grade II listed building - St Thomas and St John's Church. Accordingly, whilst the Radcliffe Civic Centre to be demolished is considered neither a designated or non-designated heritage asset, St Thomas and St John's Church, as a listed building, is a heritage asset and therefore the effect of the proposed development on the building or its setting requires due consideration and assessment.

The proposed development would include a mix of semi-detached and terraced dwellings on three levels across the site. The proposed dwellings would be of a modern design and would use a variety of materials, including buff and contrasting brick, cladding and a tile roof. The proposed materials would match or complement the existing materials in the locality.

The proposed development would be modest in terms of the scale and size of the proposed dwellings and would not encroach upon the curtilage of the listed building. As such, the proposed development would not challenge the listed building and would not obstruct views of the church and the spire. The proposed development is located to the south of the New Church Street and maintains the clearly defined separation between the two sites.

The use of a mix of materials and canopies would add visual interest to the elevations and would not be a prominent feature within the streetscene. As such, the proposed development would preserve the Grade II listed building, being St Thomas and St John's Church, and preserve its setting. Therefore, The Council as Local Planning Authority has in its assessment of this proposed development had special regard to the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and finds the proposed development as being in accordance with Policies H2/1, H2/2, EN1/2 and EN2/3 of the Bury Unitary Development Plan and the relevant parts of the NPPF.

Impact upon surrounding area - All of the proposed dwellings would have a side or rear garden, which would provide a suitable level of private amenity space. A gabion wall would be provided to respond to the levels across the site and would ensure that the private amenity space is useable. There would be space within the rear gardens for bin storage, which would be acceptable. The proposed boundary treatments would include timber fencing, brick wall and railings, which would match the existing boundary treatments in the locality and would be acceptable. Therefore, the proposed development would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan and the relevant parts of the NPPF.

Impact upon residential amenity - SPD 6 provides guidance on aspect standards for residential properties and would be relevant in this case

There would be a minimum of 15 metres between plots 7 and 14 and the gable elevation of Nos 1 new Church Walk and 1 New Church Court and there would be 27 metres between the nursery on Cross Street and the gable elevation of plot 1. Both these distances would be in excess of the 13 metre aspect required.

There would be a minimum of 20 metres between the remaining dwellings on New Church Street and plots 5 to 18. There would be a minimum of 41 metres between the proposed dwellings and the properties, which front onto Church Street West. Both these distances would be in excess of the 20 metre aspect.

The remainder of the development would within the site comply with or be in excess of the relevant aspect standard.

Therefore, the proposed development would not have an adverse impact upon the residential amenity of the neighbouring properties and would be compliant with Policies H1/2 and H2/2 of the Bury Unitary Development Plan.

Ecology - An ecological appraisal was submitted as part of the application and confirms that the site is not subject to any statutory or non-statutory designations. A bat survey was undertaken and while the civic centre building is located in reasonable habitat to support bats and being close to the river, it has only low-negligible potential to support a bat roost. In particular, the building has negligible potential to support a significant winter (hibernation) roost, negligible potential to support a significant breeding roost and low potential to support small summer or transitional 'day' roosts. In addition, the trees to be removed to facilitate the proposed development are not of high potential to support bat roosts, although they may have value as a foraging habitat for bats. The Greater Manchester Ecology Unit (GMEU) has no objections, subject to the inclusion of conditions relating to bats, nesting birds and landscaping. Therefore, on the basis of this advice, the proposed development would not cause harm to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan and the NPPF.

Trees - There are no Tree Preservation Orders within the site. 111 trees would be removed as a result of the proposed development and 55 trees would be retained. The trees to be removed are a mix of category A, B and C trees, which would include some trees of good and poor quality. The proposed site plan indicates that 81 replacement trees would be planted and all of these trees would be visible from public vantage points. Given that the trees to be retained are located on the perimeter of the site and the provision of the replacement trees, the character of the area would be maintained. Therefore, the proposed development would be in accordance with Policy EN8/2 of the Bury Unitary Development Plan.

Drainage - The site is not located within a flood risk zone. The Drainage Section and United Utilities has no objections to the proposal, subject to a condition relating to SuDs and foul and surface water drainage.

Therefore, the proposed development would not be at risk from groundwater flooding, subject to conditional control and would be in accordance with Policies EN5/1 and EN7/5 of the Bury Unitary Development Plan.

Highways issues - The proposed dwellings would be accessed from New Church Street and a new access road would connect to Thomas Street. Turning heads would be provided and there would be acceptable levels of visibility at the respective junctions. It is envisaged that traffic calming measures would be provided on Thomas Street. The Traffic Section has no objections in principle to the proposed development and further comments will be reported in the Supplementary Report.

Footpaths - The Public Rights of Way (PROW) Officer has confirmed that there are no routes included or identified on the Definitive Map. However, following consultation and consideration during the course of the application, the PROW Officer has reported that there is a surfaced path across the open space to the north east of the civic centre which links Seymour Street to New Church Street. There is also access along the eastern edge of the civic centre linking more directly to the walkway beside St Thomas and St John's Church. The PROW Officer has added that with "the absence of evidence to the contrary, it is likely that these routes have attained the status of public right of way" and that "The two routes would be obstructed by the proposed development and diversion or extinguishment would be required."

The proposed site layout plan indicates that these footpaths would need to be stopped up or diverted as a result of the proposed development. However, access would be upheld along a path between the identified plot 1 and the nursery, along Thomas Street and along the proposed access road and as such, the access would be maintained. Other than what has been identified, the PROW Officer has no objections in principle to the proposal provided that the appropriate processes to stop-up or divert the footpaths are undertaken.

Parking - SPD11 states that the maximum number of parking spaces is 1.5 spaces per 2 bed dwelling and 2 spaces per 3 bed dwelling. This equates to 72 spaces.

The proposed development would provide 48 spaces for 40 dwellings with at least 1 space per each dwelling. The site is located in Radcliffe town centre and is identified as a high access area in SPD11. The site has good access to services, shops and public transport. As such, the level of parking provision and not providing the maximum provision would be acceptable in this instance. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning obligations - A payment (£91,763.53) to compensate for the loss of recreation provision in accordance with Policy RT1/1 of the Unitary Development Plan and the NPPF. This sum of money shall be spent on new recreational provision and enhancement of existing recreational provision in Radcliffe town centre and on the following projects:

- Land fronting Coney Green High School (new provision)
- Banana path
- St Thomas churchyard
- Pilkington Way (west)
- Pilkington Way (east)
- Festival gardens

An off-site contribution towards the enhancement of recreation space would normally be required in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. However, there may be some cases where on-site provision may be preferable in exceptional circumstances and where justified by the individual merits of a site. It is considered that the on-site provision of 0.15 hectares of open space would be acceptable as the retention of the amenity greenspace is important in terms of compliance with Policies RT2/2 and TC1/1. Also, the land would represent useable and functional open space, which would be appropriate in size and shape for the proposed development.

Conclusion - The key planning issues to consider as part of the planning balance are the:

- loss of recreation provision;
- loss of the civic centre building; and
- the provision of housing and 100% affordable housing to come forward as part of the proposed development.

The report above has assessed all of the planning issues including the loss of and re-provision of recreation/open space provision, the loss of the civic centre building and the provision of 100% affordable housing and in balancing these issues against planning policy locally and nationally, it is considered reasonable to recommend approval to the proposed development.

Response to objectors

A condition (13) requiring a construction management plan to deal with traffic and parking of operatives would be included on any subsequent grant of planning consent.

The report above assesses the proposal against the relevant policies of the Bury UDP and NPPF. The proposed development, subject to the relevant conditions and appropriate legal agreement, would be in accordance with the Bury Unitary Development Plan and the NPPF.

The planning department would not apply to the council to change the use of the land. It's role is to process and determine planning applications, including those which are submitted to the council.

The planning application before the Local Planning Authority is for the demolition of the civic centre and the redevelopment of the site for residential development. The proposed leisure centre/civic centre would be the subject of a separate planning application, which would be on a different and separate site. As such, this is not material to the current application.

The Local Planning Authority had no involvement in the decision to close the civic centre. That is a separate decision following a separate legal process for the Council as landowner. The role of the Local Planning Authority is to process and determine planning applications only and issue quasi-judicial decisions. Other Council functions are not material planning considerations and as such, there is no conflict of interest. A pre-application enquiry was undertaken by the applicant and this was completed on 2 December 2015 and is encouraged by the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the NPPF.

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

The proposal 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 14-009/01 A, 14-009/02 A, 14/009-03 A, 14-009/04, 14-009/05, 14-009/06, 14-009/07, 14-009/09, 14-009/10, 14-009/11, 14-009/12, 14-009/14 A, 14-009/20, 14-009/21 A, 14-009/30, 14-009/31, 060714JC-01, Arbtech TCP 01 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, other than demolition, shall commence unless or until details/samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

4. No development, other than demolition, 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. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required 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.

5. Following the provisions of Condition 4 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.

6. Following the provisions of Condition 4 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.

7. No development, other than demolition works, shall commence unless or until a scheme for the disposal of foul drainage has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans prior to occupation of the dwellings hereby approved.

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

8. No development, other than demolition, shall commence unless or until details of a scheme for the disposal of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include

assessment of potential SuDs options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.

Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

9. The demolition works shall be carried out in accordance with the recommendations of the Bat survey by Arbtech, dated 3 November 2015. If the demolition works are delayed beyond the end of April, a survey to establish whether the buildings are utilised by bats and a programme of mitigation shall be submitted to and approved in writing by the Local Planning authority prior to any demolition works commencing. All mitigation measures shall be fully implemented prior to the commencement of the works and remain in situ on the site for an agreed period of time.

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.

10. No works of any kind shall be carried out to trees unless and until a survey commissioned by a suitably qualified person to establish that the trees are not being used by nesting birds, has been submitted to and approved in writing by the Local Planning Authority. Where such approval is provided in writing by the Local Planning Authority, then any works subsequently undertaken shall for the purposes of this condition 10 relate only to those trees identified as part of the survey approved and further survey by a suitably qualified person shall be required in relation to any trees where works have not taken place within a period of six months of such approval or where any nesting birds may subsequently have become present.

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

11. No development, other than demolition, shall be carried out unless or until a landscaping scheme, including details of replacement trees, has been submitted to and approved in writing by, the Local Planning Authority. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted 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 Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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

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

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

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

- Access route for construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements 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 approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials

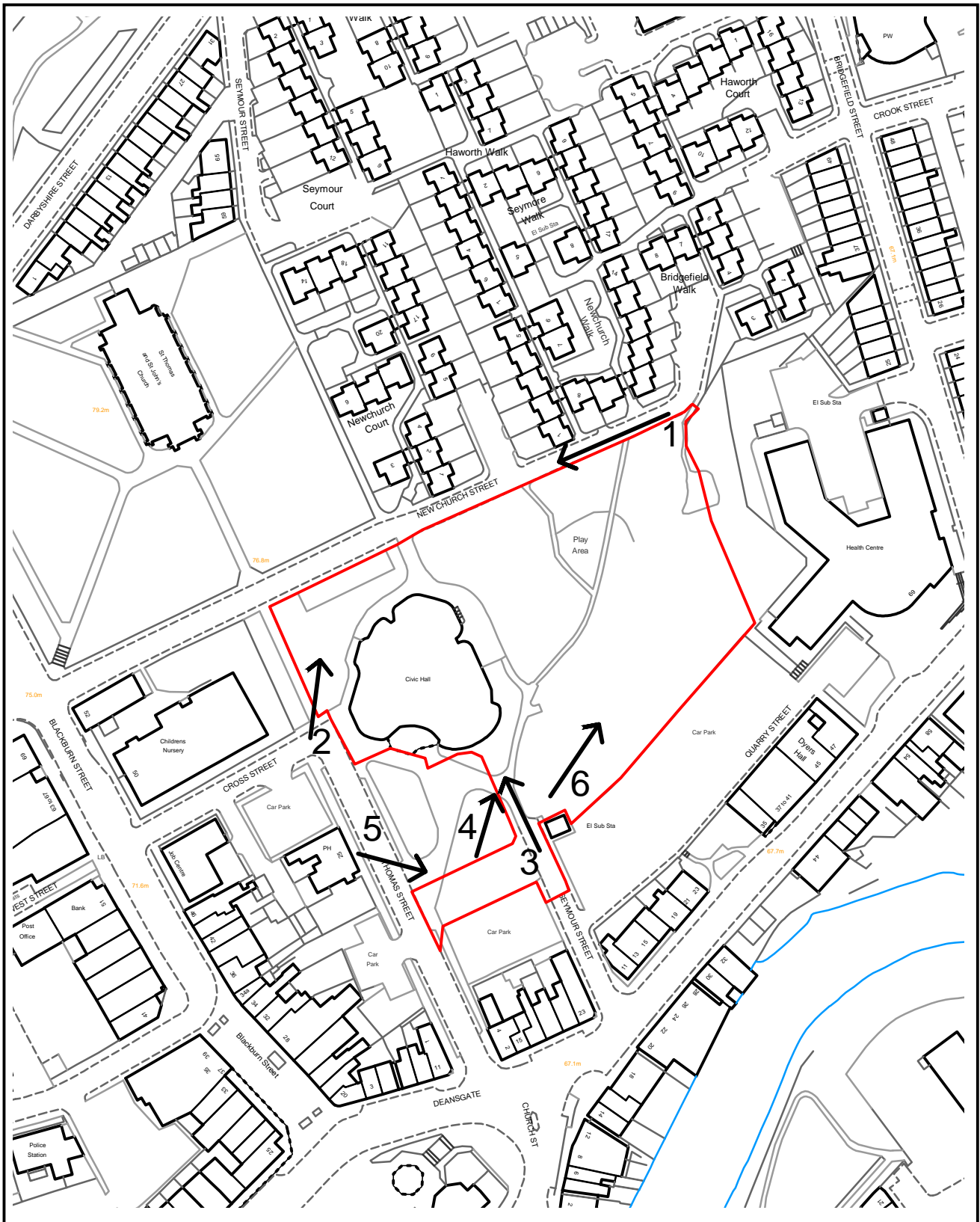
Reason. No information has been provided and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layour of New Residential Development.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 59600

