

## AGENDA FOR

## PLANNING CONTROL COMMITTEE

*Contact::* Keren Murphy  
*Direct Line:* 0161 253 5130  
*E-mail:* k.m.murphy@bury.gov.uk  
*Web Site:* www.bury.gov.uk

**To: All Members of Planning Control Committee**

**Councillors :** J Black (Chair), A Matthews, Y Wright, R Skillen, C Preston, E O'Brien, J Harris, M D'Albert, R Caserta, T Cummings, S Haroon, S Kerrison and I Schofield

Dear Member/Colleague

### Planning Control Committee

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

<b>Date:</b>	Tuesday, 25 April 2017
<b>Place:</b>	Peel Room, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	<p>If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.</p> <p>The Head of Development Management will brief the Committee on any changes to be made to the Planning Applications since the issue of the Agenda. This information will be circulated to Members and made available to the public on the Council's Website on the day of the meeting.</p>
<b>Notes:</b>	<p>Food will be available from 5.00 pm (Lancaster Room) Pre-meeting briefing/virtual site visits at 6.00 pm (Lancaster Room) Details of Site Visits/Member Training will be circulated separately to Members and Officers</p>

The Agenda and Reports for the meeting are attached.

The Agenda and Reports are available on the Council's Website at [www.bury.gov.uk](http://www.bury.gov.uk) – Council and Democracy.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. N. Kenyon', with a long horizontal flourish extending to the right.

**Stephen Kenyon CPFA**  
**Interim Executive Director of Resource and Regulation**

## **AGENDA**

### **1 APOLOGIES FOR ABSENCE**

### **2 DECLARATIONS OF INTEREST**

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

### **3 MINUTES OF THE MEETING HELD ON 28 MARCH, 2017** *(Pages 1 - 4)*

### **4 PLANNING APPLICATIONS** *(Pages 5 - 68)*

### **a SUPPLEMENTARY AGENDA** *(Pages 69 - 70)*

### **5 DELEGATED DECISIONS** *(Pages 71 - 82)*

A report from the Head of Development Management on recent delegated planning decisions since the last meeting of the Planning Control Committee.

### **6 PLANNING APPEALS** *(Pages 83 - 96)*

A report from the Head of Development Management on recent planning appeal decisions since the last meeting of the Planning Control Committee.

### **7 PLANNING ENFORCEMENT** *(Pages 97 - 112)*

A report providing statistical information on Enforcement activity between 1 January, 2017 and 31 March, 2017.

### **8 URGENT BUSINESS**

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

This page is intentionally left blank

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 28 March, 2017

**Present:** Councillor J Black (In the Chair)  
Councillors A Cummings, M D'Albert, S Haroon,  
J Harris, A Matthews, C Preston, I Schofield, R  
Skillen and Y Wright

**Public attendance:** 50 members of the public were in attendance

**Apologies for absence:** Councillors R Caserta, S Kerrison & E O'Brien

**PCC.650 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**PCC.651 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 28 February, 2017 be approved as a correct record and signed by the Chair.

**PCC.652 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: 60696, 60798, 60808, 60924, 61022, 61089 and 61159.

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

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Applications 60798 and 60808.

Councillor Smith spoke as Ward Councillor in respect of Planning Application 60808.

**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:

**60696 Land at rear of Porada, 231 Bury New Road, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward**

Change of use of grassed area to car park.

**60808 The Bridles, 2 Riders Gate, Bury – Bury East Ward**

Change of use of existing stable block to pet crematorium with incinerator.

**61015 Lumb Carr Farm, Lumb Carr Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Single storey extension at rear.

**61016 Lumb Carr Farm, Lumb Carr Road, Ramsbottom, Bury – Ramsbottom & Tottington – Ramsbottom Ward**

Listed building consent for single storey extension at rear.

**61018 The Oddfellows House, 94 Manchester Road, Bury – Bury East – Redvales Ward**

Change of use from mixed use development to create 5 no. self-contained flats; refurbishment of Oddfellows meeting house and erection of 2 no. semi-detached dwellings.

**61056 Garden at side of 4 Wentworth Avenue, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward**

Residential development of 1 no. Bungalow.

**61089 Garden at side of 29 Ludlow Avenue, Whitefield, Manchester – Prestwich – Holyrood Ward**

Erection of detached dwelling.

**61159 449A Bury New Road, Prestwich, Manchester – Prestwich – St Mary's Ward**

Change of use of ground floor from café (Class A3) to café/wine bar (Class A3/A4).

2. That the Committee be **Minded to Approve** the following application 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:

**60798 Land off Rochdale Road, Bury – Bury East Ward**

Proposed development of 6 no. shops and 24 no. flats in 3 and 4 storey building

3. That the following Planning Application be **Deferred** for a Site Visit:-

**60924 54 Ringley Road, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward**

Demolition of existing dwelling and erection of 7 no. flats

Note: During the debate and prior to the determination of the application, Councillor D'Albert proposed an alternative motion - to defer consideration of the application for a Site Visit. This motion was Seconded by Councillor Harris and the Committee voted in favour of the motion to defer the application for a Site Visit.

4. That the following application be **Refused:-**

**61022 45 Bury Old Road, Prestwich, Manchester – Prestwich – Sedgley Ward**

Extension and change of use to existing dwelling to form a mixed use comprising of first floor self-contained flat (Class C3) with post graduate study centre on ground floor (Class D1); Formation of new vehicular access from Kings Road

Note: This planning application had an Officer recommendation to Approve with Conditions. The Committee debated an alternative motion proposed by Councillor Preston which was Seconded by Councillor Harris not to accept the Officer recommendation to Approve with Conditions and to Refuse the application. The Committee voted in favour of the alternative motion and the application was Refused for the following reason:-

**REASON:**

The proposed change of use of the extended semi-detached property to a post graduate study centre by reason of the scale, noise and disturbance together with associated activities arising from the use would have a seriously detrimental impact upon the residential amenity of the adjoining residential property and those to the rear of the site. As such the proposal would conflict with UDP Policies H2/3, SPD6, H3/1, EN1/2, EN7/2, CF1/1 and CF2

**PCC.653**

**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.654**

**PLANNING APPEALS**

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report be noted.

Planning Control Committee, 28 March 2017

**CHAIR  
COUNCILLOR J Black**

**(Note: The meeting started at 7.02 pm and ended at 8.20 pm)**



<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>25 April 2017</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### **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.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the Planning Control Committee shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

## **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.

<b>01</b>	<b>Township Forum - Ward:</b>	Prestwich - St Mary's	<b>App No.</b>	60904
	<b>Location:</b>	Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR		
	<b>Proposal:</b>	Residential development of 4 no. dwellings		
	<b>Recommendation:</b>	Approve with Conditions	<b>Site Visit:</b>	Y
<hr/>				
<b>02</b>	<b>Township Forum - Ward:</b>	Whitefield + Unsworth - Pilkington Park	<b>App No.</b>	60924
	<b>Location:</b>	54 Ringley Road, Whitefield, Manchester, M45 7LL		
	<b>Proposal:</b>	Demolition of existing dwelling and erection of 7no. flats		
	<b>Recommendation:</b>	Approve with Conditions	<b>Site Visit:</b>	Y
<hr/>				
<b>03</b>	<b>Township Forum - Ward:</b>	Prestwich - St Mary's	<b>App No.</b>	61218
	<b>Location:</b>	26,30,34,38,42 Chapel Road, Prestwich, Manchester, M25 9SR		
	<b>Proposal:</b>	Change of use of 5 no. existing ground floor shops to 5 no. two bedroom flats		
	<b>Recommendation:</b>	Approve with Conditions	<b>Site Visit:</b>	N
<hr/>				
<b>04</b>	<b>Township Forum - Ward:</b>	Whitefield + Unsworth - Besses	<b>App No.</b>	61267
	<b>Location:</b>	Whitefield Housing Surgery, Albert Place, Whitefield, Manchester, M45 8NE		
	<b>Proposal:</b>	Change of use from offices to nursery with conservatory at rear		
	<b>Recommendation:</b>	Approve with Conditions	<b>Site Visit:</b>	N
<hr/>				

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

**Item** 01

**Applicant:** Mr Martin Slack

**Location:** Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR

**Proposal:** Residential development of 4 no. dwellings

**Application Ref:** 60904/Full

**Target Date:** 20/03/2017

**Recommendation:** Approve with Conditions

**The Head of Development Management has arranged a site visit for this item**

### **Description**

The application relates to a former household waste recycling site at Drinkwater Park Prestwich. It is a previously developed brownfield site within the Green Belt. It is located within a secluded woodland area adjacent to Drinkwater Park. The site is accessed from the private road linking onto Buckley Lane, to the north. There are a number of houses on Buckley Lane. A Public Right of Way (No.13) runs from Buckley Road through the site. The southern edge of St. Marys Conservation Area abuts the boundary with the access road into the site.

The site, measuring 0.39ha and comprises a road looping around a raised concrete area previously used to load waste onto waste skips. The associated portacabins and other structures have been removed from site.

The proposals state that the layout and design takes account of the site, views out onto surrounding land and its orientation in relation to the sun's path. The layout also takes reference from the layout of the recycling centre and the saw-tooth profile of the existing retaining walls.

The proposed houses are two storey in height and would have a flat roof contemporary design that reflects the use of the site and its 'utilitarian character'. The form of each house is a simple block with concrete and steel infill cladding panels with punched openings to provide interest and articulation to the elevations. Each house would have a garaging for two cars and gardens to the front and rear.

The existing barrier at the end of Buckley Lane would be removed and the access track resurfaced/upgraded where necessary.

A number of the self-seeded trees would be removed and others cut back to allow for the development. Trees would be replanted around the site and native hedging would be introduced along the access road as part of the landscaping scheme.

A contaminated land Desk Study has also been submitted and concludes that the site, due to past industrial and commercial activity, has potentially been contaminated and needs investigation and appropriate remedial works.

### **Relevant Planning History**

Pre-application enquiry

### **Publicity**

Press notice in Prestwich and Whitefield Guide 02/02/17. Site Notice posted 25/01/16. The following neighbours were notified by letter dated 23/01/17. Woodlands, Nos.1 - 7 Buckley Lane.

Two representation from the residents at 1 and 4 Buckley Lane. Concerns are summarised below:

- Increase in traffic, which is currently unmanaged.
- Has a recent survey been done to assess the amount of methane still within the underlying substrate?
- Impact on surrounding wildlife and nature.
- Construction works may risk spread of Japanese Knotweed and Himalayan Balsam.
- The space at the end of Buckley Lane is used by walkers/park users for parking cars. Opening up the road would reduce parking.
- There is no provision within the plans to improve the access road and HGV's would cause further damage.
- Resurfacing/widening the road should be considered.

Those making representations have been notified of the Planning Control Committee meeting.

### **Consultations**

**Traffic Section** - No objection.

**Drainage Section** - No objection.

**Environmental Health** - No objection.

**Public Rights of Way Officer** - No objection.

**Environment Agency** - No objection.

**United Utilities** - No objection.

**Greater Manchester Ecology Unit** - No objection.

**Minerals and Waste Planning Unit** - No objection.

**The Forestry Commission** - No objection.

**Fire Protection** - No objection.

### **Unitary Development Plan and Policies**

EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN6/4	Wildlife Links and Corridors
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
EN1/1	Visual Amenity
EN1/3	Landscaping Provision
EN5/1	New Development and Flood Risk
EN7	Pollution Control
EN7/4	Groundwater Protection
EN8	Woodland and Trees
EC2	Existing Industrial Areas and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
RT3/4	Recreational Routes
SPD16	Design and Layout of New Development in Bury
SPD14	Employment Land and Premises
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
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.

UDP Policy OL1/2 - New Buildings in the Green Belt states that construction of new buildings inside the Green Belt is inappropriate development, unless it is for one or more of the following purposes:

- a) agriculture and forestry (except where permitted development rights have been withdrawn);
- b) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of Green Belt and which do not conflict with the purposes of including land in it;
- c) limited extension, alteration or replacement of existing dwellings, provided that this would not result in disproportionate additions over and above the size of the original dwelling, or, in the case of replacement of existing dwellings, the new dwelling is not materially larger than the one it replaces;
- d) limited infilling in existing villages as set out under Policy OL1/3.