**ADDRESS: Site of Civic Centre, Thomas Street
Radcliffe**

Planning, Environmental and Regulatory Services

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59600

Photo 1



Photo 2



59600

Photo 3



Photo 4



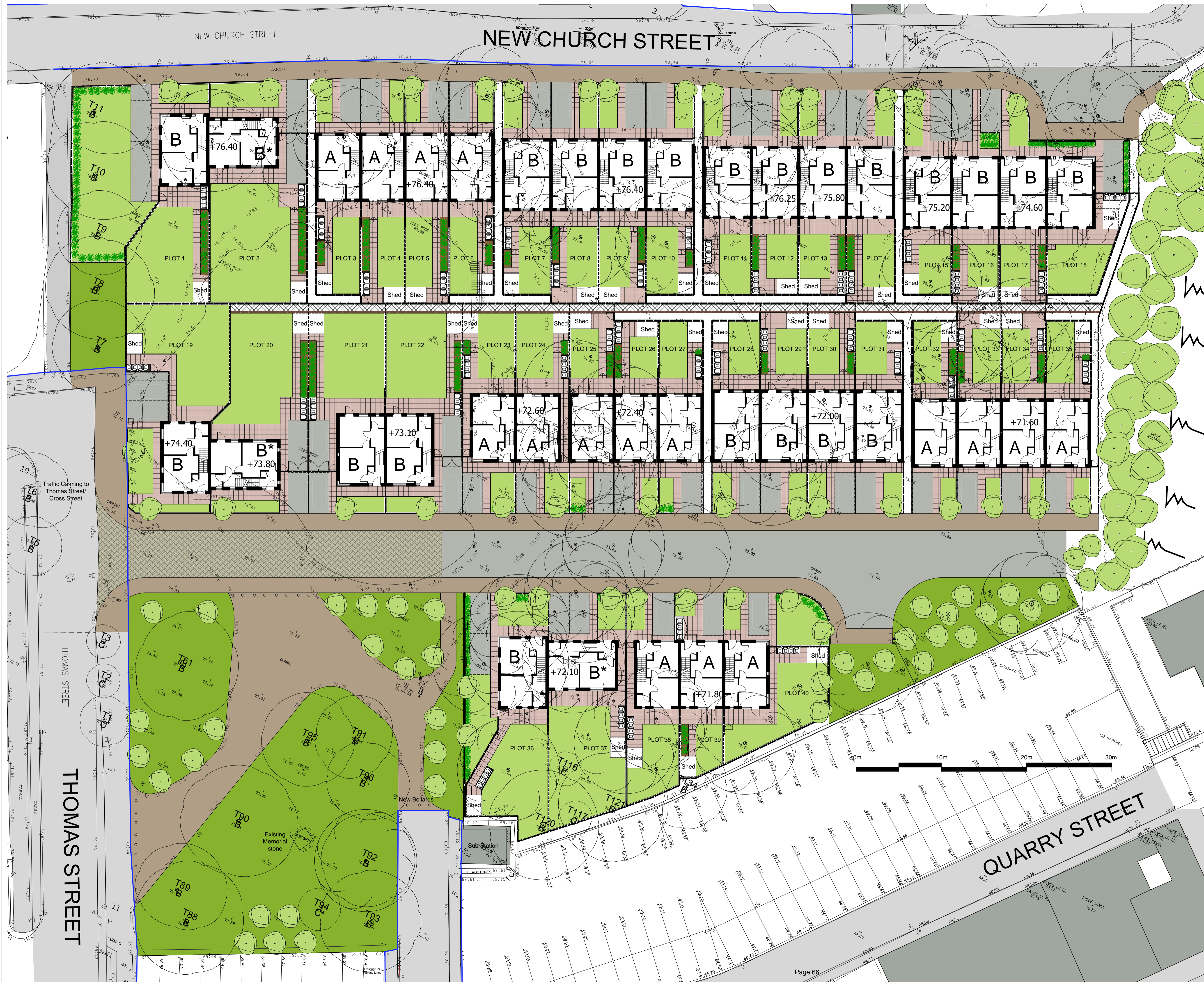
59600

Photo 5



Photo 6





NOTES:
 ● THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
 ● WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO.
 ● DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
 ● THIS DRAWING TO BE READ IN CONJUNCTION WITH:

- KEY**
- Extent of existing adopted highway
 - Existing roads & footpaths (including unadopted)
 - New/widened roads to adoptable standards
 - Shared Pedestrian/Vehicular Surface
 - New/upgraded footpaths
 - Existing Tree Retained
 - New Tree
 - Grass
 - Landscaped Public Open Space
 - Large format concrete paving slabs to front, side & rear of plots
 - Planting to soften front/ rear boundaries
 - Planting beds within rear gardens
 - Bin Location
 - Gabion Retaining Wall

ACCOMMODATION SCHEDULE

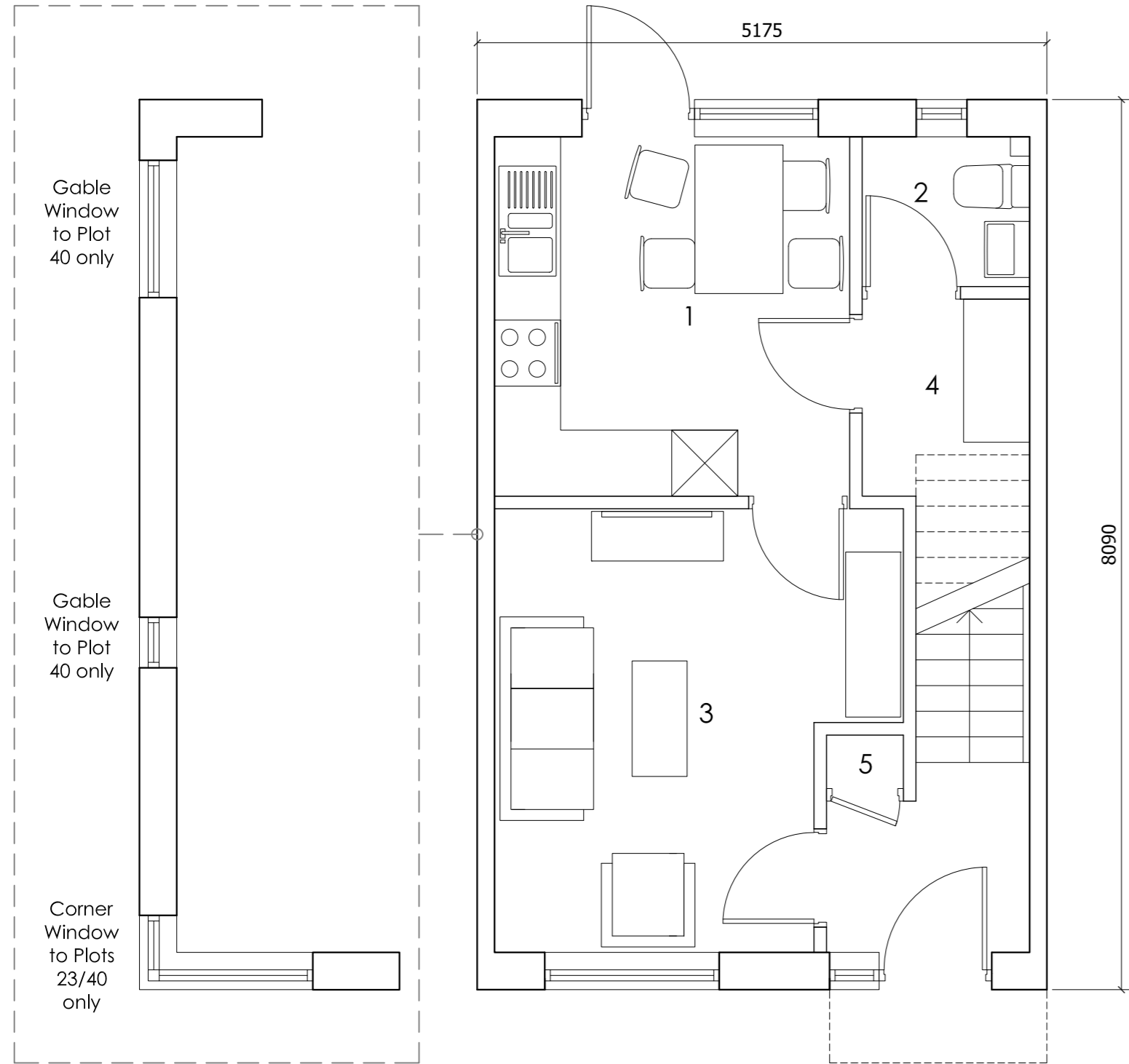
16No. Type A 2B4P House (72.1m²)
 24No. Type B 3B5P House (82.6m²)

Rev	Date	By
Client: Great Places		
Project: New Church St, Radcliffe		
Description: Detailed Site Layout Topographical Survey Overlay		
Purpose of issue: Planning		
Drawn by: BPM	Checked by: MM	Scale: 1.200@A1
Date: Feb 2016	Project No: 14-009	Drawing No: Rev: 09

TRIANGLE ARCHITECTS

Manchester office: Raven House, 113 Farfield Street, Manchester, M12 4EL, Tel: 0161 272 3500 Fax: 0161 272 3501
 Liverpool office: Lower Ground Floor, 284 Rodney Street, Liverpool, L1 2TQ, Tel: 0151 708 9788 Fax: 0151 708 9789
 www.triangle-architects.co.uk

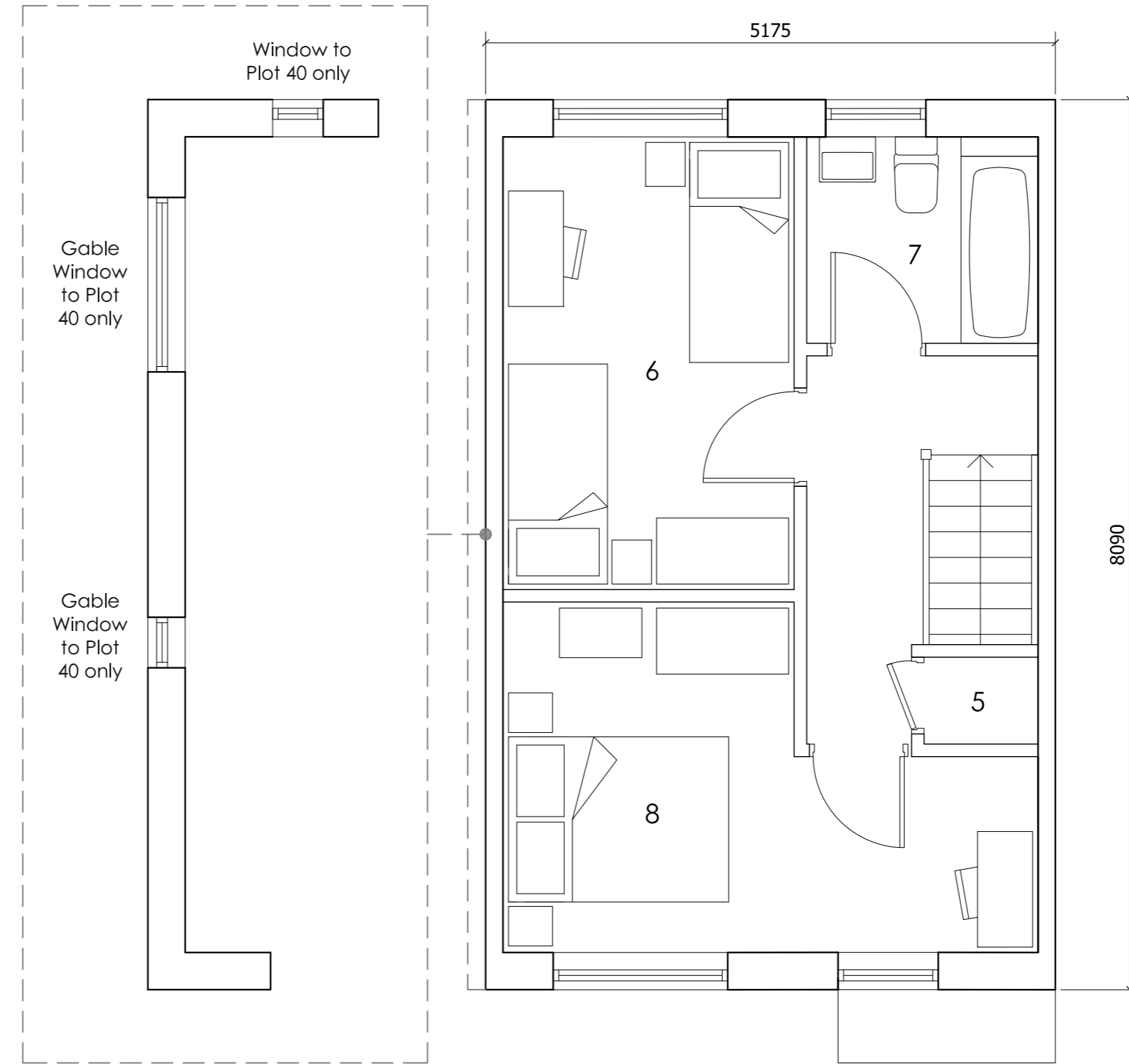
- NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
 - WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH:



Housetype A (2 Bedroom 4 Person)
Ground Floor Plan (Internal Area 36.0m²)

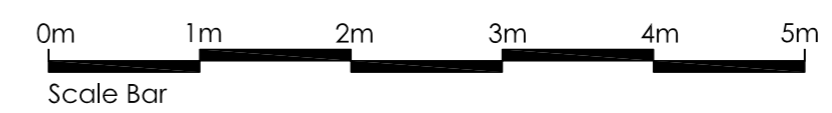
- 1 Kitchen/Dining
- 2 W/C
- 3 Living
- 4 Utility
- 5 Store

Total Area: 72.1m²



Housetype A (2 Bedroom 4 Person)
First Floor Plan (Internal Area 36.0m²)

- 6 Bedroom 2
- 7 Bathroom
- 8 Master Bedroom



Rev	Date	By
Client:		
Great Places		
Project:		
New Church Street Development Radcliffe		
Description:		
Housetype A Floor Plans		

Purpose of issue:

Planning

Drawn by:	Checked by:	Scale:
MRT	BPM	1.50@A2
Date:	Project No:	Drawing No: Rev:
Nov 2015	14-009	05



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 studio@triangle-architects.co.uk
 www.triangle-architects.co.uk



Corner Window Variant (Plots 23 & 40)



Plot 23 Variant

Proposed Facing Materials

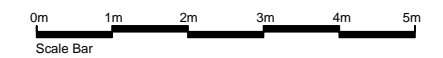
- 1: Buff brick
- 2: Contrasting brick
- 3: Marley Eternit Cedral weatherboard cladding
- 4: Concrete Marley Eternit Edgemere roof tiles (or similar)
- 5: uPVC grey windows/ fascia/ soffits (RAL 7016)
- 6: Metal cladding to canopy
- 7: Timber composite entrance door
- 8: uPVC grey glazed door (RAL 7016)
- 9: Opaque look-alike glazing panel.
- 10: uPVC rainwater goods (black RAL 9005)
- 11: External Lighting - photoelectric (dawn-to-dusk) cell with manual override to all entrances



Plot 40 Variant



Plot 40 Variant

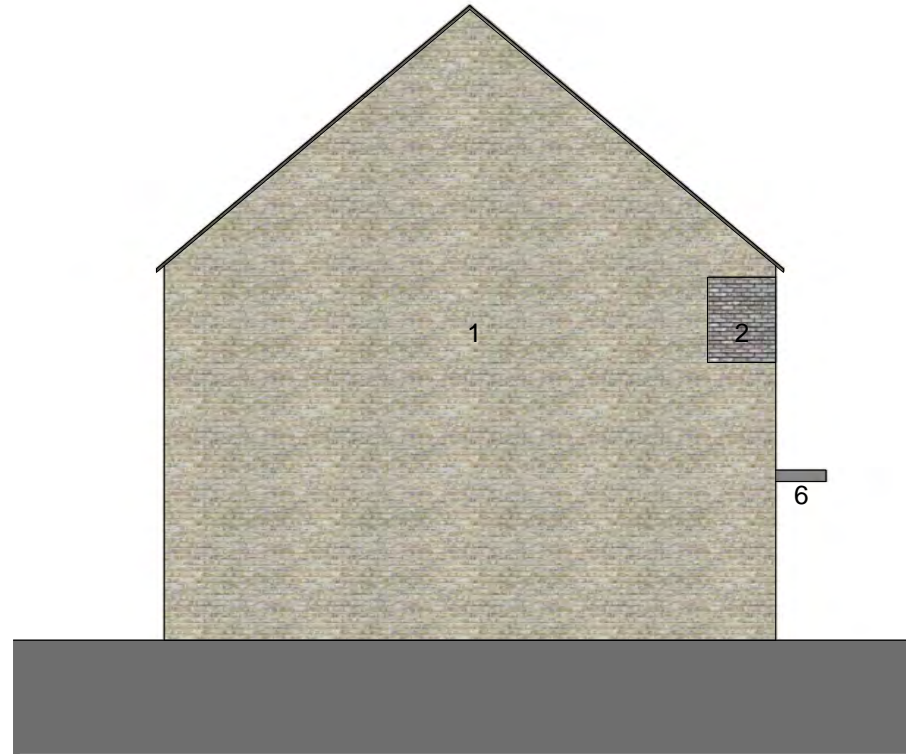


PLANNING

Rev:	Date:	By:	Remarks:	Client:	Project:	Scale:	Description:	
				Great Places Housing Group	New Church Street, Radcliffe	1:100 @ A3	Type A Elevation Variants	
					<small>Manchester office: Raven House, 113 Fairfield Street, Manchester, M12 6EL Tel: 0161 272 3500 Fax: 0161 272 3501 Liverpool office: Lower Ground Floor, 28A Rodney Street, Liverpool, L1 2TQ Tel: 0151 708 9708 Fax: 0151 708 9709 studio@triangle-architects.ltd.uk www.triangle-architects.ltd.uk</small>	Drawn: MM	Project/Drawing No.	Rev.
						Checked: BPM	14-009/11	



Typical Front Elevation
(See drawing 14-009/11 for Plot 23 & 40 variants)



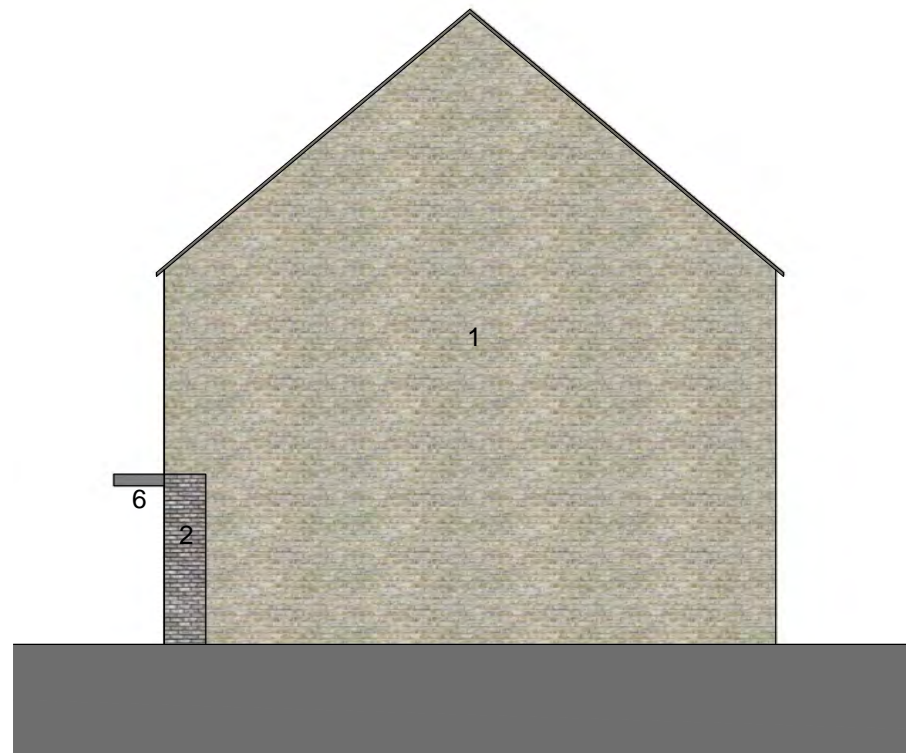
Typical Side Elevation
(See drawing 14-009/11 for Plot 40 variant)

Proposed Facing Materials

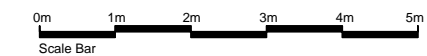
- 1: Buff brick
- 2: Contrasting brick
- 3: Marley Eternit Cedral weatherboard cladding
- 4: Concrete Marley Eternit Edgemere roof tiles (or similar)
- 5: uPVC grey windows/ fascia/ soffits (RAL 7016)
- 6: Metal cladding to canopy
- 7: Timber composite entrance door
- 8: uPVC grey glazed door (RAL 7016)
- 9: Opaque look-alike glazing panel.
- 10: uPVC rainwater goods (black RAL 9005)
- 11: External Lighting - photoelectric (dawn-to-dusk) cell with manual override to all entrances



Typical Rear Elevation
(See drawing 14-009/11 for Plot 23 variant)

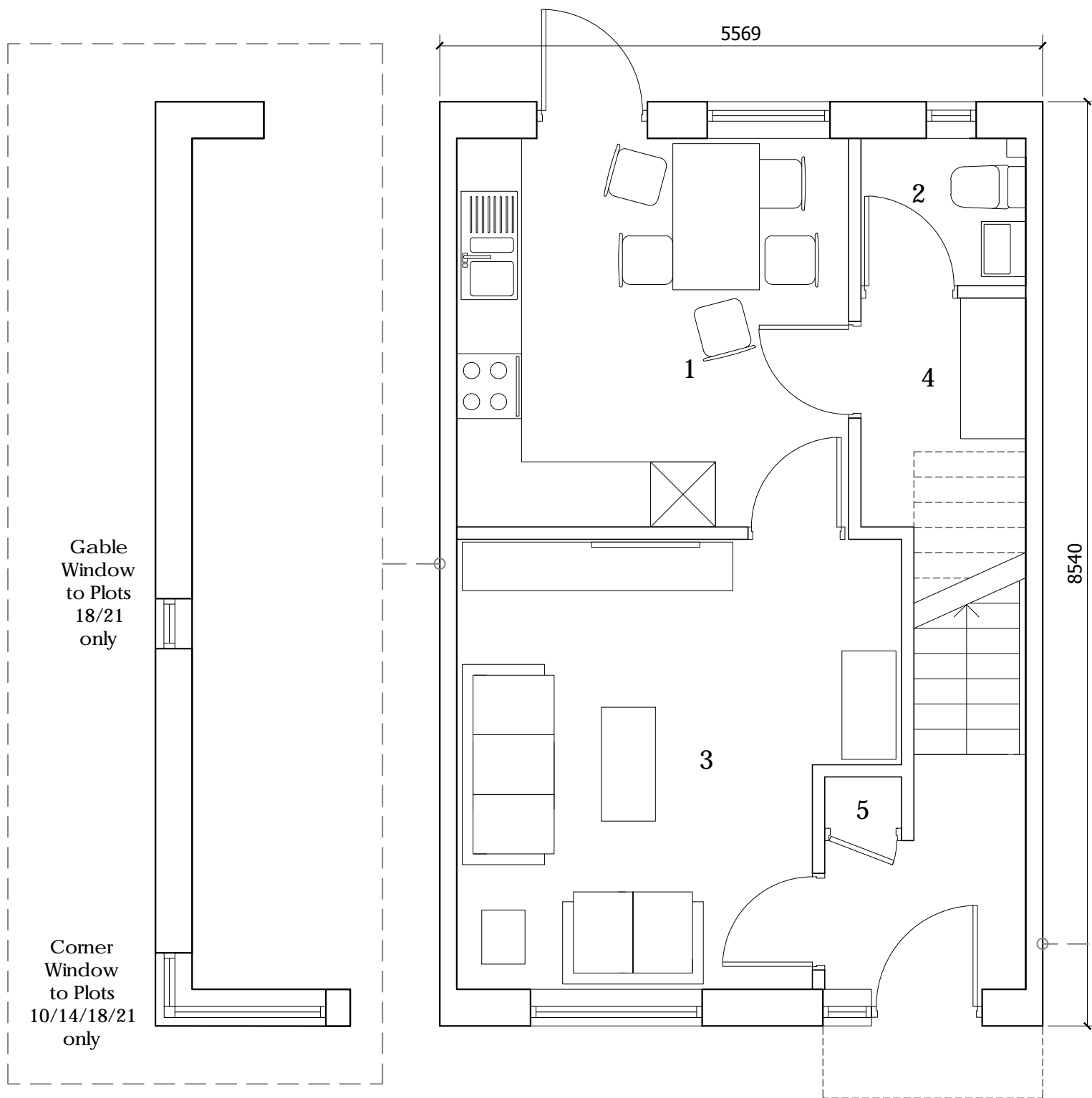


Typical Side Elevation
(See drawing 14-009/11 for Plot 40 variant)



PLANNING

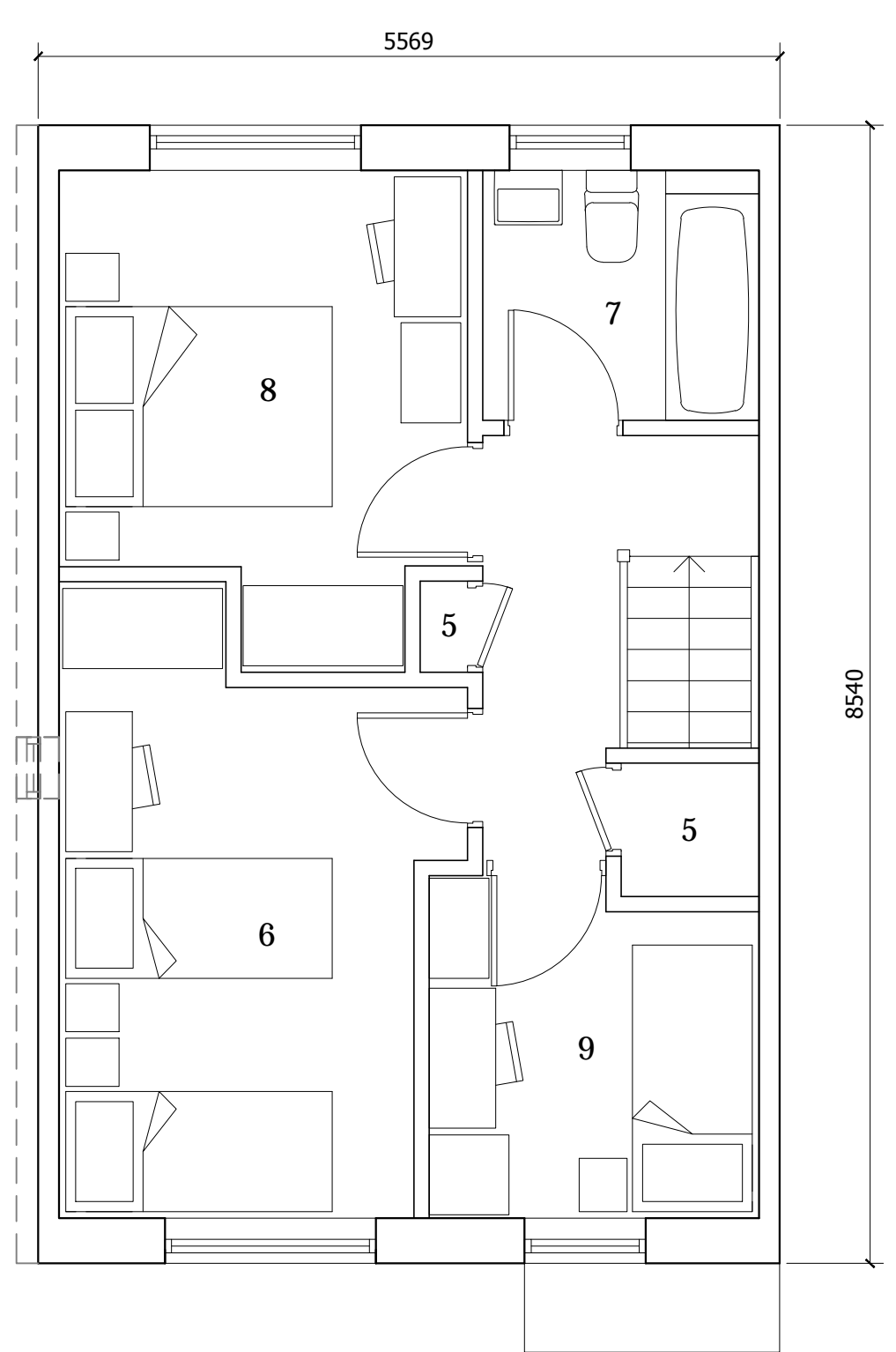
Rev:	Date:	By:	Remarks:	Client:	Project:	Scale:	Description:
				Great Places Housing Group	New Church Street, Radcliffe	1:100 @ A3	Housetype A Elevations
						Date: Dec 2015	Project/Drawing No. 14-009/10
						Drawn: MM	Rev.
						Checked: BPM	



Housetype B (3 Bedroom 5 Person)
; fci bX: `ccfDUb`fbhYfbU`5fYU`(%`a £

- 1 Kitchen/Dining
- 2 W/C
- 3 Living
- 4 Utility
- 5 Store

H`HU`5fYU.; &`*a



Housetype B (3 Bedroom 5 Person)
: fgi: `ccfDUb`fbhYfbU`5fYU`(%`a £

- 6 Bedroom 2
- 7 Bathroom
- 8 Master Bedroom
- 9 Bedroom 3



Rev:	Date:	By:	Remarks:

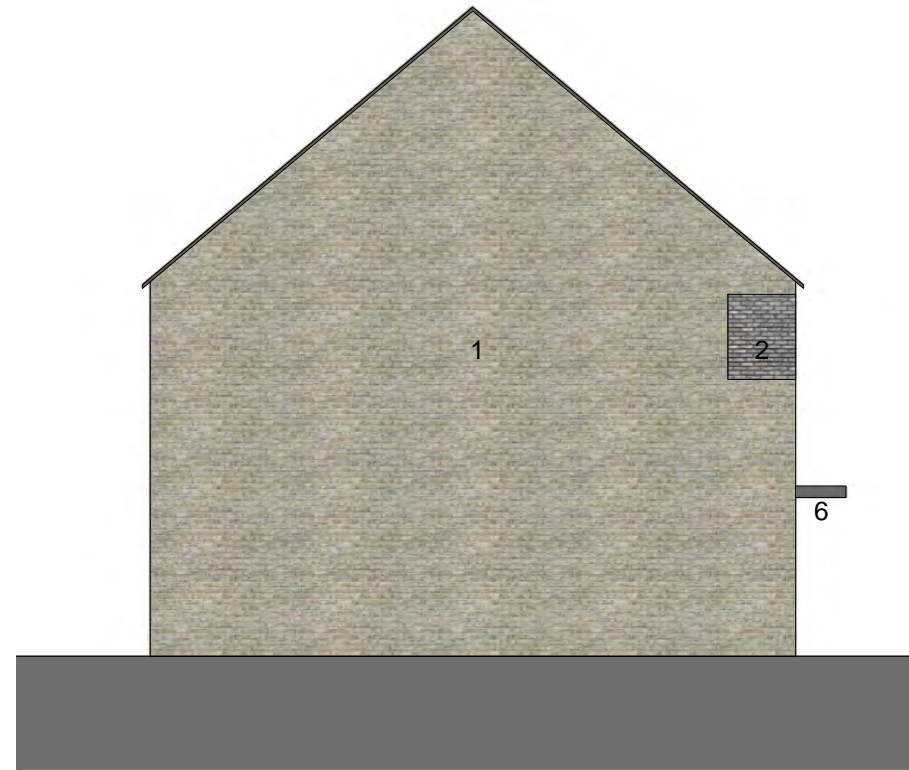
Client: Great Places Housing Group	Project: New Church Street, Radcliffe	Scale: 1.50@A3 Date: Nov 2015	Description: Housetype B Floor Plans
		Drawn: MRT Checked: BPM	Project/Drawing No. 14-009/06
<small>Manchester office: Raven House, 113 Fairfield Street, Manchester, M12 6EL Tel: 0161 272 3500 Fax: 0161 272 3501 Liverpool office: Lower Ground Floor, 28A Rodney Street, Liverpool, L1 2TQ Tel: 0151 708 9708 Fax: 0151 708 9709 studio@triangle-architects.tld.uk www.triangle-architects.tld.uk</small>		Rev.	