Proposals for buildings not falling into one of the above categories, ((a) to (d) in Policy OL1/2), is inappropriate development and is, by definition, harmful to the Green Belt. Any development proposal considered to be inappropriate development will only be permitted in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

H1/2 - Further Housing Development sets out various factors in assessing proposals for housing development on sites not identified on the Proposals Map:

- a) the need to direct development towards the urban area;
- b) the availability of infrastructure;
- c) the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- d) the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
- e) other policies and proposals of the Plan.

H2/1 - The Form of New Residential Development sets out criteria to be considered when assessing proposals:

- a) the height and roof type of adjacent buildings;
- b) the impact of developments on residential amenity;
- c) the density and character of the surrounding area;
- d) the position and proximity of neighbouring properties;
- e) the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development. Factors to be considered when assessing proposals will include:

- a) car parking provision;
- b) access for both vehicles and pedestrians, and provision for public transport;
- c) the possible need for traffic calming measures;
- d) density;
- e) space about and between dwellings;
- f) landscaping and screening;
- g) protection/provision of trees and hedgerows;
- h) open space/children's play areas;
- i) design for safety and security;
- j) access/facilities for the disabled;
- k) the existence of any public rights of way.

NPPF - The proposal relates to a number of issues addressed in the NPPF. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being

put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Paragraph 120 states that local policies and decisions should ensure that new development is appropriate for its location, having regard to the effects of pollution on health or the natural environment, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution.

The NPPF also sets out the national considerations of development within the Green Belt. These are considered in detail below.

**Principle** - Having operated as a household waste recycling station since the 1990s, the site is classed as brownfield land within the Green Belt. Although there is a presumption in favour of development within the NPPF, the principle of development of the site within the Green Belt needs to be considered against the criteria listed in paragraphs 89 and 90 of the NPPF.

This proposal would involve the partial or complete redevelopment of a previously developed site whether it is currently redundant or in continuing use. Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt is inappropriate although lists a number of exceptions, one of which relates to the complete redevelopment of previously developed sites whether redundant or in continuing use, provided that it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Should this not be possible, then the proposals would be viewed as inappropriate development in the Green Belt and a case for 'Very Special Circumstances' would need to be made which would clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm.

It is viewed that the redevelopment of this previously developed site would have a marginally greater impact on the openness of the Green Belt than the existing development due to the height and massing of the new dwellings when compared to the previous waste transfer facility and its associated structures. Consequently the proposal is judged to be inappropriate development under Paragraph 89 of the NPPF.

A recent case law decision in *Boot v Elmbridge BC* highlighted the importance of the impact on openness of the Green Belt and finds that Paragraph 89 requires the openness of the Green Belt to be preserved. As such, proposals should adequately demonstrate that the openness of the Green Belt is preserved, and if there is even a limited impact on openness this will fail the test and would make the proposal inappropriate development.

**Very Special Circumstances (VSC)** - Paragraph 87 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The applicant recognises that the visual impact of the development would have a detrimental impact, albeit limited, on openness and has submitted a case for Very Special Circumstances. These include:

- The redevelopment of a previously-developed site meets one of the five purposes of including land in Green Belt relating to assisting in urban regeneration by encouraging the recycling of derelict and other urban land under Paragraph 80 of the NPPF;
- Allows for the enhancement of the beneficial use of Green Belt by improving damaged and derelict land and providing access, therefore according with Paragraph 81 of the NPPF;
- Limited residential development of a brownfield site is preferable to that of the fallback position of the consented B2 general industrial use which together with associated impacts of large commercial vehicles using the site would be to the detriment of the wider use of the area for recreation.

In consideration, the issue is whether the reasons when taken individually or collectively outweigh the potential harm to the Green Belt by reason of inappropriateness and as such form VSC to meet Paragraph 88 of the NPPF.

The site is an established industrial/ commercial site within the Green Belt and adjacent to Drinkwater Park. As such there is a possibility that the re-establishment of a similar use, with the associated HGV and other traffic, could be carried out to the serious detriment of both the Green Belt, Drinkwater Park, the local road network and the existing Public Right of Way running through the site. Developing the site for residential would be a realistic and viable alternative to the continued industrial use and would generate a more sympathetic form of development on the site.

The proposal would result in the recycling of a derelict brownfield site within the Green Belt and represent an opportunity to improve the land which is populated by invasive species including Himalayan Balsam and is also likely to be contaminated by its previous use as a waste recycling centre. The decontamination of the site has particular importance given it is located in a sensitive environmental location above secondary aquifers and in close proximity to the River Irwell.

The development would also allow the existing road, and Public Right of way to be upgraded to the benefit of the public.

By allowing the redevelopment of the site for a minor housing development with associated landscaping, it would result in the protection and enhancement of the existing Green Belt by the removal of unsightly structures, decontamination, enhancement of the immediate landscape and the improvement of damaged and derelict land.

The proposed dwellings, which have been reduced in height from the original submission to two storeys in height from three, would remain to be well screened within the surrounding Green Belt by existing, relatively dense areas of trees and woodland. Given that this site would remain extensively surrounded by woodland, the development would have a very limited impact on the openness of the wider Green Belt.

The very special circumstances presented in the application have different degrees of significance but together, are in line with guidance in the NPPF (paragraph 81) and form a coherent and persuasive argument for approving the proposal.

**Visual amenity, character and openness of the Green Belt and River Valley** - The proposal, whilst having a marginally greater impact on the openness of the surrounding Green Belt than the previous use in terms of the volume of buildings, it would be considered acceptable given reduction in traffic, the remedial works required on the site and the relatively modest nature of the development, is considered acceptable and complies with the NPPF, guidance and UDP Policies OL1/2, H2/1, H2/2, EN1/1 and EN1/2 with regard to the visual amenity and streetscape.

Policy OL5/2 on Development in River Valleys requires development within Green Belt to satisfy Green Belt policy, and states that new buildings or change of use of land will not be permitted, except where the development would not lead to the division of the open parts of valleys into sections.

It is viewed that Green Belt policy has been satisfied, as set out above. The development of four dwellings and the access road is on existing previously-developed land forming the previous waste transfer site and does not encroach onto other areas of the River Valley. Therefore there is no loss or division of river valley land caused by this development thereby complying with Policy OL5/2.

**Design and Layout** - The design and layout philosophy of the scheme, with its contemporary and utilitarian approach, reflects in part the layout and construction of the



former waste transfer site with its staggered concrete footprint plinth / metal loading and unloading bays along one side. The new houses are similarly stepped along the access road which also allows a significant area behind to be more integrated into the surrounding Green Belt area through enhanced landscaping and tree planting. Furthermore the removal of 'permitted development' rights by an appropriate condition would allow the Local Planning Authority to retain control over any future alterations and extensions, should approval be granted in what is a sensitive Green Belt location thereby to ensure that the openness considerations are maintained.

Given the careful design and layout considerations within the proposal it is considered that the approach taken by the applicant is correct and appropriate on this site and would comply with UDP Policies including EN1/1 Visual Amenity and H2/1 and H2/2 relating to the design and layout of new housing, together with guidance in SPD16 relating to design standards in Bury.

**Residential amenity** - Given the nature of the proposal and the location of the houses within the plot in relation the surrounding uses, there would be no residential amenity issues arising. As such the proposal is acceptable and complies with UDP Policies H2/1 and H2/2 relating to the form and layout of residential development in relation to residential amenity.

**Traffic** - The improvements to the existing access road would comprise removing the existing barrier, removing the graffiti on the wall, resurfacing the road, introducing traffic calming and creating a new pedestrian footpath one side and planting a native hedge along the other side. These works would benefit the existing Public Right of Way and improve facilities for both vehicles and pedestrians accessing the development.

Whilst the removal of the barrier would reduce informal parking at the end of Buckley Lane, this would be minimal. With regard to concerns about increased traffic flow, the proposed light traffic generated by the proposed development would be a significant improvement over the previous traffic generated by the lawful use as a waste transfer site. The HGV's generated by the initial construction phase are unavoidable and controlled by other legislation - Environmental Health and Health and safety, which would be temporary in terms of disruption.

Each dwelling would have at least two parking spaces with two of the houses having 3-4 spaces and there would be a turning head at the end of the access road. The parking provision is considered adequate and complies with UDP Policies H2/2 The Layout of New Residential Development, HT2/4 Car Parking and New Development and SPD guidance note 11 Parking Standards in Bury.

**Ecology** - An Ecological Appraisal has been submitted and confirms that the site has relatively low ecological value and the proposal would pose no significant harm to protected species. However large quantities of invasive Himalayan Balsam require clearing and an appropriate condition would require this to be carried out.

**Contamination** - The contaminated land Desk Study, submitted with the application concludes that the site, due to past industrial and commercial activity, has potentially been contaminated and needs further investigation and appropriate remedial works. An appropriate condition, requiring further investigative reports to be submitted prior to commencement and where necessary suitable mitigation measures carried out, also prior to commencement.

**Representations** - The concerns raised by objectors have been addressed in the above report.

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

The 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 TRI-1444-01, 02, 03, R-0361-SLP, 01/E, 02A, 06A, 07A, 5225.01 708.1A, 2B,  
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. Details/Samples of the materials to be used in the external elevations, walls, boundary treatment and areas of hardstanding, 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 the NPPF Section 7 and UDP Policy EN1/1 Visual Amenity.
4. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.  
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
5. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
  1. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site.
  2. A site investigation scheme, based on the risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  3. The results of the site investigation and the detailed risk assessment and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
  4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.Any changes to these components require the express written consent of the

Local Planning Authority. The scheme shall be implemented as approved.  
Reason. Details have not been submitted and in the interests of Pollution control pursuant to the NPPF Section 11 and UDP Policy EN7 Pollution Control.

6. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.  
Reason. In order to protect groundwater pursuant to the NPPF Section 11 and UDP Policy EN7 Pollution Control.
7. No infiltration of surface water drainage into the ground where land contamination is suspected or known to be present in adverse concentrations is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.  
Reason. Details have not been submitted and in the interests of pollution control pursuant to the NPPF Section 11 and UDP Policy EN7 Pollution Control.
8. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.  
Reason. Details have not been submitted and in the interests of pollution control pursuant to the NPPF Section 11 and UDP Policy EN7 Pollution Control.
9. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building are 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 EN1/1 Visual Amenity and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
10. No development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica 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 and in the interests of the natural environment pursuant to UDP Policy EN9 Landscape and the NPPF Section 11.
11. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist

has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason. In order to protect birds pursuant to the NPPF Section 25 and UDP Policy EN6/4 Wildlife Links and Corridors.

12. Development shall not commence until details of foul and surface water drainage aspects have been submitted to and approved in writing by the Local Planning Authority. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution.

Reason. Insufficient details have been provided and to ensure the proposed drainage scheme is appropriate and complies with UDP Policies EN5/1 New Development and Flood Risk and EN7/5 Waste Water Management.

13. No development shall commence unless and until full details of the provision following have been submitted to and approved by the Local Planning Authority:
- proposals to install residential sprinkler systems to BS 9251:2005 or equivalent standard, or other measures as required by the Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies;
  - access road a minimum width of 4.5m and capable of carrying 12.5 tonnes;
  - a turning circle, hammerhead, or other turning point for fire appliances within the curtilage of the site;
  - a suitable fire hydrant positioned within 165m of the furthest dwelling.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the dwelling is first occupied.

Reason. In the interests of fire safety pursuant to the NPPF Section 8 and UDP Policy H2/2 The Layout of New Residential Development.

14. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with 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 or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.
- measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved 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. 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 NPPF Section 8 and UDP Policy HT2 Highway Network.

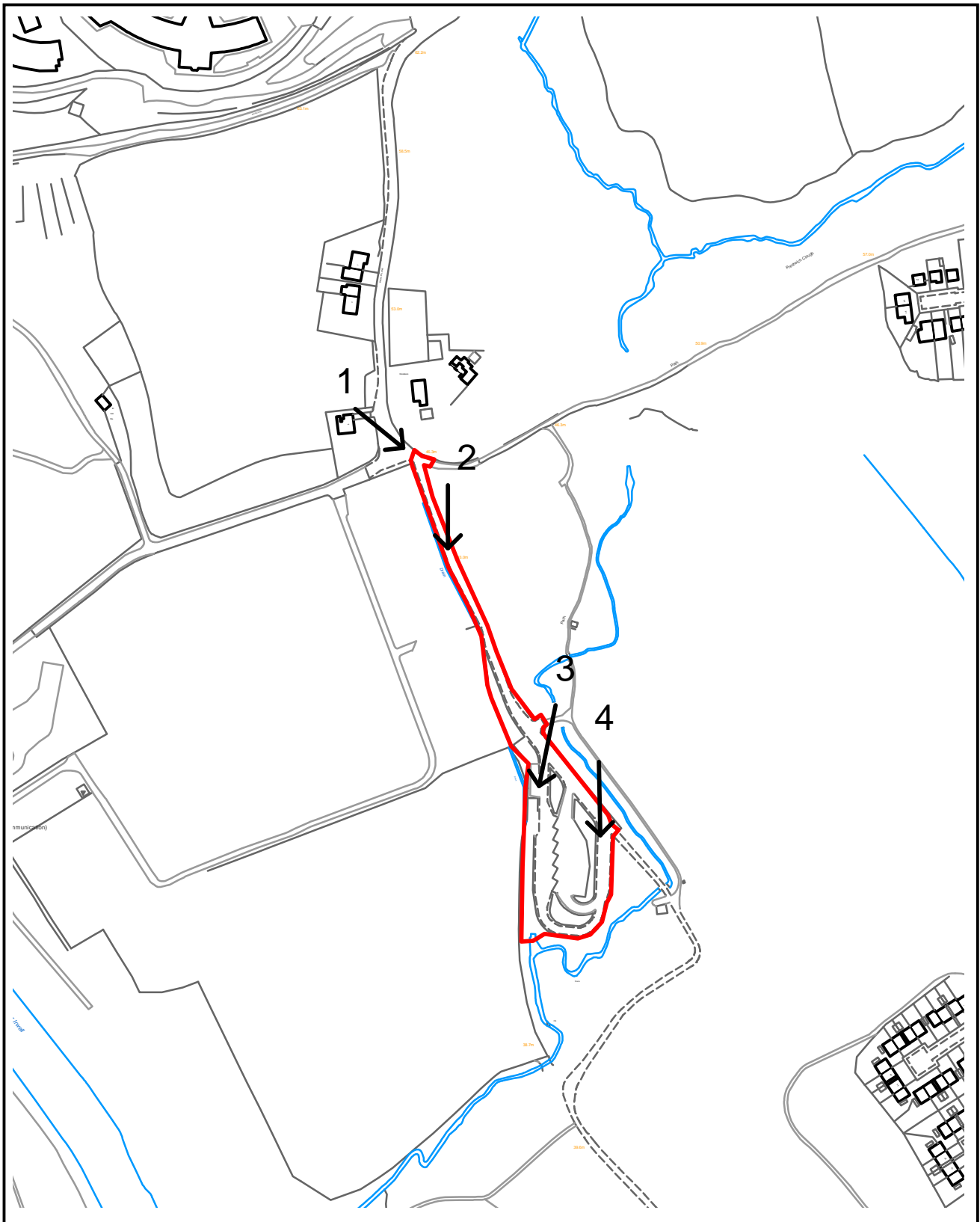
15. The access road improvements detailed on approved plan references R-0361-01 Revision E and R-0361-02/A shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to NPPF Section 7 and UDP Policy H2/2 The Layout of New Residential Development.

16. The various turning facilities indicated on approved plan reference R-0361-01 Revision D shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.  
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to NPPF Section 7 and UDP Policy H2/2 The Layout of New Residential Development.
17. The car parking indicated on approved plan reference R-0361-01 Revision D shall be surfaced with a permeable material, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to NPPF Section 7 and UDP Policy H2/2 The Layout of New Residential Development.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 60904**

**ADDRESS:** Former Viridor waste transfer station,  
Buckley Lane, Prestwich

**Planning, Environmental and Regulatory Services**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**



**Bury**  
COUNCIL



60904

Photo 1



Photo 2





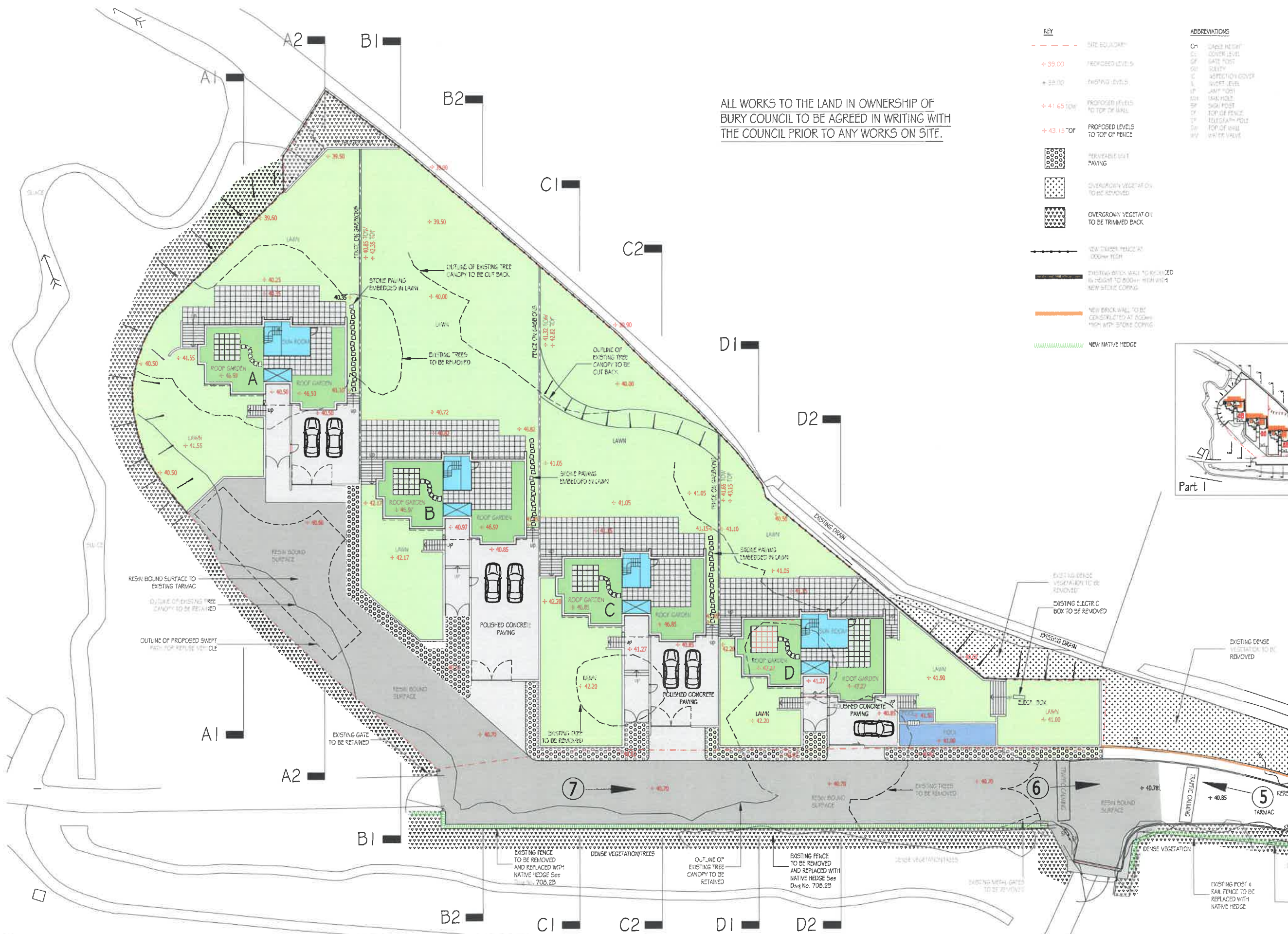
Photo 3



Photo 4







ALL WORKS TO THE LAND IN OWNERSHIP OF BURY COUNCIL TO BE AGREED IN WRITING WITH THE COUNCIL PRIOR TO ANY WORKS ON SITE.