Proposed Facing Materials

- 1: Buff brick
- 2: Contrasting brick
- 3: Marley Eternit Cedral weatherboard cladding
- 4: Concrete Marley Eternit Edgemere roof tiles (or similar)
- 5: uPVC grey windows/ fascia/ soffits (RAL 7016)
- 6: Metal cladding to canopy
- 7: Timber composite entrance door
- 8: uPVC grey glazed door (RAL 7016)
- 9: Opaque look-alike glazing panel.
- 10: uPVC rainwater goods (black RAL 9005)
- 11: External Lighting - photoelectric (dawn-to-dusk) cell with manual override to all entrances



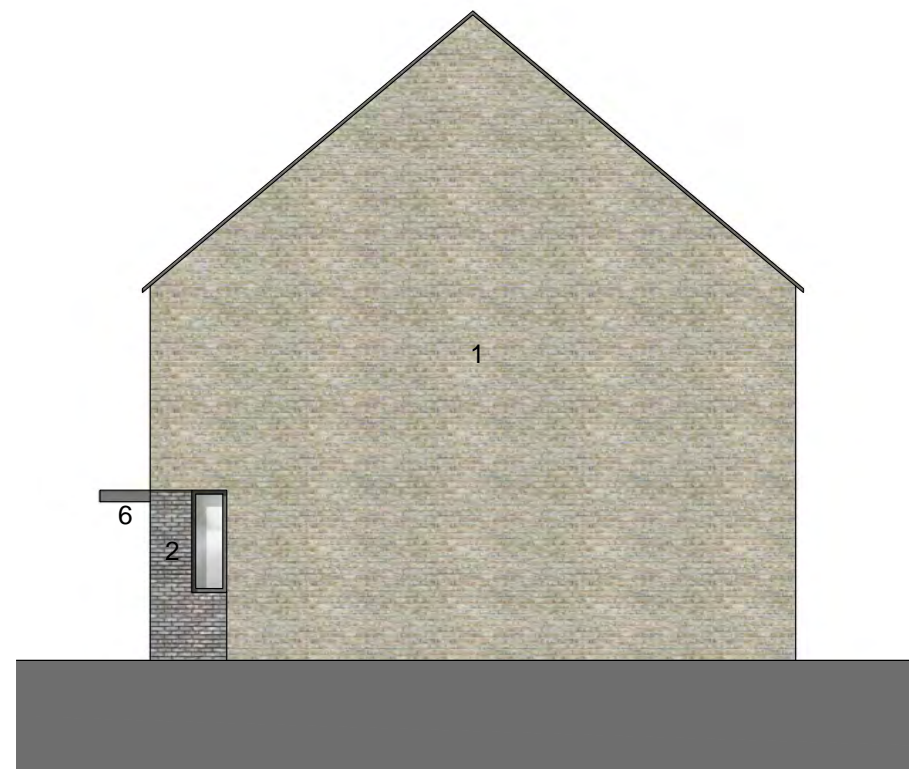
Typical Front Elevation
(See drawing 14-009/13 for Plot 10, 14, 18 & 21 variants)



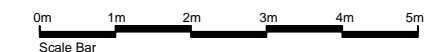
Typical Side Elevation
(See drawing 14-009/13 for Plot 10, 14, 18 & 21 variants)



Typical Rear Elevation



Typical Side Elevation

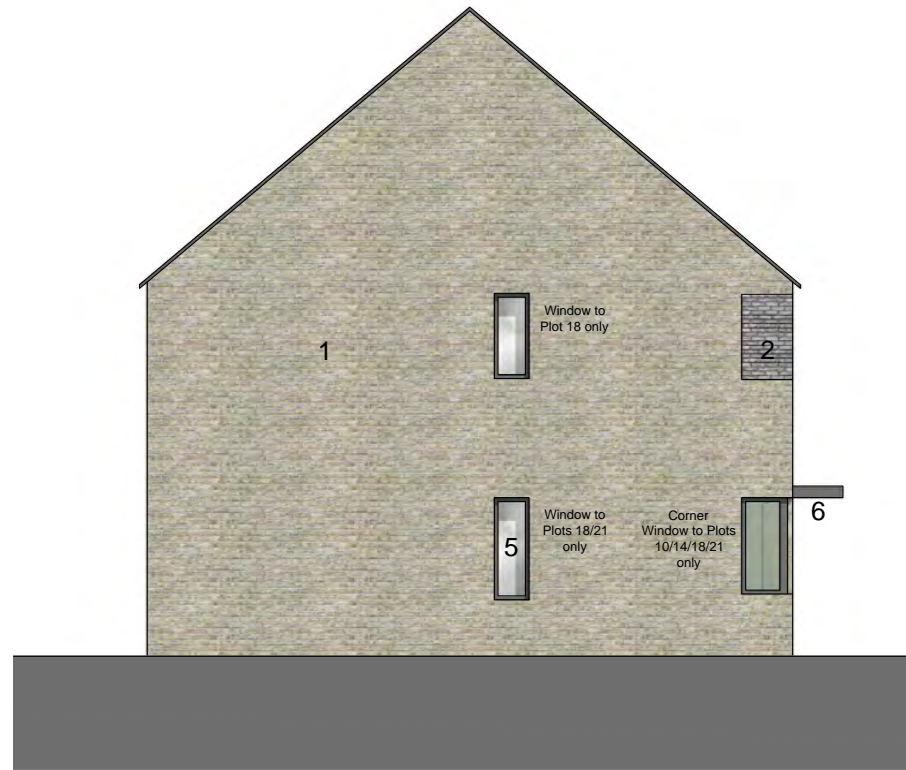


PLANNING

Rev:	Date:	By:	Remarks:	Client: Great Places Housing Group	Project: New Church Street, Radcliffe	Scale: 1:100 @ A3	Description: Housetype B Elevations
				<p>Manchester office: Raven House, 113 Fairfield Street, Manchester, M12 6EL. Tel: 0161 272 3500 Fax: 0161 272 3501 Liverpool office: Lower Ground Floor, 28A Rodney Street, Liverpool, L1 2TQ. Tel: 0151 708 9708 Fax: 0151 708 9709 studio@triangle-architects.ltd.uk www.triangle-architects.ltd.uk</p>	Date: Dec 2015	Project/Drawing No. 14-009/12	Rev.
					Drawn: MM	Checked: BPM	



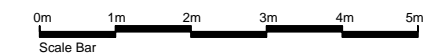
Corner Window Variant (Plots 10, 14, 18 & 21)




Gable Window Variants (Plots 10, 14, 18 & 21)

Proposed Facing Materials

- 1: Buff brick
- 2: Contrasting brick
- 3: Marley Eternit Cedral weatherboard cladding
- 4: Concrete Marley Eternit Edgemere roof tiles (or similar)
- 5: uPVC grey windows/ fascia/ soffits (RAL 7016)
- 6: Metal cladding to canopy
- 7: Timber composite entrance door
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- 11: External Lighting - photoelectric (dawn-to-dusk) cell with manual override to all entrances



PLANNING

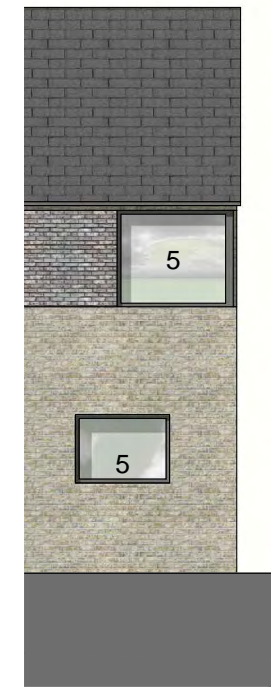
Rev:	Date:	By:	Remarks:	Client: Great Places Housing Group	Project: New Church Street, Radcliffe	Scale: 1:100 @ A3	Description: Type B Elevation Variants
				 Manchester office: Raven House, 113 Fairfield Street, Manchester, M12 6EL Tel: 0161 272 3500 Fax: 0161 272 3501 Liverpool office: Lower Ground Floor, 28A Rodney Street, Liverpool, L1 2TQ Tel: 0151 708 9708 Fax: 0151 708 9709 studio@triangle-architects ltd.uk www.triangle-architects ltd.uk	Drawn: MM	Project/Drawing No. 14-009/13	Rev.
					Checked: BPM		



Front Elevation 1 Corner Block Variant



Front Elevation 2 Corner Block Variant



Plot 37 Corner Window Variant



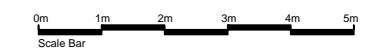
Rear Elevation Corner Block Variant



Side Elevation Corner Block Variant

Proposed Facing Materials

- 1: Buff brick
- 2: Contrasting brick
- 3: Marley Eternit Cedral weatherboard cladding
- 4: Concrete Marley Eternit Edgemere roof tiles (or similar)
- 5: uPVC grey windows/ fascia/ soffits (RAL 7016)
- 6: Metal cladding to canopy
- 7: Timber composite entrance door
- 8: uPVC grey glazed door (RAL 7016)
- 9: Opaque look-alike glazing panel.
- 10: uPVC rainwater goods (black RAL 9005)
- 11: External Lighting - photoelectric (dawn-to-dusk) cell with manual override to all entrances



Plot 37 Corner Window Variant

PLANNING

Rev:	Date:	By:	Remarks:	Client:	Project:	Scale:	Description:
				Great Places Housing Group	New Church Street, Radcliffe	1:100 @ A3	Type B Elevations - Corner
						Date:	Project/Drawing No.
						Dec 2015	14-009/14
						Drawn:	Rev.
						MM	
						Checked:	
						BPM	

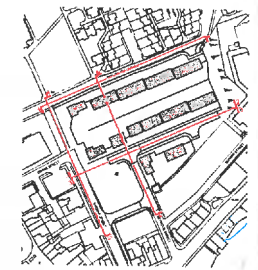
NOTES
 ● THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 ● WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
 ● THIS DRAWING TO BE READ IN CONJUNCTION WITH



Street Elevation 1 - Fronting New Church Street



Street Elevation 2 - Fronting New Road (Facing North)



Rev	Date	By
01		

Client: Great Places

Project: New Church Street Development Radcliffe

Description: Street Elevations Sheet 1

Purpose of Issue: Planning

Drawn by	Checked by	Scale
MM	BPM	1:200 @ A1

Date	Project No	Drawing No Rev
Dec 2015	14-009	20

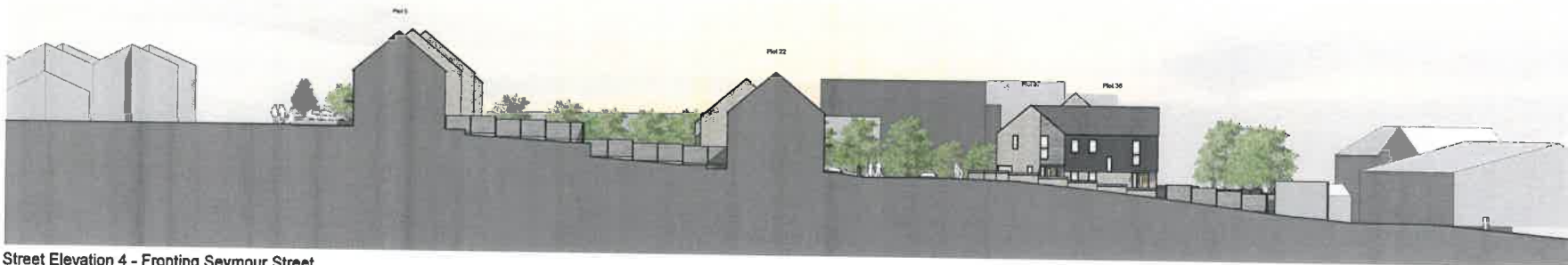


NOTES

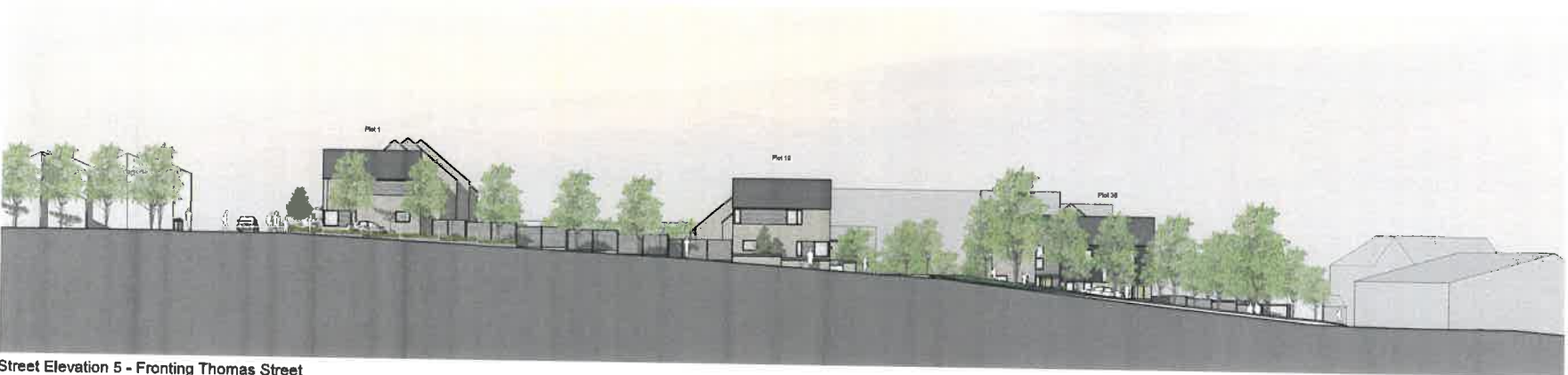
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS TO GRANCES & REFERENCES. ANY DISCREPANCY TO BE ADVISED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
- WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO.
- DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH



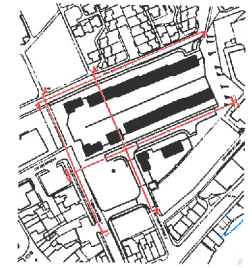
Street Elevation 3 - Fronting New Road (Facing South)



Street Elevation 4 - Fronting Seymour Street



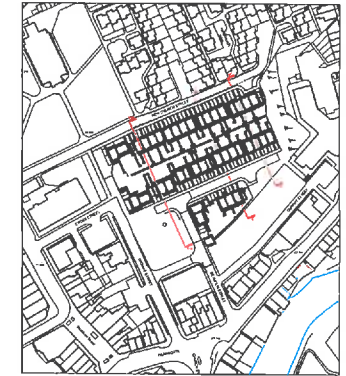
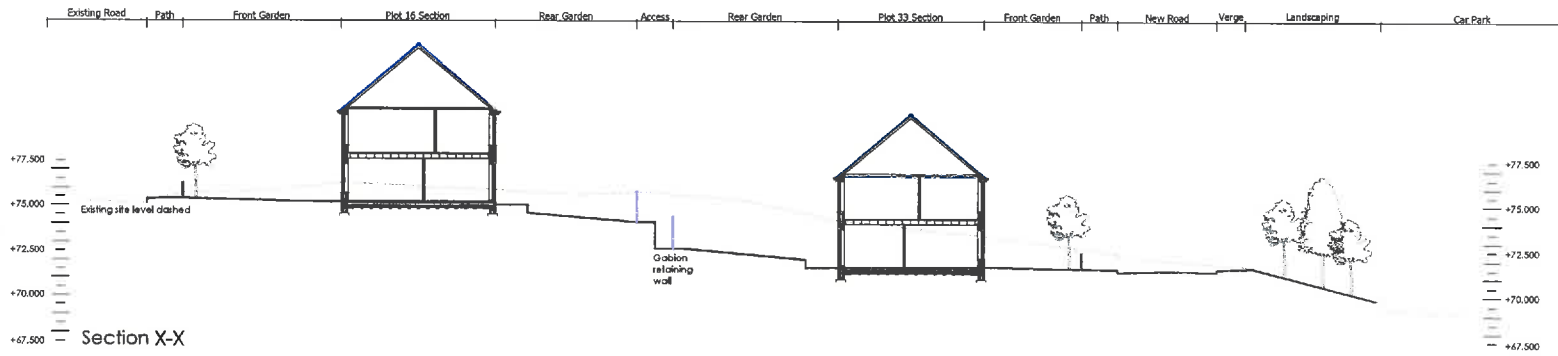
Street Elevation 5 - Fronting Thomas Street