- KEY**
- SITE BOUNDARY
  - +39.00 PROPOSED LEVELS
  - +39.00 EXISTING LEVELS
  - +41.65 TOH PROPOSED LEVELS TO TOP OF WALL
  - +43.15 TOH PROPOSED LEVELS TO TOP OF FENCE
  - [Pattern] PERMEABLE UNIT PAVING
  - [Pattern] OVERGROWN VEGETATION TO BE REMOVED
  - [Pattern] OVERGROWN VEGETATION TO BE TRIMMED BACK
  - NEW TRADER FENCE AT 1000mm HIGH
  - EXISTING BRICK WALL TO BE REDUCED IN HEIGHT TO 800mm HIGH WITH NEW STONE COPING
  - NEW BRICK WALL TO BE CONSTRUCTED AT 800mm HIGH WITH STONE COPING
  - ~~~~~ NEW NATIVE HEDGE
- ABBREVIATIONS**
- |    |                  |
|----|------------------|
| Cn | CHABLE HEIGHT    |
| CL | COVER LEVEL      |
| GP | GATE POST        |
| GR | GRASS            |
| IC | INSPECTION COVER |
| IL | INLET LEVEL      |
| IP | INLET POST       |
| LM | LAND MARK        |
| SP | SMALL POST       |
| TP | TOP OF FENCE     |
| TP | TELEGRAPH POLE   |
| TV | TOP OF WALL      |
| WV | WATER VALVE      |

**NOTES**

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

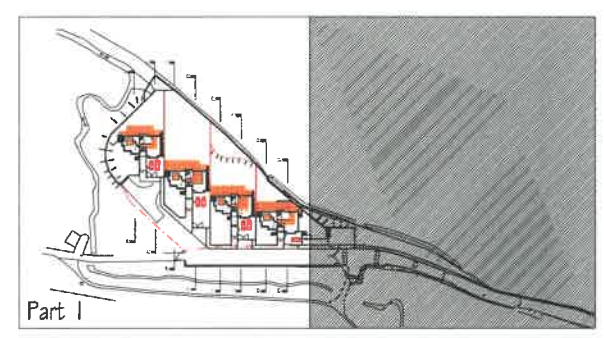
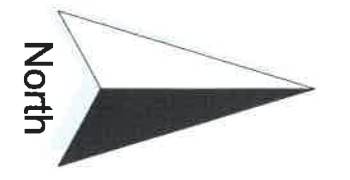
Do not scale from this drawing.

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

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

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

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

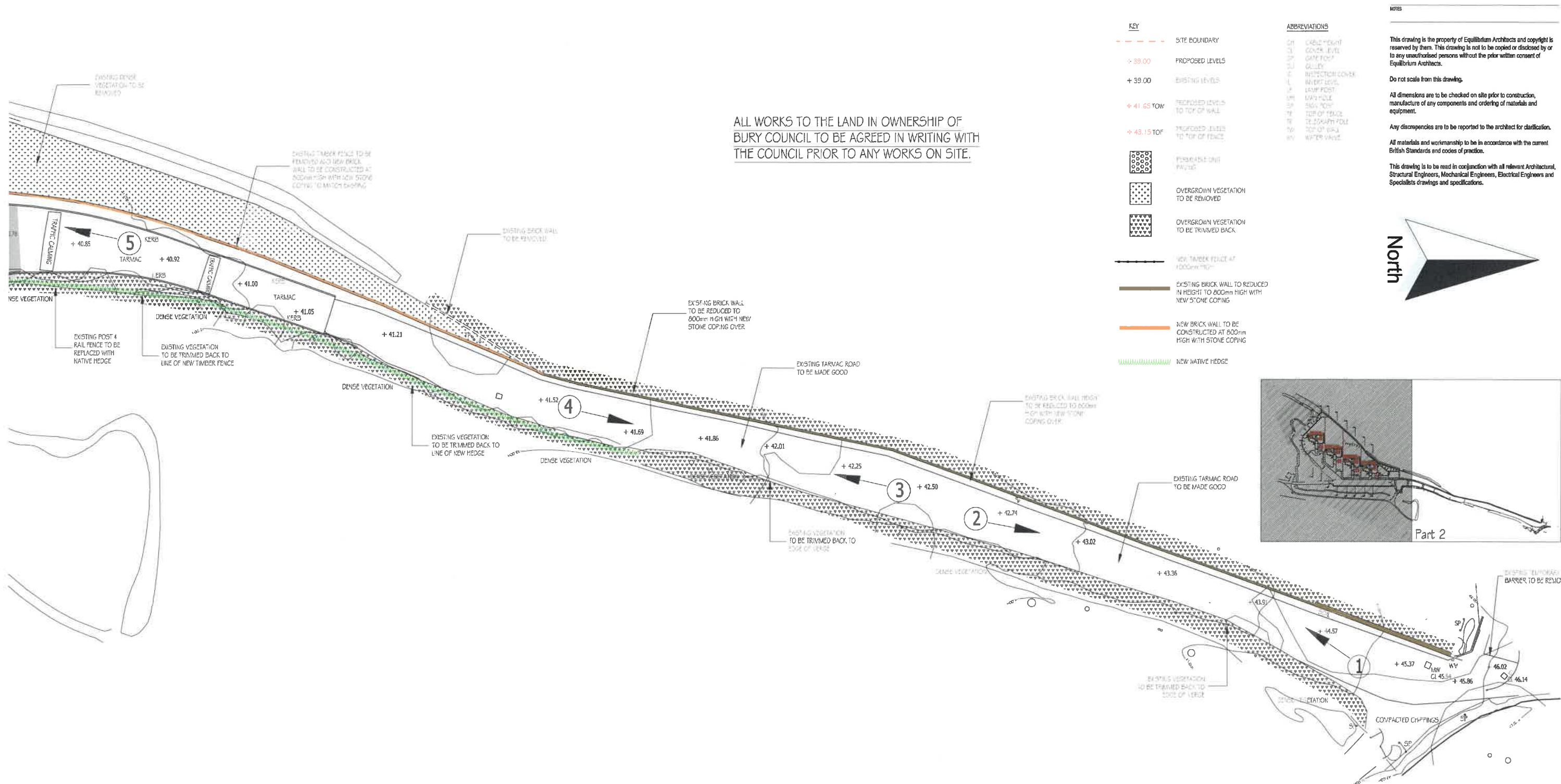


E	Existing fence to be removed and replaced with native hedge.	AL	12/04/17
D	Increased depth of drive to property D.	AL	15/09/16
REV	DESCRIPTION	CHECK	DATE
CL	MARTIN SLACK		
PROJECT	Proposed Development, Drinkwater Park, Prestwich, M25 3HR		
DRAWING	Proposed Site Layout Part 1		
SCALE	1:200 @ A1	DATE	July 2016
DRAWN	AL	CHECKED	
DRAWING NO.	R-0361-01	CAD REFERENCE NO.	REVISION
			E



435-437 Walmersley Road, Bury, Lancashire, BL9 9BU. T: 0161 787 2077 F: 0161 787 2083  
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk





This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

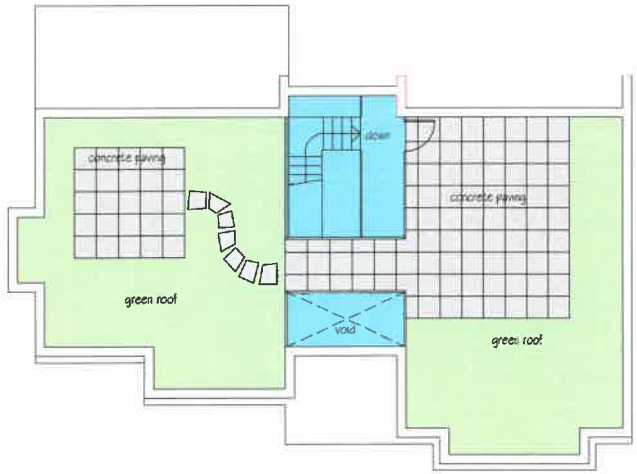
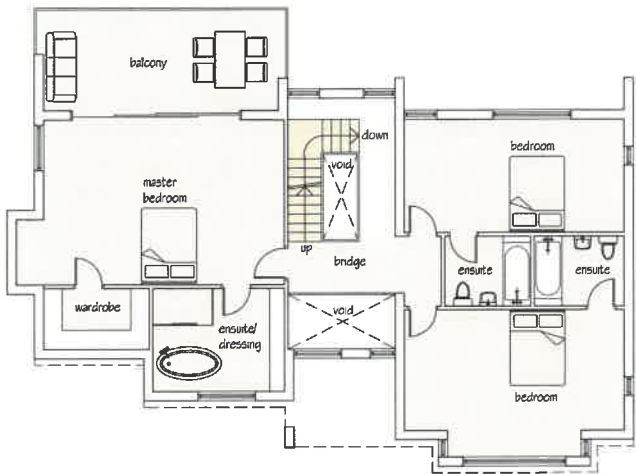
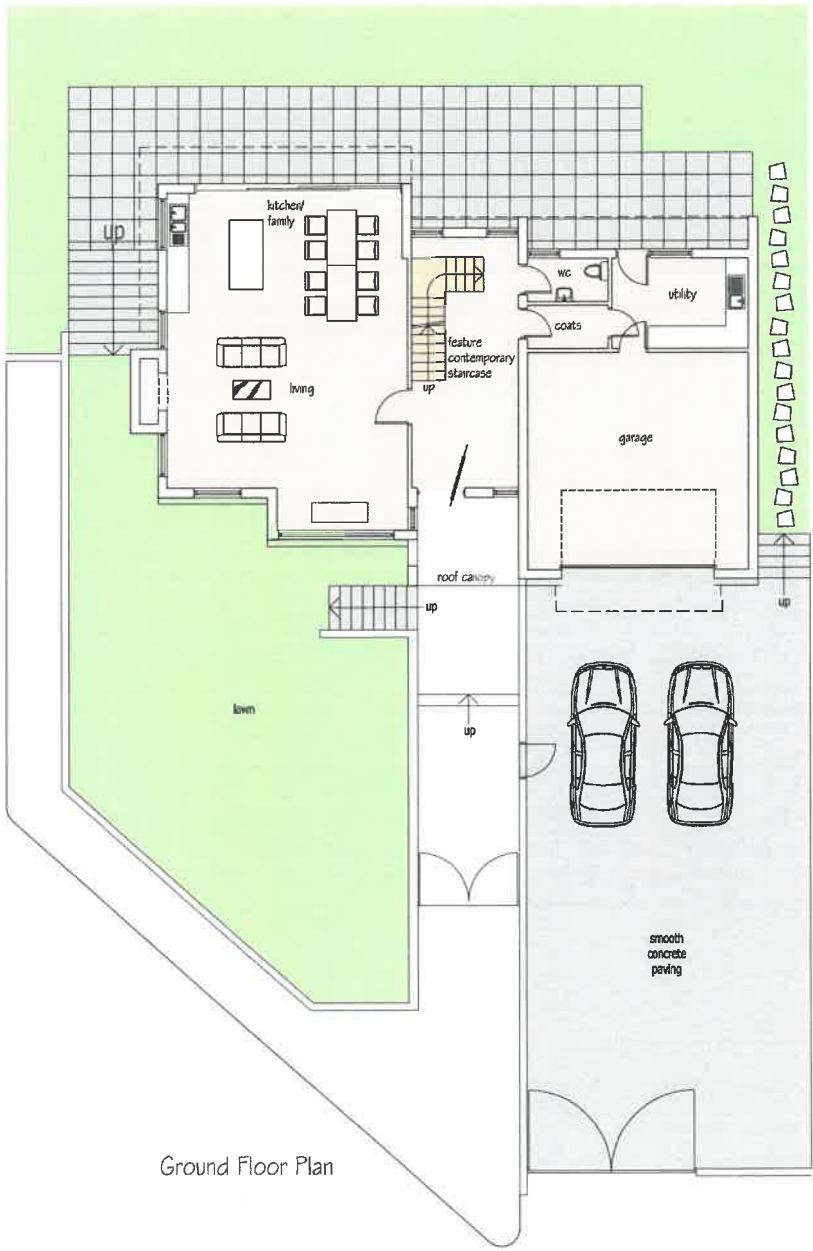
Do not scale from this drawing.

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

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

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

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



A Second floor omitted. AL 10/04/17

REV DESCRIPTION CHECK DATE

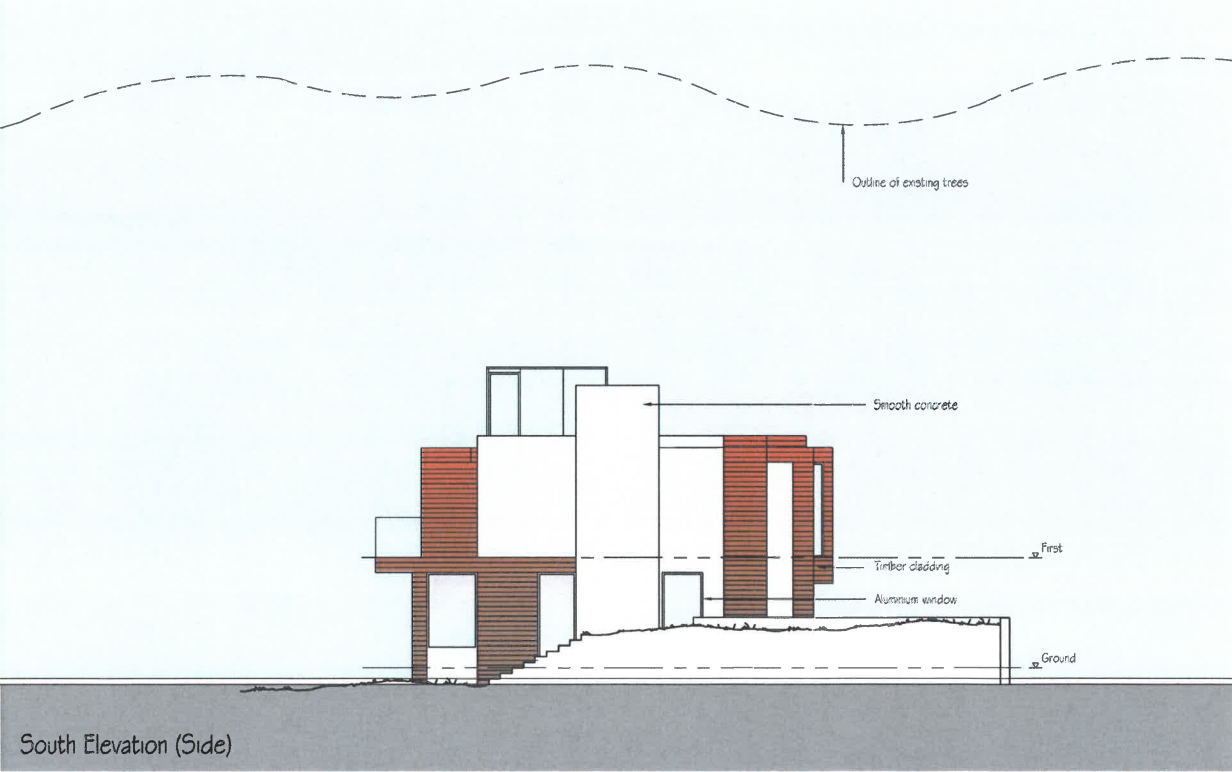
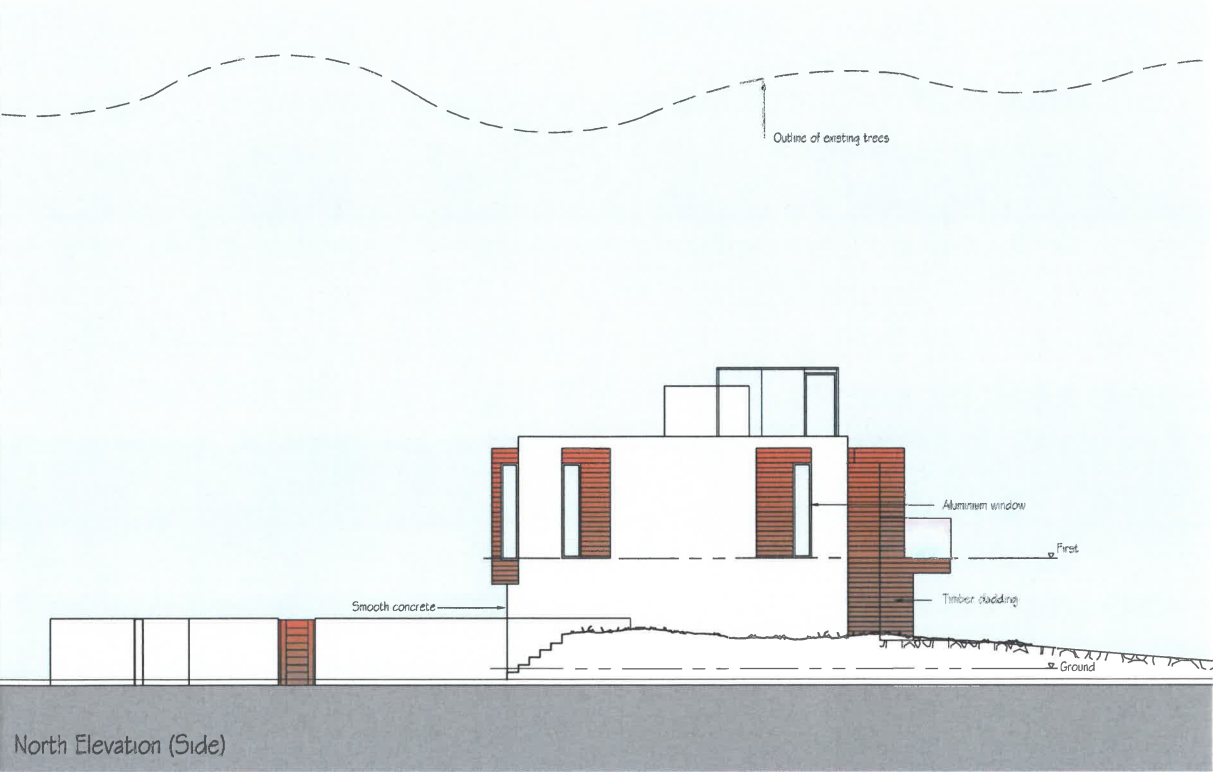
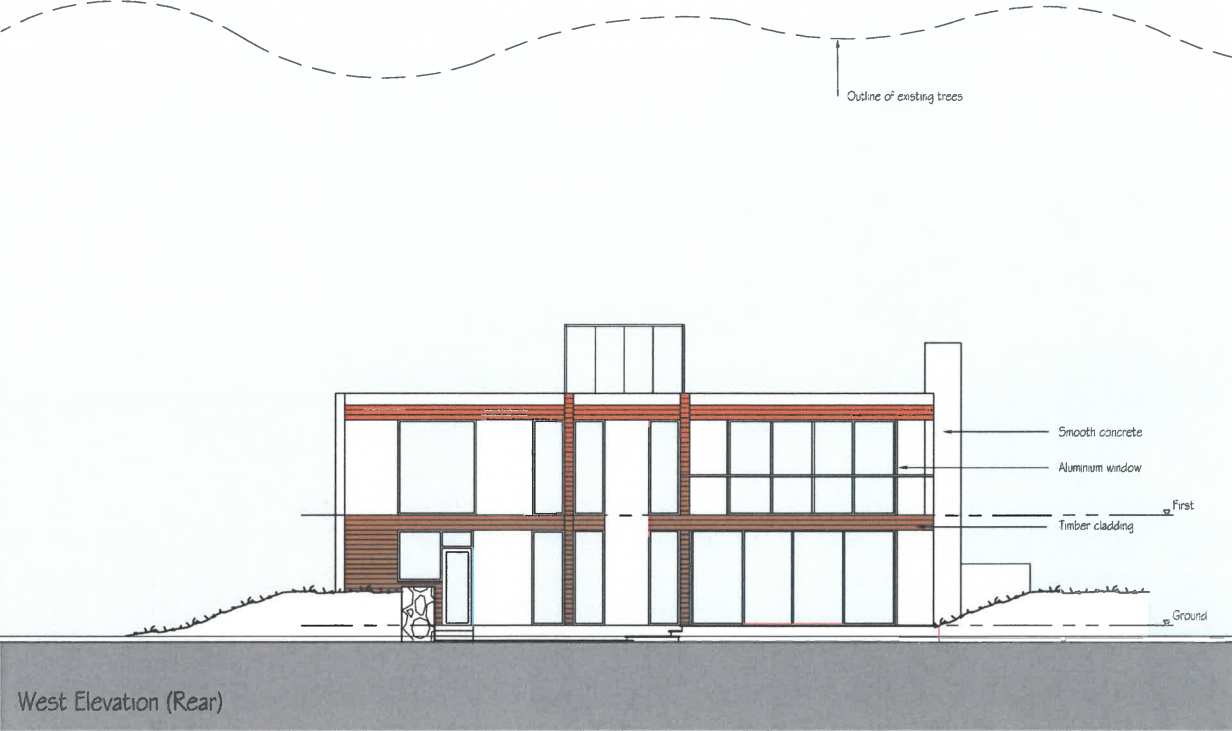
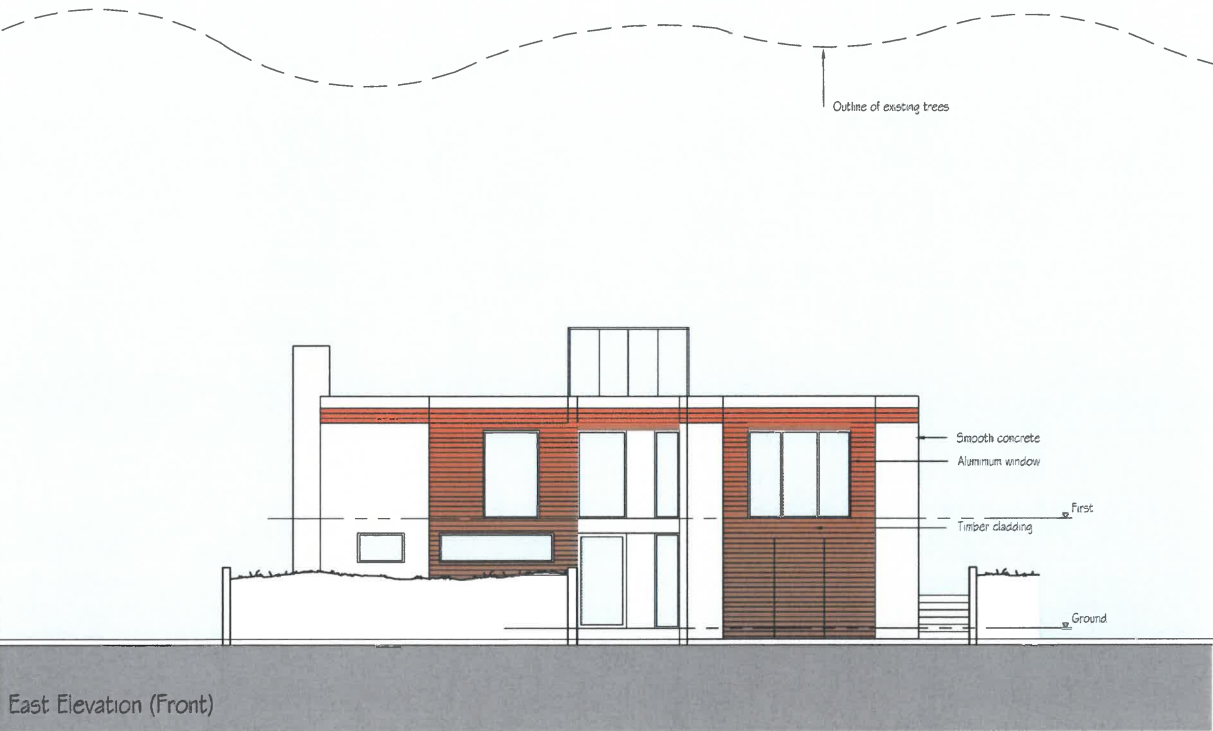
CLIENT  
MARTIN SLACK

PROJECT  
Proposed Development, Drinkwater Park,  
Prestwich, M25 3HR

DRAWING  
Proposed Floor Plans

SCALE 1:100 @ A1	DATE July 2016	DRAWN AL	CHECKED
DRAWING NO. R-0361-06	CAD REFERENCE NO.	REVISION A	





NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

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

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

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

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

A	Second floor omitted.	AL	12.04.17
REV	DESCRIPTION	CHECK	DATE
CLIENT			
MARTIN SLACK			
PROJECT			
Proposed Development, Drinkwater Park, Prestwich, M25 3HR			
DRAWING			
Proposed Elevations			
SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	Apr 2016	AL	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0361-07		A	









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

**Item** 02

**Applicant:** Mr Samuel Don

**Location:** 54 Ringley Road, Whitefield, Manchester, M45 7LL

**Proposal:** Demolition of existing dwelling and erection of 7no. flats

**Application Ref:** 60924/Full

**Target Date:** 08/02/2017

**Recommendation:** Approve with Conditions

**The application was deferred for a site visit at the March Planning Committee meeting.**

### **Description**

The site contains a large detached dwelling, which is two storeys in height and is constructed with rendered elevations with a tile roof. There is a large front garden and rear garden with mature trees on the periphery. The site is accessed from Ringley Road via a driveway and there is a 2 metre high brick wall along the frontage with Ringley Road.

There are residential properties to the south, east and west of the site and Stand Golf Course is located to the north.

The proposed development involves the demolition of the existing dwelling and the erection of a four storey building containing 7 apartments. The proposed development would be located centrally within the site and would be constructed from brickwork with a flat roof. The site would be accessed from Ringley Road with a small car park (7 spaces) at ground floor level and a ramp leading down to a basement car park of 7 spaces.

### **Relevant Planning History**

01593/E - Demolition of existing dwelling and erection of 2 no. blocks comprising of 8 no. flats at 54 Ringley Road, Whitefield. Enquiry completed - 11 February 2015.

59053 - Outline application for the demolition of existing dwelling and erection of 7 no.flats at 54 Ringley Road, Whitefield. Refused - 21 April 2016.

### **Publicity**

The neighbouring properties were notified by means of a letter on 14 December 2016.

9 letters were received from the occupiers of Stand Unitarian Chapel, 52, 56, 61 Ringley Road, which raised the following issues:

- Objections are the same as the previous application as the changes are minimal.
- The plans have been slightly amended from the four storey building that was refused. The amendments are so minor that they don't make any difference and the building is too large for the plot.
- The proposed building extends further to the rear of my property and well beyond my extension.
- Both my house and garden would be overlooked and would cause a serious loss of privacy.
- It would overshadow my house and encroach on its light and air.
- The new flats would start well in front of the existing house and would project further at the rear.
- The new building would be far higher than the existing house and all the surrounding

properties.

- There would be an underground car park, making the building 5 storeys high.
- There is not enough parking on site and it is not possible to use some of the spaces at the front.
- There is subsidence within Whitefield and the construction of a 5 storey building would add to this. If subsidence occurs, there would be legal proceedings issued for negligence against all parties concerned including Bury Council.
- The applicant has not contacted the neighbouring properties with regard to the application or any difficulties during construction.
- There are no 3d drawings and as a result you cannot tell from the plans how much they would impact upon the neighbouring properties.
- Concern about increased traffic flow in the area.
- Ringley Road narrows in front of No. 54 and this would exacerbate the existing traffic problems in the vicinity.
- The size and design of the proposed building is not appropriate. The plot is far too narrow.
- The proposed residents would overlook the front and rear gardens and into our home.
- There is little space (1.5 Metres ) between the proposed build and the existing dwelling, leading to an oppressive and claustrophobic feel.
- There is little room for manoeuvres in the underground car park.
- The 14 spaces would be used by residents - where would visitors park?
- A full bat survey is required and this cannot be provided until May.
- Any removal of the vegetation at the front would impact upon our privacy.
- A swept path analysis of the car parking should be requested.
- The bin store is too prominent in the streetscene.
- Concerned about the proposed balconies and specifically the penthouse apartment.
- Access onto Ringley Road
- On site parking issues
- Lack of on-road parking
- Traffic congestion
- The new plans do not deal with any of the reasons the Council gave previously for refusing planning permission.

The neighbouring properties were notified of revised plans on 14 March 2017.

3 letters have been received from the occupiers of 52, 56 Ringley Road and Stand Unitarian Chapel, which have raised the following issues:

- The latest plans appear almost identical to the former plans and I object.
- The latest plans are STILL for a FOUR storey block of flats, despite the first application being refused as four storeys was too large for the remaining houses in the area.
- The size, scale and mass has been increased from the first application.
- The latest plans go far beyond the building line of the existing houses.
- The occupants of the flats can look directly into my bedroom and lounge extensions, which is a unacceptable invasion of my privacy.
- A FOUR storey block of flats by reason of its size, scale and position would still be a PROMINENT and INTRUSIVE feature on Ringley Road and would be HUGELY DETRIMENTAL to the visual amenities of the area.
- A FOUR storey block of flats would be DETRIMENTAL to my adjoining property by OVERSHADOWING my property due to height ,size and position.
- A FOUR storey block of flats would be DETRIMENTAL to the AMENITIES of my adjoining property by reason of it's height, size and position.
- The latest plans PROVE that there is still INSUFFICIENT room for parking for a FOUR storey block of flats on the plot in question which I have referred to in detail in previous objections.
- AND FINALLY there would be a total lack of PRIVACY to my own property not just to the rear where my bedrooms and garden would be OVERLOOKED but also to the front of the property where the flats would start far in advance of my house.

- The revised plans do not alter our basic objection to the development, which would result in an unnecessary and unwelcome increase in traffic and activity on what is an already unsafe section of Ringley Road.
- We note the revised plans, but would respond that there is nothing there to address our concerns and objections. All of our previous objections notified to you still stand.
- The previous scheme was rejected primarily due to bulk, massing and height issues and whilst the revised plans include some reduction in the width of the second and third floors, these reductions are not material. The proposed building extends significantly beyond the building line at the front and rear.
- Existing developments for flats have been built on much wider and more spacious plots. The nearest block of flats is some distance away and built on a corner plot - not between two houses.
- The streetscene plan is too simplistic to appreciate the totally overbearing nature of the proposed build. No 3D illustrations have been provided.
- The building is overwhelming and inappropriate for the plot. Only the ground floor of the existing building exceeds the building line, whereas all floors of the proposed build exceed the front and rear of the existing dwellings.
- The report refers to the 45-degree rule and the fact that the front line is level with the garage at No. 56. Our understanding of the 45 degree rule was that it was designed to ensure sufficient light on new development and not as a way of defeating objections as to the impact of overshadowing on the amenities of adjacent properties.
- Residents of the proposed build would overlook our front garden, back garden and into our home.
- The curved windows would allow views across the front gardens, which may be mitigated by the conifer trees. The trees are not shown to be retained. The report states that the views would not be significantly more adverse than the existing dwelling. We do not understand this point as we are not overlooked by the existing dwelling.