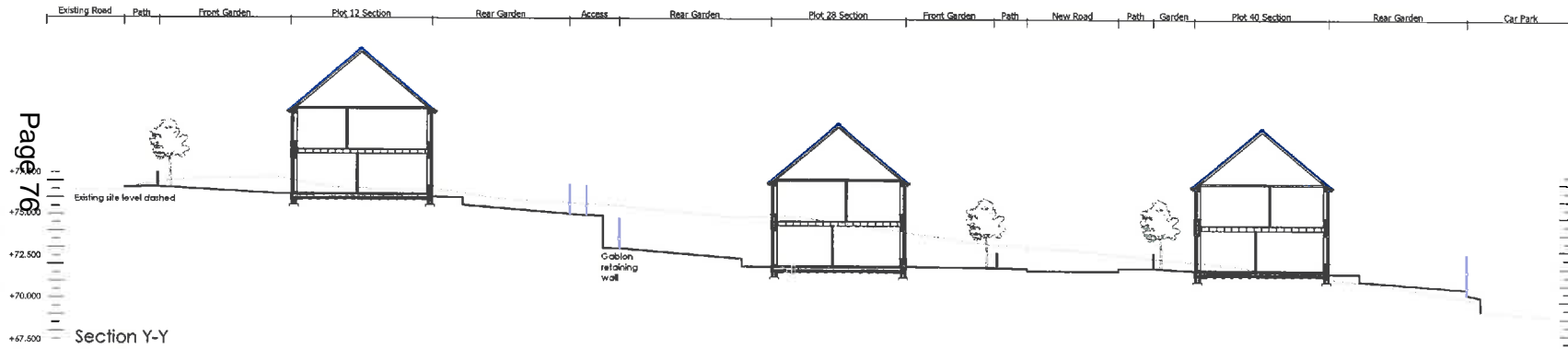
Rev	Date	By
Client		
Great Places		
Project		
New Church Street Development Redcliffe		
Description		
Street Elevations Sheet 2		
Purpose of issue		
Planning		
Drawn by	Checked by	Scale
MM	BPM	1:200 @ A1
Date	Project No.	Drawing No Rev
Dec 2015	14-009	21



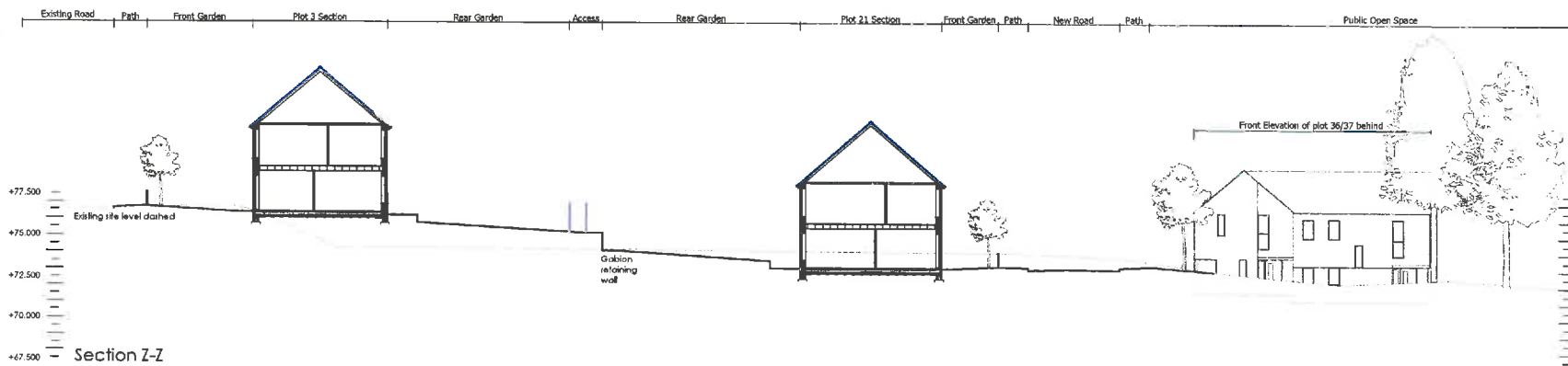
- NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES. ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.
 - WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS
 - TO BE WORKED TO IN ALL CASES.
 - THIS DRAWING TO BE READ IN CONJUNCTION WITH:



KEY



Page 76



Rev	Date	By

Client: Great Places

Project: New Church Street Development Radcliffe

Description: Indicative Site Sections

Purpose of issue: Planning

Drawn by: BPM Checked by: MRT Scale: 1.200@A2

Date: Dec 2015 Project No: 14-009 Drawing No: 04 Rev:

Drawn by:	Checked by:	Scale:
BPM	MRT	1.200@A2
Date:	Project No:	Drawing No: Rev:
Dec 2015	14-009	04



REPORT FOR DECISION

Agenda Item

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 February 2016
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 11/01/2016 and 07/02/2016



Ward: **Bury East**

Application No.: 59405 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 1 Fairfield Drive, Bury, BL9 7SL
Proposal: Retrospective application for erection of boundary fence at front and side (resubmission)

Application No.: 59480 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: Art Picture House, Haymarket Street, Bury, BL9 0AY
Proposal: Installation of additional external condenser unit to rear elevation

Application No.: 59481 **App. Type:** LBC 11/01/2016 Approve with Conditions
Location: Art Picture House, Haymarket Street, Bury, BL9 0AY
Proposal: Listed building consent for installation of additional external condenser unit to rear elevation

Application No.: 59485 **App. Type:** FUL 01/02/2016 Approve with Conditions
Location: Bury Metro Arts Association Derby Hall, Market Street, Bury, BL9 0BW
Proposal: Proposed refurbishment or replacement of existing windows to Bury Met building and replacement of existing windows to Edwin Street building;

Application No.: 59486 **App. Type:** LBC 01/02/2016 Approve with Conditions
Location: Bury Metro Arts Association Derby Hall, Market Street, Bury, BL9 0BW
Proposal: Listed Building Consent: Proposed refurbishment or replacement of existing windows to Bury Met building and replacement of existing windows to Edwin Street building;_Installation of independent wall fixed to the entrance lobby walls

Application No.: 59490 **App. Type:** TEL 14/01/2016 Prior Approval Required and Granted
Location: 7 Broad Street, Bury, BL9 0DA
Proposal: Notification for prior approval for a change of use from a shop (Class A1) to a restaurant/cafe (Class A3)

Application No.: 59495 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: Fairfield County Primary School, Rochdale Old Road, Bury, BL9 7SD
Proposal: Single storey conservatory extension at rear

Application No.: 59510 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 7 Timberhurst, Bury, BL9 7NZ
Proposal: Single storey extension at side

Application No.: 59537 **App. Type:** ADV 04/02/2016 Approve with Conditions
Location: 3 Union Street, Bury, BL9 0NY
Proposal: Installation of 1 no. advertising television screen to rear of shop front glazing

Application No.: 59556 **App. Type:** FUL 04/02/2016 Approve with Conditions

Location: Bolton Street Station, Bolton Street, Bury, BL9 0EY

Proposal: Single storey extension and erection of fence to create area for barrels storage to Trackside Bar; New entrances to car park elevation and to platform 2

Ward: **Bury East - Moorside**

Application No.: 59420 **App. Type:** FUL 14/01/2016 Refused

Location: Albert Works, Brook Street, Bury, BL9 6AH

Proposal: Demolition of existing mill buildings and change of use of land from light industrial to used car display area with tarmacadam resurfacing

Application No.: 59514 **App. Type:** FUL 25/01/2016 Approve with Conditions

Location: 136 Chesham Road, Bury, BL9 6EL

Proposal: Single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 59162 **App. Type:** FUL 29/01/2016 Approve with Conditions

Location: Pilot Mill, Alfred Street, Bury, BL9 7EJ

Proposal: Erection of 4 no. industrial/warehouse units (Classes B1/B2/B8)

Application No.: 59542 **App. Type:** FUL 29/01/2016 Approve with Conditions

Location: Richard Cort, 701 Manchester Road, Bury, BL9 9US

Proposal: Infill extension to create additional car show room space and office at first floor

Application No.: 59583 **App. Type:** FUL 01/02/2016 Approve with Conditions

Location: 510 Manchester Road, Bury, BL9 9NZ

Proposal: Two/single storey extension at side/rear

Ward: **Bury West - Church**

Application No.: 59337 **App. Type:** FUL 14/01/2016 Refused

Location: Land at rear of 3 Stephen Street South, Bury, BL8 2NT

Proposal: Change of use of land to residential with boundary fence/gate (retrospective)

Application No.: 59383 **App. Type:** FUL 29/01/2016 Approve with Conditions

Location: Units 6b And 6c, Bridge Trading Estate, Bolton Road, Bury, BL8 2AQ

Proposal: Change of use from storage and distribution (Class B8) to mixed use of general industry (Class B2) and storage and distribution (Class B8)

Application No.: 59553 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 67 Greenhill Road, Bury, BL8 2LL

Proposal: First floor side extension

Application No.: 59608 **App. Type:** FUL 01/02/2016 Approve with Conditions

Location: Seddons Farmhouse, Newington Drive, Bury, BL8 2EG

Proposal: Two/single storey extension at front and side

Ward: **Bury West - Elton**

Application No.: 59515 **App. Type:** FUL 28/01/2016 Approve with Conditions

Location: 166 Brandlesholme Road, Bury, BL8 1AX

Proposal: Change of use of ground floor of 166 Brandlesholme Road to shop (Class A1) as addition to number 168; New window to front elevation and access door to rear

Application No.: 59568 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 39 Bowes Close, Bury, BL8 1UA

Proposal: Single storey rear extension

Application No.: 59624 **App. Type:** FUL 01/02/2016 Approve

Location: Dusty Miller, 87 Crostons Road, Bury, BL8 1AL

Proposal: New entrance door to side of building

Ward: **North Manor**

Application No.: 59498 **App. Type:** FUL 11/01/2016 Approve with Conditions

Location: 37 Greenheys Crescent, Tottington, Bury, BL8 4QD

Proposal: Two storey extension at side/rear and single storey extension at rear

Application No.: 59525 **App. Type:** FUL 11/01/2016 Approve with Conditions

Location: 61 Brandlesholme Road, Tottington, Bury, BL8 4DX

Proposal: Erection of detached summerhouse to rear/side garden

Application No.: 59526 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 7 Hayfield Close, Tottington, Bury, BL8 4QE

Proposal: Two storey/first floor extension at side and single storey extension at front/side

Application No.: 59564 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 7 Plantation View, Summerseat, Ramsbottom, Bury, BL9 5PT

Proposal: Single storey rear extension

Application No.: 59584 **App. Type:** FUL 20/01/2016 Approve with Conditions

Location: 316 Bolton Road, Tottington, Bury, BL8 4JN

Proposal: Erection of detached outbuilding at rear and garage conversion

Application No.: 59599 **App. Type:** LDCE 21/01/2016 Lawful Development

Location: 5 Sunnymede Vale, Ramsbottom, Bury, BLO 9RR

Proposal: Lawful development certificate for existing kitchen extension

Ward: Prestwich - Holyrood

Application No.: 59518 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 40 Poppythorn Lane, Prestwich, Manchester, M25 3BY

Proposal: Rebuilding of existing garage

Application No.: 59549 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 17 Holyrood Road, Prestwich, Manchester, M25 1PD

Proposal: Single storey extension at rear (retrospective)

Application No.: 59622 **App. Type:** FUL 28/01/2016 Approve with Conditions

Location: 1 Pine Grove, Prestwich, Manchester, M25 3DR

Proposal: Single storey extension at side and rear; Porch at front & infilling of front side of rear extension (amendment to approved planning application 58813)

Ward: Prestwich - Sedgley

Application No.: 59414 **App. Type:** FUL 19/01/2016 Approve with Conditions

Location: 3 Castle Hill Road, Prestwich, Manchester, M25 0FR

Proposal: Two storey extension at side; Single storey extension at rear; Loft conversion with dormers at front and rear

Application No.: 59467 **App. Type:** FUL 11/01/2016 Approve with Conditions

Location: Hilton House, Bland Road, Prestwich, Manchester, M25 9WL

Proposal: Variation of condition 2 (approved drawings) of planning permission ref. 58660 for increased garage height

Application No.: 59482 **App. Type:** FUL 20/01/2016 Approve with Conditions

Location: 1 Lyndhurst Avenue, Prestwich, Manchester, M25 0GF

Proposal: Two storey extension at front, single storey extension at rear and first floor extension at rear

Application No.: 59499 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 116 Bury New Road, Prestwich, Manchester, M25 0AA

Proposal: Two/single storey extension at side; Two/single storey extension at rear; Dormers at front and rear

Application No.: 59508 **App. Type:** FUL 28/01/2016 Approve with Conditions

Location: 2 Cranbrook Drive & 4 Hereford Drive, Prestwich, Manchester, M25 0JA

Proposal: 2 Cranbrook Drive: Single storey extension at rear; Loft conversion with roof extension and dormers at front and rear.
4 Hereford Drive: Two storey extension at side/rear and single storey extension at rear; Loft conversion with roof extension and dormers at front and rear; Basement conversion

Application No.: 59527	App. Type: FUL	14/01/2016	Approve with Conditions
Location:	301 Middleton Road, Manchester, M8 4LY		
Proposal:	Single storey rear extension and two storey side extension		
Application No.: 59528	App. Type: FUL	11/01/2016	Refused
Location:	3 Cranbrook Drive, Prestwich, Manchester, M25 0JZ		
Proposal:	Raising of roof ridge height by 950mm with roof extension and dormers at front and rear		
Application No.: 59561	App. Type: FUL	29/01/2016	Approve with Conditions
Location:	22 Woodhill Grove, Prestwich, Manchester, M25 0AE		
Proposal:	Single storey extension to garage and alteration to existing porch		
Application No.: 59574	App. Type: FUL	29/01/2016	Approve with Conditions
Location:	72 Sheepfoot Lane, Prestwich, Manchester, M25 0DN		
Proposal:	Loft conversion incorporating front and rear dormers (resubmission)		
Application No.: 59577	App. Type: FUL	04/02/2016	Approve with Conditions
Location:	14 Silverdale Avenue, Prestwich, Manchester, M25 0FD		
Proposal:	Ground floor porch extension and first floor infill extension at front.		
Application No.: 59579	App. Type: ADV	29/01/2016	Approve with Conditions
Location:	27 Bury New Road, Prestwich, Manchester, M25 9JY		
Proposal:	Installation of 2 no. internally illuminated fascia signs and 1 no. internally illuminated projecting sign		
Application No.: 59617	App. Type: FUL	04/02/2016	Approve with Conditions
Location:	3 Winchester Avenue, Prestwich, Manchester, M25 0LJ		
Proposal:	Dormer at front		
Ward: Prestwich - St Mary's			
Application No.: 59458	App. Type: FUL	01/02/2016	Approve with Conditions
Location:	1 Glenmere Close, Prestwich, Manchester, M25 3BH		
Proposal:	Single storey side extension to link existing garage with main house; First floor extension above existing porch		
Application No.: 59505	App. Type: FUL	11/01/2016	Approve with Conditions
Location:	4 Gardner Road, Prestwich, Manchester, M25 3HS		
Proposal:	Single storey extension at rear/side		
Application No.: 59506	App. Type: ADV	11/01/2016	Approve with Conditions
Location:	22 Longfield Centre, Prestwich, Manchester, M25 1AY		
Proposal:	1 No. internally illuminated fascia sign		