- The proposed build would block our light and air and the proposed build would be totally claustrophobic and oppressive.
- We are concerned about the potential impact of such a major build on the structural integrity of our dwelling.
- We believe that all 14 spaces will be used by residents of the flats, which leaves the issue of visitor parking.
- As the underground car park would be difficult to manoeuvre in and out of, we believe that residents will not use this car park.
- The car parking spaces at the front face our property and we will be disturbed by vehicles arriving/leaving at night in terms of headlights and noise.
- As the visitor parking will be used by residents, visitors will look for alternative parking. Ringley Road is narrow at this point and there are double yellow lines, which restricts on-street car parking.
- Question where are contractor vehicles to park - the site is just too small.
- If residents are to access the rear garden through the narrow passageway between ourselves and the proposed build, it would clearly impact upon our right to privacy.
- This scheme cannot be justified. The site is just not large enough for a building of this size and the traffic/parking issues cannot be ignored.

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

### **Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to access onto Ringley Road, a construction traffic management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities and car parking.

**Drainage Section** - Comments awaited.

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

**Waste Management** - Comments awaited.

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



**GM Ecology Unit** - No objections, subject to the inclusion of a condition relating to bats.

### **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
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
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** - 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.

The site is located within the urban area and there is residential development to the south, east and west and a golf course to the north. The proposed development would not conflict with the surrounding land uses and would be in a sustainable location with regard to services and public transport. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

**Design and layout** - The proposed development would be four storeys in height and would be located centrally within the plot. The proposed development is located in an area of predominantly large detached houses of differing styles, character and heights. The detached dwellings are predominately two storeys in height with pitched roofs and there is a block of flats located to the south, which is four storeys in height with a flat roof.

The art deco theme has incorporated curvilinear corners, horizontality to residential window openings, with the central vertical transitional arrangements formed by glazing in the building providing a line of symmetry. The upper floors reduce in from the sides to provide a stepped appearance and the upper floor pavilion sits back recessively from the front elevation.

The key amendments from the previously refused scheme are:

- The penthouse has been reduced from 3 bedrooms to 2 and the floor has been reduced in width by 2.85 metres
- The third floor has been reduced by 1.5 metres in width
- The ground and first floors have been reduced by 0.2 metres in width.
- The overall height of the building has been reduced by 1.5 metres.

These respond to the concerns the Local Planning Authority had in relation to the bulk, massing and height of the previous scheme.

The proposed building would be constructed from render with a single ply membrane flat roof, which would be acceptable. Therefore, the proposed development would not be unduly prominent within the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Impact upon the surrounding area** - The level of private amenity space would be acceptable and the proposed bin store in the southern corner would be large enough to accommodate the required level of bins. The existing boundary treatments of a brick wall to the frontage with Ringley Road and a timber fence to all other boundaries would be retained, which would be acceptable. Therefore, the proposed development would not be a prominent feature in the locality and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Impact upon residential amenity** - Whilst there are no set standards in terms of separation distances between newly built properties and existing dwellings, SPD6 is used as a guide to assess relationships and aspect standards between properties and new built development.

The proposed site plan indicates that the proposed building would project 6 metres in front of No. 52 Ringley Road and 5.6 metres in front of No. 56 Ringley Road, but would be level with the garage to No. 56. However, the proposed site plan indicates that the proposed development would comply with the 45 degree rule for both properties and as such, the proposed development would not have a significant adverse impact in terms of loss of light and privacy to the front elevation of the adjacent dwellings.

The proposed building would project beyond the rear elevation of the adjacent dwellings at ground, first floor and second floor and to a lesser extent at the third floor. Again, the proposed development would comply with the 45 degree rule and as such, would not have a significant adverse impact upon the amenity of the neighbouring properties.

The proposed building would include windows in the gable elevations and these windows would be obscure glazed to prevent any overlooking or loss of privacy to the neighbouring properties. This would be secured by a condition.