Application No.: 59590 **App. Type:** FUL 01/02/2016 Approve with Conditions

Location: 449A Bury New Road, Prestwich, Manchester, M25 1AF

Proposal: Change of use from tattoo studio (Sui Generis) to cafe (Class A3) with new fire exit and extract flue at rear

Application No.: 59597 **App. Type:** GPDE 29/01/2016 Prior Approval Not Required - Extension

Location: 79 Hilton Lane, Prestwich, Manchester, M25 9SD

Proposal: Prior notification of proposed single storey extension at rear

Ward: Radcliffe - East

Application No.: 59386 **App. Type:** FUL 19/01/2016 Approve with Conditions

Location: Coney Green High School, Spring Lane, Radcliffe, Manchester, M26 2SZ

Proposal: Creation of multi use games area with erection of security fencing/entrance gates and floodlighting for night-time use in connection with new pupil referral unit and sports centre

Application No.: 59546 **App. Type:** ADV 19/01/2016 Approve with Conditions

Location: The Lock Keeper, Millbank, Pilkington Way, Radcliffe, Manchester, M26 1AJ

Proposal: 3 No. internally illuminated totem signs, 1 no. lantern, 1 no. internally illuminated fascia sign and logo, 1 no. non-illuminated post sign, 1 no. non-illuminated entrance sign and 1 no. externally illuminated area of signwriting

Application No.: 59560 **App. Type:** FUL 14/01/2016 Approve with Conditions

Location: 23 Greenbank Road, Radcliffe, Manchester, M26 4FR

Proposal: Two storey side extension

Application No.: 59580 **App. Type:** ADV 19/01/2016 Approve with Conditions

Location: Dunelm, Green Street, Radcliffe, Manchester, M26 0AE

Proposal: 1 No. internally illuminated flex face fascia sign (resubmission)

Ward: Radcliffe - North

Application No.: 59042 **App. Type:** FUL 29/01/2016 Refused

Location: Fold Mill, Bradley Lane, Radcliffe, Bolton, BL2 6RA

Proposal: Erection of entry porch at side entrance

Application No.: 59439 **App. Type:** FUL 12/01/2016 Approve with Conditions

Location: 5 Stanley Road, Radcliffe, Manchester, M26 4HG

Proposal: Change of use of adjoining land to residential garden and 1.80 metre high fence (Class C3); Single storey extension at side/rear

Application No.: 59587 **App. Type:** FUL 29/01/2016 Approve with Conditions

Location: 7 Montgomery Way, Radcliffe, Manchester, M26 3TG

Proposal: Erection of front porch

Application No.: 59605 **App. Type:** GPDE 14/01/2016 Prior Approval Not Required - Extension
Location: 103 Coronation Road, Radcliffe, Manchester, M26 3RD
Proposal: Prior notification for single storey extension at rear

Application No.: 59626 **App. Type:** FUL 04/02/2016 Approve with Conditions
Location: 42 Burghley Drive, Radcliffe, Manchester, M26 3XY
Proposal: Single storey rear extension

Ward: **Radcliffe - West**

Application No.: 59399 **App. Type:** FUL 14/01/2016 Approve with Conditions
Location: Asda Stores Ltd, Pilkington Way, Radcliffe, Manchester, M26 3DA
Proposal: Use of car parking spaces as hand car wash/valeting business

Application No.: 59504 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 1 Willowbank, Radcliffe, Manchester, M26 1YW
Proposal: Single storey extension at rear and erection of front porch

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 59363 **App. Type:** LBC 19/01/2016 Approve with Conditions
Location: Tottington Library, Market Street, Tottington, Bury, BL8 3LL
Proposal: Listed building application for repair of bay window, roof and supporting wall

Application No.: 59423 **App. Type:** FUL 01/02/2016 Approve with Conditions
Location: Units 1 - 3, Abel House, Leigh Street, Tottington, Bury, BL8 3AL
Proposal: Single storey extension to existing front office and single storey extension to side and rear of existing storage building

Application No.: 59558 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 55 Booth Way, Tottington, Bury, BL8 3JT
Proposal: Single storey extension at side/rear and dormer at rear (resubmission)

Application No.: 59585 **App. Type:** AG 14/01/2016 Prior Approval Required and Granted
Location: Land at rear of Springbank Barn, 319a Turton Road, Tottington, Bury, BL8 3QG
Proposal: Prior notification for proposed storage building for agricultural machinery

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 59500 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: Woodhey Farm, Woodhey Road, Ramsbottom, Bury, BLO 9RD
Proposal: First floor extension

Application No.: 59554 **App. Type:** FUL 14/01/2016 Approve with Conditions
Location: 10 Peel Mount, Ramsbottom, Bury, BL0 9QU
Proposal: Two storey extension at side

Ward: Whitefield + Unsworth - Besses

Application No.: 59496 **App. Type:** FUL 18/01/2016 Approve with Conditions
Location: 27 Kennedy Drive, Bury, BL9 8PN
Proposal: Single storey extension at front/side and single storey extension at rear

Application No.: 59520 **App. Type:** FUL 14/01/2016 Approve with Conditions
Location: 29 Rothay Close, Whitefield, Manchester, M45 8BD
Proposal: Single storey extension at side and rear

Application No.: 59642 **App. Type:** GPDE 05/02/2016 Prior Approval Not Required - Extension
Location: 49 Windsor Avenue, Whitefield, Manchester, M45 6AZ
Proposal: Prior notification of proposed single storey rear extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 59166 **App. Type:** ADV 14/01/2016 Approve with Conditions
Location: 228 Bury New Road, Whitefield, Manchester, M45 8GL
Proposal: Non-illuminated signage to front and side elevation (part retrospective)

Application No.: 59497 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 196 Park Lane, Whitefield, Manchester, M45 7QL
Proposal: Single storey extension at rear; Roof extension at side; Alterations to front elevation

Application No.: 59512 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 60 Parkstone Avenue, Whitefield, Manchester, M45 7QH
Proposal: Erection of garden wall and gates (resubmission)

Application No.: 59517 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 60 Parkstone Avenue, Whitefield, Manchester, M45 7QH
Proposal: Single storey extensions to rear

Application No.: 59524 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: 2 Wentworth Avenue, Whitefield, Manchester, M45 7GQ
Proposal: Two storey/first floor extensions at front and roof extensions to create two storey dwelling with accommodation in roof space; Single storey extension at rear

Application No.: 59538 **App. Type:** TEL 29/01/2016 Prior Approval Required and Granted
Location: Pavement 90 metres to west of 96 Ringley Road, Whitefield, Manchester, M45 7LN
Proposal: Prior notification of proposed replacement of existing 15 metre column with a 17.5 metre dual user monopole and installation of 1 no. equipment cabinet

Application No.: 59544 **App. Type:** FUL 14/01/2016 Approve with Conditions
Location: 184 - 188 Bury New Road, Whitefield, Manchester, M45 6QF
Proposal: Variation of conditions 2 (amended plan) & 8 (amended car parking spaces) of approved planning permission 57586 - Amendments to access road and 58913 Variation of plans and discharge of conditions

Application No.: 59566 **App. Type:** FUL 29/01/2016 Approve with Conditions
Location: 170 Bury New Road, Whitefield, Manchester, M45 6QF
Proposal: Alterations to front elevation including new entrance to first floor flat

Application No.: 59573 **App. Type:** ADV 19/01/2016 Refused
Location: 279 Bury New Road, Whitefield, Manchester, M45 7SE
Proposal: 1 No. non-illuminated banner sign (retrospective)

Application No.: 59575 **App. Type:** LDCE 21/01/2016 Lawful Development
Location: Land at side of 344 Stand Lane, Radcliffe, Manchester, M26 1JB
Proposal: Lawful development certificate for existing use of land as private garden of dwelling house

Application No.: 59591 **App. Type:** FUL 29/01/2016 Approve with Conditions
Location: 18 Hillingdon Road, Whitefield, Manchester, M45 7QN
Proposal: Single storey rear extension

Ward: Whitefield + Unsworth - Unsworth

Application No.: 59334 **App. Type:** FUL 11/01/2016 Approve with Conditions
Location: Multiwood Products Ltd, Roach Bank Road, Bury, BL9 8RQ
Proposal: Extension to warehouse and existing service yard

Application No.: 59335 **App. Type:** FUL 13/01/2016 Approve with Conditions
Location: Asda Stores Ltd, Park 66, Bury, BL9 8RS
Proposal: Use of car parking spaces as hand car wash/valeting business

Application No.: 59562 **App. Type:** FUL 02/02/2016 Approve with Conditions
Location: 50 Pilsworth Way, Bury, BL9 8RE
Proposal: Proposed 2.4m security fence, new parking hardstanding 0.2ha in area and 2 x 6m lighting lighting columns and 2 x 6m CCTV columns

Application No.: 59563 **App. Type:** FUL 02/02/2016 Approve with Conditions
Location: 50 Pilsworth Way, Bury, BL9 8RE
Proposal: Proposed 2.4m security fence, new parking hardstanding 0.9ha in area and 2 x 6m lighting lighting columns and 2 x 6m CCTV columns

Application No.: 59578	App. Type: GPDE	28/01/2016	Prior Approval Not Required - Extension
Location:	12 Bramall Close, Bury, BL9 8LQ		
Proposal:	Prior notification for single storey rear extension		
Application No.: 59589	App. Type: FUL	14/01/2016	Approve with Conditions
Location:	13 Rhodes Drive, Bury, BL9 8NH		
Proposal:	First floor and two storey side and rear extensions		
Application No.: 59604	App. Type: FUL	01/02/2016	Approve with Conditions
Location:	4 Chatsworth Close, Bury, BL9 8BR		
Proposal:	Two storey extension at side		
Application No.: 59613	App. Type: FUL	04/02/2016	Approve with Conditions
Location:	7 Brookdene Road, Bury, BL9 8ND		
Proposal:	Single storey extension at side; Pitched roof to existing flat roof extension at rear; Widening of existing driveway and vehicular access at front		
<hr/>			
Total Number of Applications Decided:	87		

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 February 2016
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"> - None to report <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 89 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

REPORT FOR INFORMATION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16th February 2016
SUBJECT:	PLANNING ENFORCEMENT
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO – HEAD OF DEVELOPMENT MANAGEMENT
TYPE OF DECISION:	COUNCIL (NON KEY DECISION) COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	This Report provides statistical information on Enforcement activity between 1 st October 2015 and 31 st December 2015.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the Report
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? No
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No (see paragraph below)
Considered by Monitoring Officer:	Yes Comments

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	

1.0 BACKGROUND

- 1.1 This report presents a brief analysis of Enforcement performance and activity for the period between 1st October 2015 and 31st December 2015 and includes table 1 (below) showing a statistical analysis of performance over that period.
- 1.2 All Enforcement Notices served and Actions taken are considered against the provisions of the Human Rights Act 1998. In taking account of whether to serve an Enforcement Notice or take Action, which is a discretionary power afforded to Councils under the Town and Country Planning Act 1990 (as amended), consideration is taken as to whether the individual's rights are affected and whether it is expedient to serve such a Notice or take Action against the individual.
- 1.3 Any Enforcement Notice served is considered as to whether it is expedient to do so in accordance with the Council's adopted Unitary Development Plan and the National Planning Policy Framework Guidance.
- 1.4 Table 1 provides a detailed breakdown of the number and type of notice issued and other actions such as prosecutions during the quarter period. It also includes a performance standard in terms of the speed of the responses to initial site visits having been carried out.

Table 1

	Period 1/10/15 to 31/12/15
Number of Complaints received	129
% where initial site visit within 10 working days	100% (average time to visit 2 working days)
Number of complaints resulting in a breach of Planning Control	70 (54% of complaints resulted in a breach of planning control)
Number of Enforcement Notices served	4
Number of Stop Notices served	0
Number of Breach of Condition Notices served	0
Number of Section 215 Untidy land/building Notices served	0
Number of Temporary Stop Notices served	0
Number of Planning Contravention Notices served	4
Number of Injunctions served	0
Number of Prosecutions made	2
Number of Prosecutions referred to Legal for Prosecution	1
Number of Formal Cautions issued / Interviews Under Caution	1
Number of Works in Default actions taken	0
Number of High Hedges Remedial/Tree Replacement Notices served	0

2.0 WORKLOAD/COMPLAINT CASES RECEIVED AND TRENDS IDENTIFIED

- 2.1 Table 1 above sets out statistical information for the period 1st October to the 31st December 2015.
- 2.2 During this period, we received 129 complaints that required a formal investigation, this a decrease in the number of complaints received in the previous quarter where we received 158. Out of the 129 complaints 70 resulted in breaches of planning control following investigation, this represents a 5% increase in the actual number of breaches of planning control, compared proportionately, to that of the last quarter. The vast majority of these cases in this period were again resolved without recourse to formal Enforcement Action, having been resolved by other means such as negotiation, or where appropriate, the submission of a planning application. The number of complaints where an initial site visit was carried out within 10 working days remains at 100%, with the

average number of days taken to make an initial site visit reduced from 3 days to 2 days compared to the last quarter.

3.0 PROSECUTIONS

- 3.1 Not all Enforcement Notices are complied with within the required compliance periods, which results in a need to prepare prosecution case for the Legal Service team. Prosecutions are a last resort following written requests for compliance with notices and such correspondence has failed in securing compliance.
- 3.2 It was noted in last quarter's report that 2 prosecution cases were pending determination in the Magistrates Court. A brief background to these cases and Court results are as follows: -

Case Examples

Summerfield Bungalow, Summerfield Road, Prestwich

This case relates to an existing garage building, which had an unauthorised extension built thereby doubling the property's size. The Planning Enforcement Team gained entry to the building and found it fitted out with a kitchen, bedroom and bathroom. This was a clear indication that the owner was intending to use/rent out this building as a separate dwelling house, a so called "bed in a shed" development. This breach of planning control resulted in an Enforcement Notice being issued in October 2014 requiring the demolition of the extension. The owner's failure to comply with the notice and lack of communication with the Council following numerous requests to comply with the notice, resulted in proceedings being brought before the Courts.

The defendant pleaded to the offence, was fined £2000, ordered to pay £1,260 to the Council in costs and pay a victim surcharge of £200, resulting in a total financial penalty of £3,460. Demolition works on the building have commenced and are being monitored to ensure full compliance.

Land Adjacent to M66 Exit Slip Road

This case relates to a local business, PYM Gate Developments Ltd, displaying a large advertisement hoarding on open land adjacent to the M66/Ramsbottom exit slip road. The land is within the Green Belt and the advertisement being displayed without Advertisement Consent, is an offence. Despite requests to remove the advertisement the company have failed to do so and benefitted from the illegal display. Both the Company, and the Company Director as an individual, pleaded guilty and were fined a combined total of £600, ordered to pay £500 to the Council in costs and pay a victim surcharge of £60. The resulting financial penalty was £1,160. The illegal hoarding has now been removed.

4.0 FORMAL NOTICES SERVED/ACTIONS TAKEN

- 4.1 During the quarter period, the number of formal Notices served totalled eight; including two successful prosecutions made and another prosecution case referred to the Legal Department. An individual was

also formally interviewed under caution for the removal of three trees within a Conservation Area.