The proposed windows to the front elevation would be curved and as such would allow some views across the front gardens of the adjacent properties. Currently, there are banks of mature conifer trees to the boundaries with the adjacent properties, which would protect privacy. However, it should be noted that these trees could be removed in the future and are not suitable for a Tree Preservation Order. The curved nature of the proposed openings does allow for a more direct relationship, but this would not be significantly more adverse than the potential to overlook from the existing dwelling. In addition, the proposed development would overlook the front garden, which would also be visible from the main road. As such, it is considered that the proposed development would not have a significantly adverse impact upon the amenity of the neighbouring properties.

The proposed development includes the provision of terraces and balconies on the rear elevation and screens would be provided at ground, first and second floor level. It is not clear whether a screen would be provided at fourth floor. As such, a condition will be attached to any grant of planning consent requiring details of a screen to be provided.

Therefore, the proposed development would have an adverse impact upon the amenity of the neighbouring properties and would conflict with Policies H2/1, H2/2, H2/6 and EN1/2 of the Bury Unitary Development Plan.

**Bats** - The proposed development would involve the demolition of the existing dwelling and a bat survey was submitted with the application. A daytime inspection of the building was undertaken and no signs of bats were found. While the risk posed to bats is not so great to warrant an emergence survey prior to determination, a survey should be undertaken prior to any demolition works taking place. GM Ecology Unit has no objections to the proposal, subject to the inclusion of a condition requiring the submission of a further bat survey prior to the demolition of the building. Therefore, 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.

**Highways issues** - The proposed development would be accessed from Ringley Road and the appropriate visibility splays would be provided. A separate pedestrian access from Ringley Road to the proposed building would be provided. The proposed access road would be 5.5 metres wide, which would be wide enough for cars to pass and re-pass. A traffic management system would be put in to place, which would allow traffic in one direction only up or down the ramp. The Traffic Section has no objections, subject to the inclusion of conditions relating to access onto Ringley Road, a construction traffic management plan, measures to prevent mud from passing onto the highway, visibility splays, turning facilities and car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Parking** - SPD 11 states that the maximum number of parking spaces is 1.5 per 2 bed dwelling. This equates to 10.5 parking spaces.

The proposed development would provide 7 parking spaces in an undercroft parking area and 7 parking spaces at the front of the property, which would equate to 14 spaces, which would be in excess of the parking standards. Ringley Road narrows outside the application site and there are waiting restrictions on Ringley Road. As such, any vehicles parking on-street would have a significant impact upon the free flow of traffic and pedestrian safety and on this basis, it is considered that an over provision of parking 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.

### **Response to objectors**

- The issues relating to the height, scale, bulk massing and design of the building, bats, car parking, traffic generation, overlooking and loss of privacy have been addressed in the main report.
- The issues relating to construction are not material planning considerations and cannot be taken into consideration.
- The converse is that crossing the 45 degree line would render the development unacceptable.
- There would be a 1.8 metre high timber panel fence between the proposed development and the adjacent residential property and there would be 10.5 metres between the proposed car park and the front elevation of the adjacent property. Given the timber fence and the distance to the residential properties, it is considered that there would not be a significantly adverse impact upon the amenity of the neighbouring properties.

- Where the contractors would park would be dealt with by a construction traffic management plan condition.
- The maximum parking standards asks for 10.5 spaces and the proposed development would provide 14 spaces.

**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 R-0345 SLP, TRI-1417-01, R-0345-01 A, R-0345-02 A, R-0345-03 A, R-0345-05 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. Details/Samples of the (materials/bricks) 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/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. The approved Remediation Strategy and associated works as detailed in letter dated 5 January 2017 (reference CL800.050117.1) 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 demolition works shall commence unless or until a survey to establish whether the building is being utilised by bats and a programme of mitigation measures has been submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be fully implemented prior to the commencement of works and shall remain in situ until the demolition works are completed.

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.

6. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 20 l/s.  
Reason: To ensure a satisfactory means of drainage, promote sustainable development and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.
7. The windows in the north eastern and south western elevations shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.  