- 4.2 Two enforcement related appeals to the Planning Inspectorate were also made during the quarter, one was a direct appeal against an Enforcement Notice issued at 62 Market St, Tottington for the erection of a raised platform/access way. Another case involves an appeal against the refusal of planning permission for the retrospective change of use of land immediately adjacent to housing for a storage facility for Cacklestorm Fencing, Bury Rd, Radcliffe. The appeal against the refusal of planning permission was prompted by the service of an Enforcement Notice requiring the unauthorised storage use to cease. A decision by the Planning Inspectorate is pending.
- 4.3 Members requested that a list of enforcement complaints received during the reporting period be attached to future Enforcement reports to Committee. As such, a list is attached to this report within Appendix 1.

5.0 CURRENT STAFFING LEVELS AND WORKING ARRANGEMENTS

- 5.1 The Enforcement Team currently comprises Lee Stoney Senior Planning Enforcement Officer and Mary Hadfield Planning Enforcement Officer, who are both employed full time. The Officers deal with complaint cases on a Borough wide basis, in accordance with the Council's Customer Charter for the Planning Enforcement Service.

6.0 CONCLUSION

- 6.1 The period has seen a proportionate increase in the number of breaches of planning control found, compared to the last quarter. The majority of cases continue to be resolved without recourse to formal action. There has been an increase in the number of initial site visits carried out within 10 working days, all initial site visits were carried out within 10 working days with an average site visit time of just 2 days, compared to 3 days in the last quarter.
- 6.2 The need to thoroughly investigate complaints, draft and issue the formal notices, monitor existing enforcement notices served for compliance, prepare appeal statements and prepare prosecution files for failure to comply are all elements of the workload of the Enforcement Team and time, the need to respond to complaints, processing those complaints and responding to complaints is managed appropriately and importantly, within the adopted Charter.
- 6.3 The service provided is primarily a reactive one in that it responds to complaints received from members of the public. However, reductions in staffing has meant that greater emphasis is placed upon the complainants to assist the process either by compiling additional evidence and/or agreeing to be part of any prosecutions that may arise as a result of continual breaches in planning control.

Appendix 1 – List of Enforcement complaints received between 01/10/2015 and the 31/12/2015

Contact Details:-

David Marno
Head of Development Management
Regulation and Resources
3 Knowsley Place
Duke Street
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Appendix 1 - Enforcement Complaints received between 01/10/2015 and 31/12/2015

15/0445	8 Eccleston Close, Bury, BL8 2JF
01/10/2015	Extension not being built according to plan
15/0446	44 Bell Lane, Bury, BL9 6BB
05/10/2015	Unauthorised advertisements
15/0447	3 Irwell Street, Radcliffe, Manchester, M26 1LR
06/10/2015	Running cleaning service from home
15/0448	10 Tenterden Street, Bury, BL9 0EG
06/10/2015	Unauthorised Advertisements
15/0449	4 Somerset Drive, Bury, BL9 9DG
06/10/2015	Erection of extension
15/0450	Windacre House, Mather Road, Bury, BL9 6RB
07/10/2015	Creation of access road
15/0451	7 Jesmond Avenue, Prestwich, Manchester, M25 9NG
08/10/2015	Untidy land
15/0452	63A Gigg Lane, Bury, BL9 9HU
08/10/2015	Erection of fence
15/0453	332 Lever Street, Radcliffe, Manchester, M26 4PT
09/10/2015	Dormer loft conversion
15/0454	Land Between 335 & 337 Hollins Lane, Bury, BL9 8BD
09/10/2015	Erection of structure on unadopted land

15/0455	The Hollins, Haweswater Crescent, Bury, BL9 8LT
09/10/2015	Breach of condition of planning application 56860 - Taking down tree opposite 17-19 Haweswater Crescent
15/0456	Kirkhams Service Station, 73 Bury Old Road, Whitefield, Manchester, M45 6TB
12/10/2015	Alterations to canopy
15/0457	84 Topping Fold Road, Bury, BL9 7NS
12/10/2015	Erection of outbuilding
15/0458	1A Stanley Avenue South, Prestwich, Manchester, M25 3AU
12/10/2015	Rear extension
15/0459	Rear of Car Park, Hollins Community Centre, Hollins Lane, Bury, BL9 8AT
12/10/2015	Steel container in car park
15/0460	Unit 32, Peel Industrial Estate, Chamberhall Street, Bury, BL9 0LU
13/10/2015	Change of use
15/0461	George Hotel, 5 Market Street, Bury, BL9 0BL
13/10/2015	Unauthorised advertisements
15/0462	162A Bolton Road, Bury, BL8 2NP
13/10/2015	Painting of bridge/advertisements
15/0463	29 Mountside Crescent, Prestwich, Manchester, M25 3JF
13/10/2015	Untidy land
15/0464	Corner of Croft Lane/Borden Way, Bury, BL9 8QF
13/10/2015	Unauthorised advertisements
15/0465	41-50 Mount Pleasant, Nangreaves, Bury, BL9 6SR
13/10/2015	Demolition of steps in Conservation Area

15/0466	Former Gasworks, Victoria Street, Bury, BL8 1LE
14/10/2015	Wynsor World of Shoes advertisement
15/0467	1 Valley View, Bury, BL8 1WL
15/10/2015	Building works to rear of property
15/0468	20 Riverbank Drive, Bury, BL8 1UR
15/10/2015	Erection of car port
15/0469	80 Kings Road, Prestwich, Manchester, M25 0FY
16/10/2015	Advertising cars for sale outside 80 Kings Road
15/0470	2 Rhodes Drive, Bury, BL9 8NH
19/10/2015	Extension and dormer
15/0471	130 Halliwell Road, Prestwich, Manchester, M25 9SZ
16/10/2015	Demolished brick wall and constructed stairs and decking to flat
15/0472	Land Between 12 & 14 Enfield Close, Bury, BL9 9TU
16/10/2015	Breach of pre-commencement conditions of planning application 58589 - works have began on site
15/0473	Fencing Opposite 123/125 Croft Lane, Bury, BL9 8QH
19/10/2015	Unauthorised advertisements
15/0474	Elms Square, Bury New Road, Whitefield, Manchester, M25 7TA
19/10/2015	Unauthorised advertisements on front elevation and car park
15/0475	2B Middleton Drive, Bury, BL9 8DS
19/10/2015	Erection of shed in rear garden

15/0476	50 Wash Lane, Bury, BL9 6AS
19/10/2015	Breach of condition of planning application 57798
15/0477	6 Edgeware Avenue, Prestwich, Manchester, M25 0DW
19/10/2015	Erection of single storey extension
15/0478	28 Woodbank Drive, Bury, BL8 1DR
20/10/2015	Condition 3 - A scheme showing the method of capturing and disposal of runoff from garage has not been submitted
15/0479	60 Parkstone Avenue, Whitefield, Manchester, M45 7QH
23/10/2015	Not being built in accordance with the approved plans
15/0480	Cuckoo, 395-397 Bury New Road, Prestwich, Manchester, M25 1AW
27/10/2015	Erection of smoking shelter
15/0481	52 Victoria Street, Ramsbottom, Bury, BL0 9EB
27/10/2015	Extension of outbuilding and blocking of rear access
15/0482	Scobell Street, adjacent to Leemans Hill Street, Tottington, Bury, BL8 3DF
27/10/2015	Breach of conditions (55683)
15/0483	Old Co-op Yard, Warwick Street, Prestwich, Manchester, M25 3HB
27/10/2015	Change of use to residential
15/0484	1 Valley View, Bury, BL8 1WL
27/10/2015	Building works at rear
15/0485	Khattak Solicitors 279 Bury New Road, Whitefield, Manchester, M45 7SE
27/10/2015	Unauthorised advertisements
15/0486	321 Rochdale Road, Pimhole, Bury, BL9 7BX
29/10/2015	Kitchen extension

15/0487	City Plumbing Supplies Unit 6, Bracken Trade Park, Dumers Lane, Bury, BL9 9QP
30/10/2015	Advertisement
15/0488	Crown Decorating Centres, Unit 9, Bury South Business Park, Riverview Close, Radcliffe, Manchester,
30/10/2015	Advertisement
15/0489	19 Mayfield Close, Ramsbottom, Bury, BL0 9TL
02/11/2015	Flue on front of building
15/0490	13 Hilton Crescent, Prestwich, Manchester, M25 9NQ
03/11/2015	Not built in accordance with approved plans 59025
15/0491	Land On Scobell Street, Tottington
03/11/2015	Clearing the site opposite Camberly Close
15/0492	1 Orange Hill Road, Prestwich, Manchester, M25 1LR
03/11/2015	Untidy land
15/0493	6 Rainsough Close, Prestwich, Manchester, M25 9YQ
03/11/2015	Untidy land
15/0494	17 Holyrood Road, Prestwich, Manchester, M25 1PD
03/11/2015	Rear extension
15/0495	Land adjoining 18 Dales Lane, Whitefield, Manchester, M45 7WW
03/11/2015	Not built to approved plan
15/0496	97 Rochdale Road, Bury, BL9 7BA
04/11/2015	Display of advertisements

15/0497	98 Rochdale Road, Bury, BL9 7AY
04/11/2015	Display of advertisements
15/0498	Swiftline, 116 Bury New Road, Whitefield, Manchester, M45 6AD
04/11/2015	Breach of condition no. 3 of Planning Permission 59051
15/0499	Dearden Fold Farm, Bury Old Road, Ainsworth, Bolton, BL2 5PL
04/11/2015	Erection of flagpole
15/0500	Outside 109 Bury & Bolton Road, Radcliffe, Manchester, M26 4JY
04/11/2015	Unauthorised advertisements for Spen Moor development
15/0501	Unit 6, Lowercroft Business Park, Lowercroft Road, Bury, BL8 3PA
05/11/2015	Change of use to dog day care centre, training and grooming centre
15/0502	Land at Spen Moor, Bury And Bolton Road, Radcliffe, Manchester, M26 4JY
05/11/2015	Unauthorised advertisements
15/0503	36 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ
06/11/2015	Loft conversion and dormer
15/0504	19 Castle Grove, Ramsbottom, Bury, BL0 9TF
06/11/2015	Erection of flue
15/0505	Former Whitefied Mercedes Benz Garage, 95 & 98 Bury Old Road, Whitefield, Manchester, M45 6TQ
06/11/2015	Unauthorised advertisements
15/0506	Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ
10/11/2015	Untidy land
15/0507	Unit 1, Albert Close, Whitefield, Manchester, M45 8EH
10/11/2015	Change of Use

15/0508	Unit 1, Woodhill Works, Woodhill Street, Bury, BL8 1AT
10/11/2015	Change of use
15/0509	Swintex Limited, Derby Works, Manchester Road, Bury, BL9 9XX
10/11/2015	Creation of storage area
15/0510	87 Church Street, Ainsworth, Radcliffe, Bolton, BL2 5RD
12/11/2015	The roof is being erected and appears to be even higher
15/0511	Dai Ichi Ryi Karate Shop, Adelphi Street, Radcliffe, Manchester, M26 4ES
13/11/2015	Building a large extension at the rear
15/0512	201 Booth Street, Tottington BL8 3JD
13/11/2015	Change of use of land to residential / erection of fencing
15/0513	8 Parkhills Road, Bury, BL9 9AX
13/11/2015	Breach of condition (hours of operation)
15/0514	130 Church Street West, Radcliffe, Manchester, M26 2BY
17/11/2015	Unauthorised advertisement
15/0515	15 Richard Burch Street, Bury, BL9 6DU
17/11/2015	Untidy land/change of use
15/0516	Land at rear of Shipperbottom Barn, Manchester Road, Ramsbottom, Bury, BL9 5NL
18/11/2015	Change of use of land/creation of hardstanding
15/0517	Land at 49 Rainsough Brow, Prestwich, Manchester, M25 9XW
18/11/2015	Not developed to plan

15/0518	Land at Mayfield Houses, Mount Sion Road, Radcliffe, Manchester, M26 3SL
17/11/2015	Change of use of land to storage
15/0519	23 Hathaway Road, Bury, BL9 8EG
20/11/2015	Breach of condition 4 of planning permission ref. 59123
15/0520	Nazareth House, Scholes Lane, Prestwich, Manchester, M25 0NU
19/11/2015	Erection of advertisements
15/0521	Land at Valley Park Road/Clifton Road, Prestwich, M25 3TG
23/11/2015	Erection of fence/gates by Redrow Homes
15/0522	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
24/11/2015	Breach of conditions on 58810
15/0523	Walshaw Hall Residential Home, Bradshaw Road, Walshaw, Bury, BL8 3PJ
24/11/2015	Works to protected trees
15/0524	Moorgate Retail Park, Bury, BL9 7AQ
24/11/2015	Unauthorised advertisements
15/0525	Melrose, Hawkshaw Lane, Tottington, Bury, BL8 4LD
16/11/2015	Drainage Scheme
15/0526	Opposite 123/125 Croft Lane, Bury, BL9 8QH
26/11/2015	Advertisement hoarding
15/0527	19 Crossfield Street, Bury, BL9 9TF
26/11/2015	Running a taxi business
15/0528	Various Places Around Bury Centre
27/11/2015	Advertising banners on fences and railings

15/0529	Land at Croft Lane, Bury, BL9 8QF
27/11/2015	Unauthorised advertisement
15/0530	Land at Red Lion Hotel, 398 Bury New Road, Prestwich, Manchester, M25 1AR
27/11/2015	Unauthorised Advertisement
15/0531	201 Bury Road, Tottington, Bury, BL8 3EU
30/11/2015	Dormer extension and loft conversion
15/0532	Rear of Noshers, 84 Kings Road, Prestwich, Manchester, M25 0FY
01/12/2015	Extension being built
15/0533	Land in between 3 & 5 Myrtle Grove, Radcliffe, Manchester, M45 7RR
01/12/2015	Breach of condition on planning permission 59194
15/0534	1 Bright Street, Bury, BL9 6AQ
01/12/2015	Breach of condition no. 4 of planning permission 59135
15/0535	1 Goodison Close, Bury, BL9 8JY
02/12/2015	Not built according to plan
15/0536	22 Beechwood Avenue, Ramsbottom, Bury, BL0 0BH
02/12/2015	The property has been converted into 3 flats
15/0537	Radcliffe Market Hall, Blackburn Street, Radcliffe, Manchester, M26 1PN
03/12/2015	A large marquee has been erected on the car park
15/0538	208 Bolton Street, Ramsbottom BL0 9JE
03/12/2015	Display of unauthorised advertisement

15/0539	11 Grundy Avenue, Prestwich, Manchester, M25 9TG
04/12/2015	Building work
15/0540	Dingle Bank, St Anns Road, Prestwich, Manchester, M25 9GD
04/12/2015	Works to TPO tree and in Conservation Area
15/0541	Junction of Scobell Street and Birch Avenue, Tottington, Bury, BL8 3EF
04/12/2015	Change of use of land for the parking of vehicles
15/0542	7 Higher Fold Farm, Higher Fold Lane, Shuttleworth, Ramsbottom, Bury, BL0 0DW
07/12/2015	Change of use of land
15/0543	17 East Meade, Prestwich, Manchester, M25 0JJ
07/12/2015	Not being built in accordance with approved plans 58620 (extension not rendered)
15/0544	Land Just Off East Street / Townside Row adjoining The Polish Social Club, Bury, BL9 0RU
07/12/2015	Change of use of land to storage
15/0545	7 Albert Drive, Whitefield, Manchester, M45 8AB
07/12/2015	Running a beauty salon from home
15/0546	199 Brandlesholme Road, Bury, BL8 1DJ
08/12/2015	Decking at rear
15/0547	Land between 96 Croft Lane & Croft Industrial Estate, Bury, BL9 8BX
08/12/2015	Felling of trees
15/0548	35 Fir Street, Ramsbottom, Bury, BL0 0BG
08/12/2015	Extension of railings at front onto footpath
15/0549	14 Hardmans Road, Whitefield, Manchester, M45 7BD
08/12/2015	Unauthorised advertisements

15/0550	1 Waterdale Drive, Whitefield, Manchester, M45 8SB
08/12/2015	Front extension
15/0551	Land at Paradise Mill, Bury BL9 0NH
09/12/2015	Change of use to public car park
15/0552	1 Church Lane, Prestwich, Manchester, M25 1AN
09/12/2015	Change of Use to Bar
15/0553	2 Cook Street, Bury, BL9 0RP
10/12/2015	Breach of condition no. 4
15/0554	Former Jolly Carters, 207 Bury And Bolton Road, Radcliffe, Manchester, M26 4JY
10/12/2015	Siting of a metal container
15/0555	1 Wentworth Avenue, Whitefield, Manchester, M45 7GQ
10/12/2015	High boundary wall on front elevation
15/0556	Summerseat Garden Centre, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QD
10/12/2015	Erection of fence
15/0557	Manchester Motor Mart, 109-119 Bolton Road, Bury, BL8 2NW
10/12/2015	Erection of staircase and door at first floor level
15/0558	2 Park Villas, St Anns Road, Prestwich, Manchester, M25 9GJ
10/12/2015	Several trees have been removed
15/0559	2 Balmoral Grange, Prestwich, Manchester, M25 0GZ
11/12/2015	Building a large extension and erecting fencing

15/0560	84 Watling Street, Tottington, Bury, BL8 3QW
14/12/2015	Removal of stone wall for creation of driveway
15/0561	Land at rear of 11 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0HH
14/12/2015	Retention of storage container (previous permission 52955 has expired)
15/0562	Railings adjacent to Rochdale Road/Pimhole Road, Bury, BL9 7BD
15/12/2015	Unauthorised advertisements
15/0563	47 Bury Old Road, Prestwich, Manchester, M25 0FG
15/12/2015	Unauthorised advertisements
15/0564	Land Adjacent to 1 Sheepfoot Lane, Prestwich, Manchester, M25 0BL
16/12/2015	Unauthorised advertisement hoarding
15/0565	Sheldon Davidson, 10 Elms Square, Bury New Road, Whitefield, Manchester, M25 7TA
16/12/2015	Fitted a new illuminated shop sign.
15/0566	442 Bolton Road, Bury, BL8 2DA
16/12/2015	Single storey extension at rear, dormer at side and rebuilt rear boundary wall
15/0567	10 Silver Street, Bury, BL9 0EX
17/12/2015	Unauthorised shop front
15/0568	21 Silver Street, Bury, BL9 0EN
17/12/2015	Unauthorised shop front
15/0569	11 Osborne Close, Bury, BL8 2DD
17/12/2015	Conversion of dwelling into 4 flats
15/0570	Opposite 82-88 Watling Street, Bury, BL8 2TG
17/12/2015	Removal of stone wall and creation of parking spaces on farm land

15/0571	79 Heywood Court, Baguley Crescent, Middleton, Manchester, M24 4RQ
17/12/2015	Hand rail outside patio doors (Block C)
15/0572	Tesco Stores, Woodfield Retail Park, Peel Way, Bury, BL9 5BY
18/12/2015	Unauthorised parking advertisements
15/0573	Local Cars 431 Bury New Road, Prestwich, Manchester, M25 1AF
15/12/2015	Unauthorised advertisements

Number of Complaints 129

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REPORT FOR DECISION



Agenda Item	8
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16th FEBRUARY 2016
SUBJECT:	ARTICLE 4 DIRECTION PROPOSAL – HOLCOMBE CONSERVATION AREA
REPORT FROM:	CHIEF PLANNING OFFICER
CONTACT OFFICER:	DAVID MARNO – HEAD OF DEVELOPMENT MANAGEMENT
TYPE OF DECISION:	COUNCIL (NON KEY DECISION) COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	This Report seeks authorisation for the making of an Article 4 Direction to give greater planning controls over development in the Holcombe Conservation Area. The effect of an Article 4 Direction is that planning permission is required for certain types of minor development that would otherwise not have required planning permission as a result of being permitted development. No fees are payable for planning applications arising as a result of the removal of permitted development rights.
OPTIONS & RECOMMENDED OPTION	1) To authorise the making of a non-immediate direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 to remove the permitted development rights outlined in Appendix 1 of this report in relation to the Holcombe Brook Conservation Area which is identified edged red on the plan attached at Appendix 2 .

	<p>2) Not to authorise the making of the Article 4 Direction.</p> <p>3) To amend the proposals.</p> <p>Option 1 is recommended to enable the Council to comply with its statutory duty to prepare proposals for the preservation and enhancement for any conservation areas and to follow the recommendation of the Kathryn Sather & Associates report.</p>
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:	
Equality/Diversity implications:	No (see paragraph below)
Considered by Monitoring Officer:	Yes Comments The client has been advised and the appropriate information is included within the report to Committee.
Wards Affected:	North Manor
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

Purpose of the Report

1. On 24th June 2014, the report below was presented to Members for consideration in relation to the imposition of an article 4 direction for the Holcombe Conservation Area. However, it became apparent that the Town & Country Planning (General Permitted Development)(England) Order 1995 (as amended) was being replaced by what is now the Town and Country Planning (General Permitted Development) (England) Order 2015 and as a result additional new classes were being added. As a result of this, consultation on the proposed Article 4 Order was suspended until such time that the revisions and consolidation had been carried out by the Government.
2. The revisions were completed in May 2015 and this report is therefore published to once again, subject to Committee decision, proceed with the consultation on the basis of the updated Order.

Background

3. A Conservation Area is defined as an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a Conservation Area increases control over minor development and protects trees within its boundaries.
4. Holcombe Village and its surroundings were designated a Conservation Area by Lancashire County Council and Ramsbottom Urban District Council in 1970. The designation was confirmed in 1974, following the reorganisation of Local Government and the creation of Bury Metropolitan Borough Council. The Conservation Area was extended in 1978. Part of the Area lies within Holcombe Moor which is owned and managed by the National Trust and the Metropolitan Borough of Bury.
5. In May 2010, the Council as part of its duty under section 69 of the the Planning (Listed Buildings and Conservation Areas) Act 1990 ('P(LBCA)A')undertook an assessment of the Holcombe Conservation Area. This work was carried out on behalf of the Council by a Conservation Consultant 'Kathryn Sather & Associates" and the findings and recommendation of that report are published on the Council's website. The recommendations of the report and proposed elements to accept or not were reported to the Planning Control Committee 20 December 2011.
6. The consultant's report comprised an assessment of the historic fabric and history of the area and to record and define the area and in accordance with section 71 of the P(LBCA)A, the legislation requires that a Local Planning Authority to formulate and publish

proposals for the preservation and enhancement of Conservation Areas. In order to understand the importance of the area, the consultant set about the process through research, area visits and local consultation.

7. Within the report, chapter 6 suggested boundary changes to the Conservation Area to include areas of farmland to the north. However, in the report to the Planning Control Committee on 20 December 2011, this option was considered not to be of merit but instead, an area to the south-west to include Hollingrove to the west of Redisher Woods was considered to be of greater historical conservation merit much of which is still evident today. This area was subsequently included.
8. The report also included a number of management objectives in the form of suggested Actions to assist in the control of development to assist in the preservation or enhancement of the Conservation Area. The recommendations (including the exclusion of the land to the north and the inclusion of land to the south west) were accepted by the Committee.

Article 4 Direction

9. An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application is required for development that would otherwise have benefitted from permitted development rights. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a Conservation Area.
10. Article 4 directions can increase the public protection of designated and non-designated heritage assets and their settings. They are not necessary for works to listed buildings and scheduled monuments as listed building consent and scheduled monument consent would cover all potentially harmful works that would otherwise be permitted development under the planning regime.
11. However, article 4 directions might assist in the protection of all other heritage assets (particularly Conservation Areas) and help the protection of the setting of all heritage assets, including listed buildings. An article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the local planning authority for that development.

12. The National Planning Policy Framework provides that the use of Article 4 directions should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area amenity or the wellbeing of the area. The accompanying National Planning Practice Guidance provides further guidance as to the use of Article 4 Directions. .
13. Local planning authorities may be liable to pay compensation to those whose permitted development rights have been withdrawn if they:
 - refuse planning permission for development which would have been permitted development if it were not for an article 4 direction; or
 - grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an article 4 direction being in place.
14. Compensation may be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. All claims for compensation must be made within 12 months of the date on which the planning application for development formerly permitted is rejected (or approved subject to conditions that go beyond those in the GPDO).
15. Additionally, for certain prescribed classes of permitted development rights withdrawn by article 4 directions, compensation may only be claimed if an application for planning permission is submitted within 12 months following the effective date of the direction. Also, if 12 months prior notice of the withdrawal of permitted development rights is given, there is no ability to claim compensation. There are other specific compensation provisions in relation to statutory undertakers. Issues in relation to the payment of compensation as a result of the withdrawal of permitted development rights are covered principally in sections 107 and 108 of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Compensation) (England) Regulations 2015 (SI 2015/598) with various guidance, particularly through the NPPG.
16. Liability to compensation is outlined as a risk and whilst undoubtedly a risk, it is very difficult to estimate and quantify. The Council has exercised this ability in other areas including All Saints and Poppythorn and Conservation Areas. By way of information, there have been no claims made against the Council as the instigation of and exercising of the directions previously made has been reasonably carried out.

Holcombe Article 4 Direction

17. A number of actions proposed in the Holcombe Conservation Area appraisal included the introduction of an Article 4 Direction for specific normally otherwise, permitted development.
18. This includes small alterations and extensions, the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house, the provision of some hard surfaces and the erection of and alteration to boundaries. However within Conservation Areas, some development (that in other areas would be permitted development) are not classified as permitted development. This includes various types of cladding, the insertion of dormer windows and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Within Conservation Areas, the size of extension that may be erected without special planning permission is also more restricted.
19. Work that affects the external appearance of a building can include the replacement of doors and windows, particularly if it involves a change in the design or use of a modern material, such as plastic (PVC-u). The cumulative effects of door and window replacement are beginning to damage the character and appearance of the Conservation Area. The effect of further alterations of this nature will seriously erode the special nature of the area, which is the reason for its designation.
20. All in all, some 45 separate actions were included within the report. Most of these actions already take place within the consideration of development proposals one way or another. However, there are still works that can take place without the need of planning permission. These include:
 - Replacement of windows and doors
 - Removal or concealment of architectural detail
 - The enlargement or creation of new exterior openings
 - Demolition or lowering of chimney stacks
 - Alterations to roof shapes and changes to roofing materials
 - The rendering or cladding of external walls, and the painting of brick and stone
 - The erection of satellite dishes and prominent solar/pv panels
 - The demolition or erection of boundary walls, stone walls, railings, fences and gates
 - The creation of hardstandings
 - The addition of extensions, porches or outbuildings.

21. Additionally, there are other features such as works to private rights of way which are allowed to be improved or repaired without intervention. An example has recently been completed in Holcombe, which has not been carried out as sympathetically as one might have expected. The works were carried out, without the need for planning permission by virtue of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2 Part 9 – Repairs to Unadopted Streets and Private Ways. There are extensive areas within Holcombe that are publicly accessible that rely upon the use of private and public ways that if changed without appropriate controls can erode the character of the Conservation Area. As such, it is recommended that this permitted development right is also removed by the Article 4 Direction.
22. As a result of a number of changes to the General Permitted Development Order, various changes of use have also been introduced by the Government, with a view of permitting the use of buildings to differing uses, which can take place without the need for obtaining planning permission.
23. An example of such permitted changes of use include the conversion of agricultural buildings to residential, schools, crèches and nurseries. Holcombe is littered with many such buildings and the character that these buildings contribute to the Conservation Area is significant. It is considered that the potential permitted changes of use, if implemented, would significantly impact upon the character of the Conservation Area in a detrimental way through the necessary additional paraphernalia that would accompany such uses and as such would otherwise harm the special character of the area. As such it is also suggested within this report that such changes of use be withdrawn.
24. A full list of the permitted development rights to be removed by the proposed Article 4 direction is included in Appendix 1 to this report.

Financial Implications

25. It is very difficult to estimate the potential implications arising from the making of the Article 4 Direction. The costs of making the Article 4 Direction will be met from the existing planning budget. If the Article 4 Direction is confirmed there is likely to be a financial impact on the planning service because no fees are payable for planning applications arising as a result of the removal of permitted development rights. As a comparison to the two areas that are currently subject to Article 4 Directions, this works out to

be on average 5 applications only per year, which is has a cost implication of around £2,500.00 per year, which considering that the benefits of careful control underpins the Council's commitment to heritage and conservation, would be subsumed within existing resources. Article 4 Directions would also need to be supported by robust monitoring and enforcement which would potentially have resource implications for the Council's planning and enforcement officers.

The issue of compensation has already been considered and outlined above.

Consultation

26. The public consultation process is built into the way that Directions are made. Following the making of an Article 4 Direction, it will be advertised and a statutory consultation period will commence in accordance with what is now the updated Schedule 3 to the Town and Country Planning (General Permitted Development) (England) Order 2015. A further report will be presented to the Planning Control Committee at the end of the consultation period, to take into account consultation responses and determine whether to confirm the Article 4 Direction or remove it.

Conclusion

27. The above report reflects the next steps on from the adoption of the amended conservation Area boundary dating back from 2012. The steps at that time considered taking further action in terms of introducing Article 4 controls to the area and the adoption of a management plan.
28. This report seeks to continue the commitment of the Council to Conservation and adopts and amends actions contained within the consultant's report reflecting demands placed upon the Council and the exercising of its duties in an appropriate and proportionate way.

References

Kathryn Salter & Associates report

<http://www.bury.gov.uk/CHttpHandler.ashx?id=5991&p=0>

Town & Country Planning (General Permitted Development) Order 1995 as amended

Town & Country Planning (General Permitted Development)(England) Order 2015

National Planning Policy Framework 2012 and accompanying National Planning Practice Guidance

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APPENDIX 1

Permitted development rights to be removed in relation to dwellinghouses

The proposed Article 4 Direction should remove the following permitted development rights:

Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)

- **Class A** – The enlargement, improvement or other alteration of a dwellinghouse;
- **Class C** – Any other alteration to the roof of a dwellinghouse;
- **Class D** – The erection or construction of a porch outside any external door of a dwellinghouse;
- **Class E** – The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure;
- **Class F** – The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of a dwellinghouse as such;
- **Class G**...The Installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

And

Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)

- **Class A** - involving the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure

And

Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)

- **Class B** - involving the formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in the Schedule (other than by Class A of this Part).

And

Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)

- **Class C** - The painting of the exterior of any building or work.

And
<p>Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)</p> <ul style="list-style-type: none"> • Class Q – The change of use of agricultural buildings to dwellinghouses.
And
<p>Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)</p> <ul style="list-style-type: none"> • Class R – The change of use of agricultural buildings to a flexible commercial use.
And
<p>Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)</p> <ul style="list-style-type: none"> • Class S – The change of use of agricultural buildings to a state funded school or registered nursery
And
<p>Schedule 2, Part 4 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)</p> <ul style="list-style-type: none"> • Class C – Use as a state funded school for a single academic year
And
<p>Schedule 2, Part 9 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (SI 2015 No.596)</p> <ul style="list-style-type: none"> • Class E – The carrying out on land within the boundaries of an unadopted street or private way of works required for the maintenance or improvement of the street or way.
And
<ul style="list-style-type: none"> • Replacement of windows and external doors to an elevation of a dwelling where the affected elevation is a principal elevation • The enlargement or creation of new exterior window or door openings as a material alteration to an elevation of a dwelling where the affected elevation is a principal elevation • The demolition or erection of boundary walls, stone walls, railings, fences and gates

APPENDIX 2
Plan of the area subject to the Article 4 Direction