Reason. To protect the privacy of adjoining occupiers pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
8. Prior to the commencement of the development hereby approved, detailed drawings of the curved windows on the front elevation, at a scale of 1:20, shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented prior to first occupation of the building hereby approved.  
Reason: To ensure a satisfactory form of development and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.
9. The car parking indicated on approved plan reference R-0345-01 Revision A shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.  
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
10. Prior to the commencement of development, details relating to the proposed screens for all balconies/terraces shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.  
Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
11. A landscaping scheme, including details of all boundary treatments, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. 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. Notwithstanding the details indicated on approved plan references R-0345-01 Revision A, no development shall commence unless and until full details of the formation of the proposed 5.5m wide site access onto Ringley Road, incorporating the provision of a sliding gate set back a minimum of 5m from the adopted highway, relocation/replacement of the affected street lighting column and highway gully, reinstatement of the redundant access and reconstruction of the footway abutting the site, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented in full, to an agreed specification prior to the development hereby approved being occupied.  
Reason. To ensure bus passenger facilities affected by the development are replaced, secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway pursuant to the following Policies of the Bury Unitary Development Plan:  
Policy H2/1 - The Form of New Residential Development  
Policy H2/2 - The Layout of New Residential Development  
Policy EN1/2 - Townscape and Built Design
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:
- 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 demolition/construction vehicles together with storage on site of demolition/construction materials.
- The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition/construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.  
Reason. 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 Layout of New Residential Development  
Policy EN1/2 - Townscape and Built Design
14. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.  
Reason. - To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.
15. The visibility splays indicated on approved plan reference R-0345-01 Revision A shall be implemented before the new access is brought into use/development first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

16. The turning facilities indicated on approved plan reference R-0345-01 Revision A shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

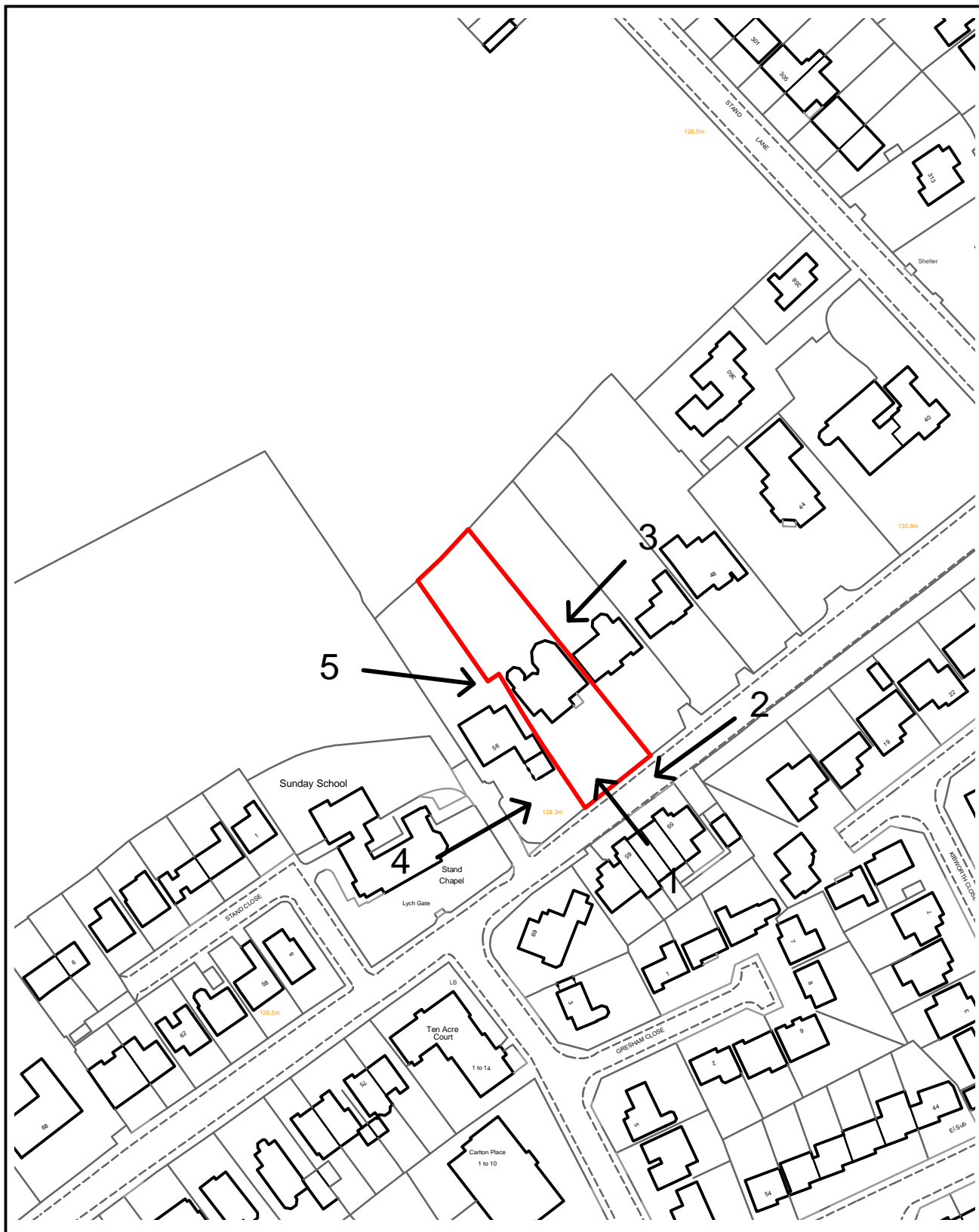
Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

Policy EN1/2 - Townscape and Built Design

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 60924**

**ADDRESS: 54 Ringley Road  
Whitefield**

**Planning, Environmental and Regulatory Services**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**



**Bury**  
COUNCIL



60924

Photo 1



Photo 2





Photo 3



Photo 4



Photo 5







# NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

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

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

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

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



## KEY

-  PROPOSED TREES
-  BLACK TARMAK
-  STONE PAVING
-  PAVED AREA
-  GRASSED AREA
-  1.0m HIGH GARDEN FENCE

## ABBREVIATIONS

CBL	CABLE COVER
CH	CABLE HEIGHT
CL	COVER LEVEL
GU	GULLY
LP	LAMP POST
MH	MAN HOLE
TP	TELEGRAPH POLE
TW	TOP OF WALL
WV	WATER VALVE

## PLANNING

A Existing proposed curves indicated, unless otherwise stated, all other existing and proposed curves are to be as shown.

REV DESCRIPTION DATE

DATE

MR & MRS DON

PROJECT

54 Ringley Road, Bury

TITLE

Proposed Site Layout

SCALE	DATE	DRAWN	CHECKED
1:200@A1	Nov 15	AL	-
REVISIONS	DATE	BY	REASON
R-0345-01			A



NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

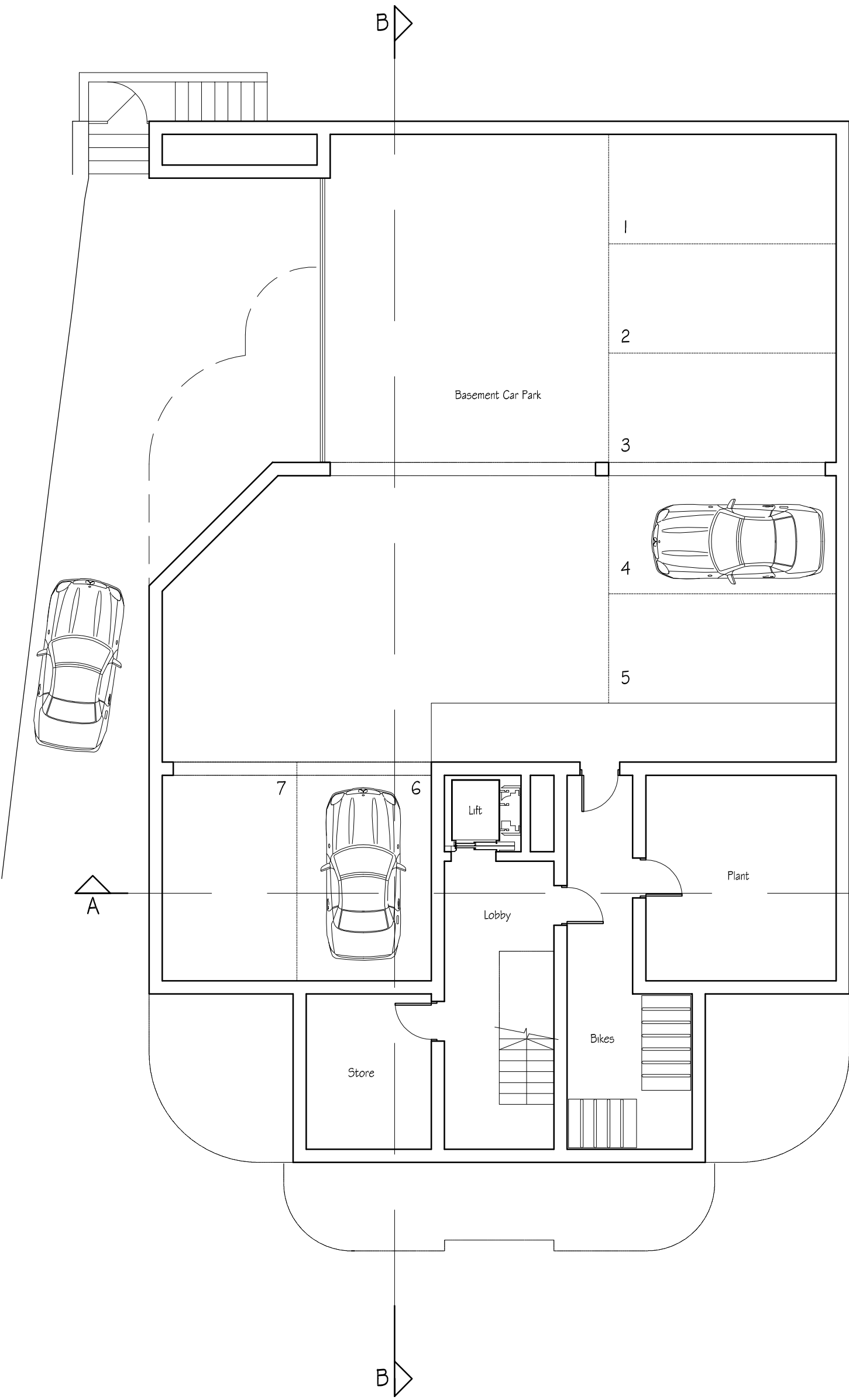
Do not scale from this drawing.

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

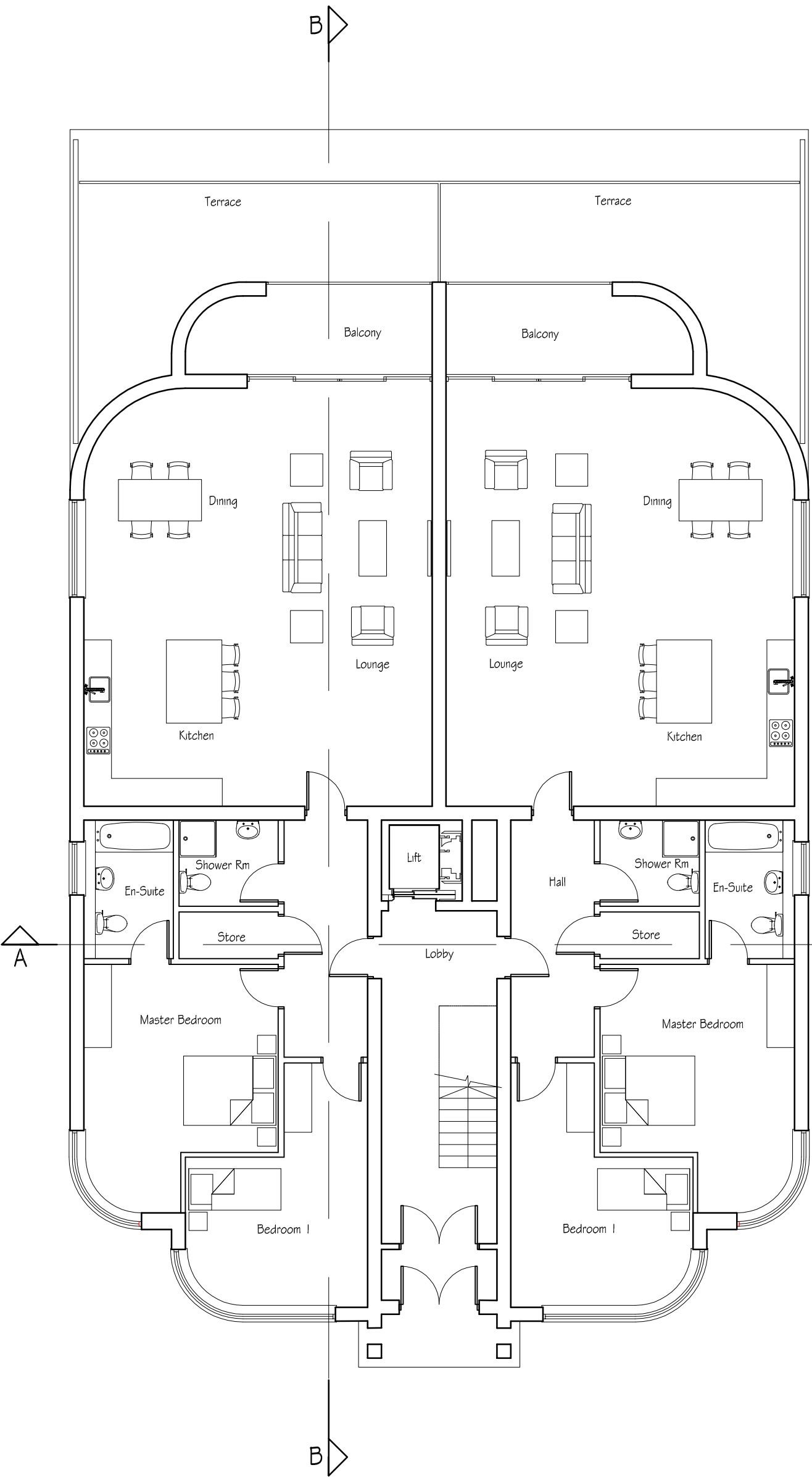
Any discrepancies are to be reported to the architect for clarification.

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

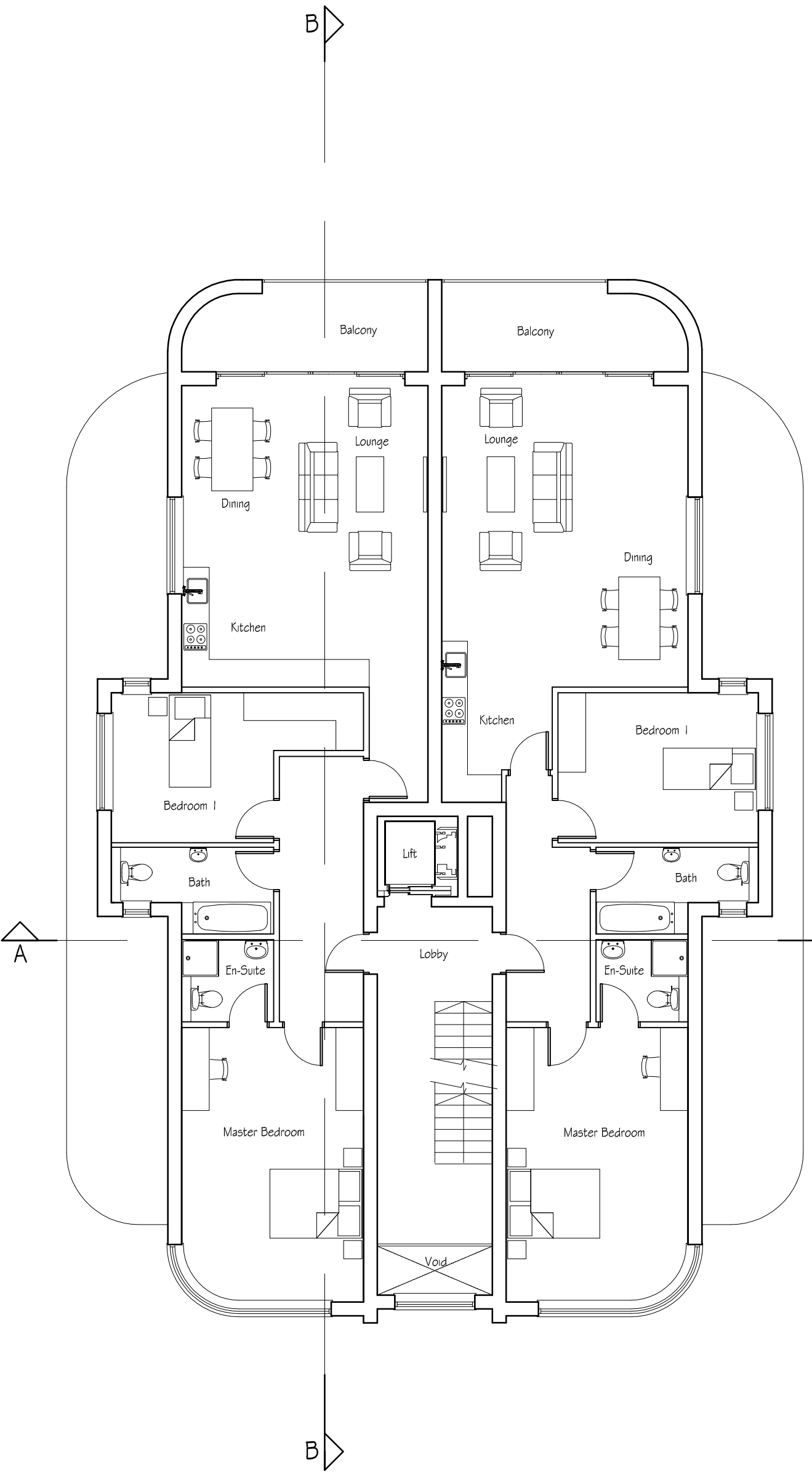
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



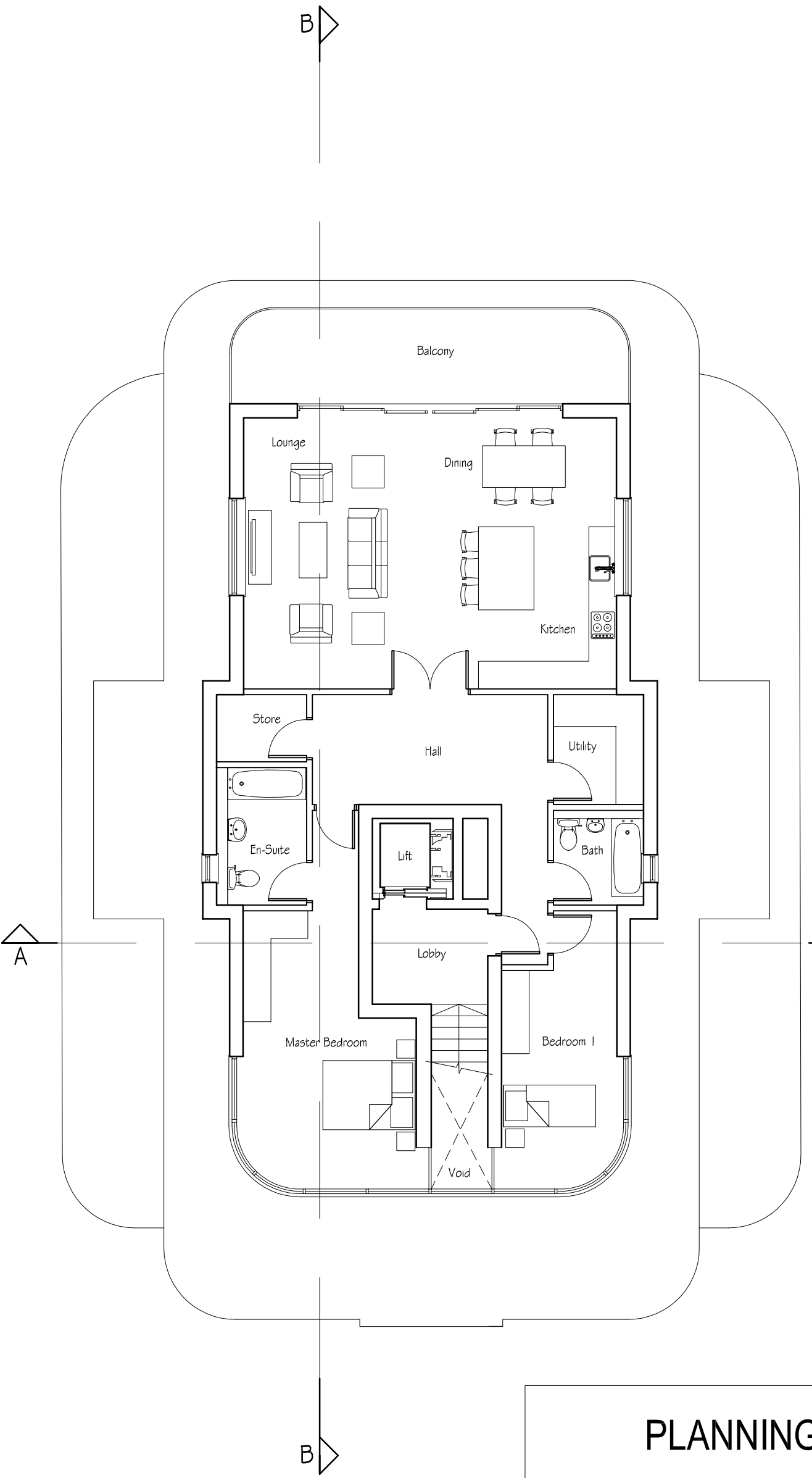
Proposed Basement Floor Plan



Proposed Ground and First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan

PLANNING

A Basement will altered to allow easy vehicular access into underground secure car park. AL 06/03/17

REV DESCRIPTION CHECK DATE

CLIENT  
MR & MRS DON

PROJECT  
54 Ringley Road, Bury

TITLE  
Proposed Plans

SCALE	DATE	DRAWN	CHECKED
1:100@A1	Nov 16	AL	-
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0345-02		A	



This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

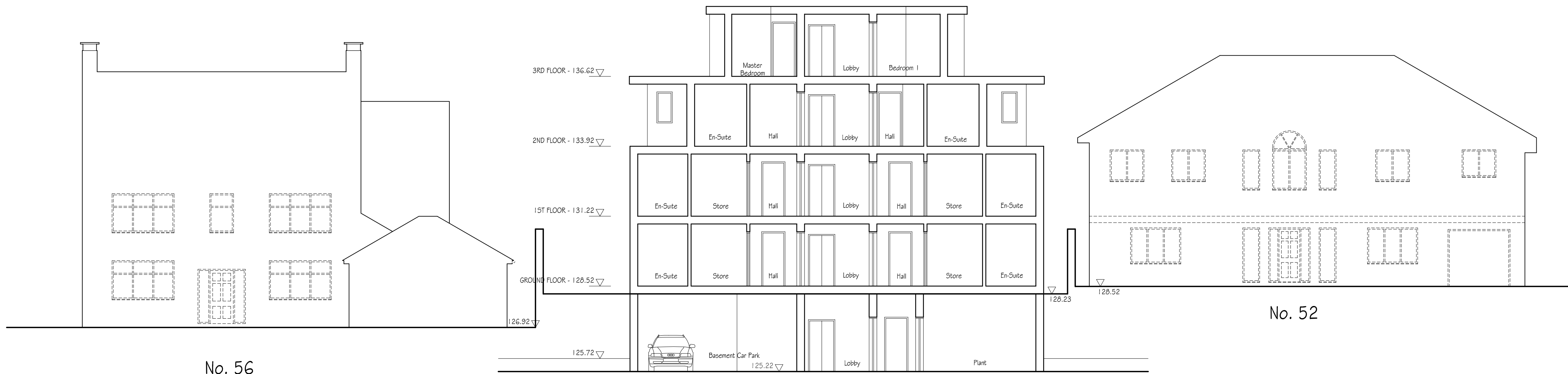
Do not scale from this drawing.

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

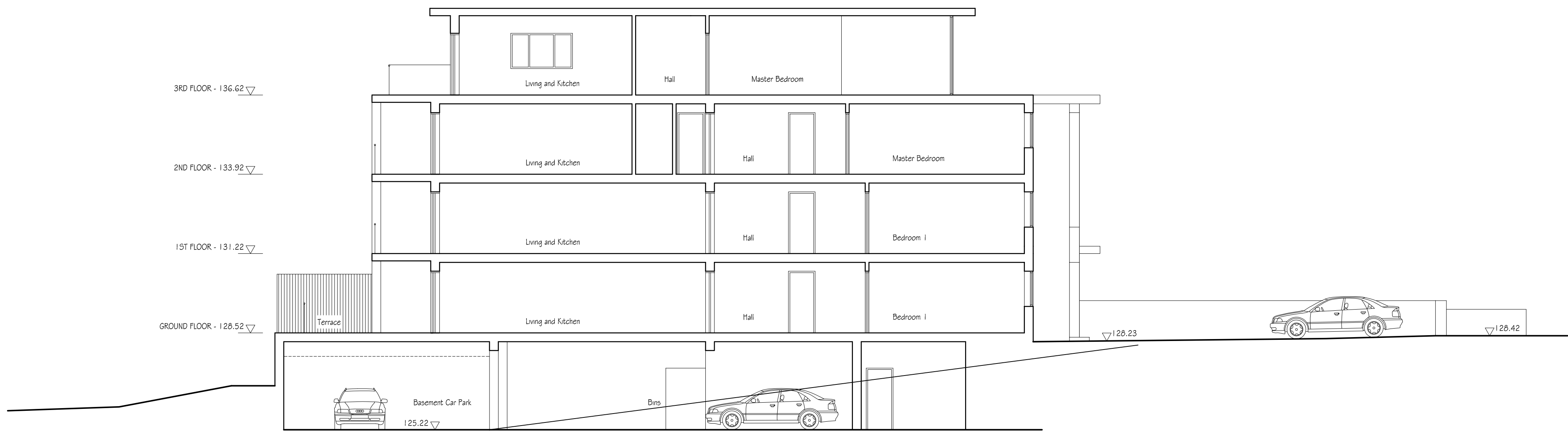
Any discrepancies are to be reported to the architect for clarification.

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

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



Proposed Site Section A-A



Proposed Site Section B-B

## PLANNING

A Section A-A extended and ground levels indicated to Planners' comments. AL 13.03.17

REV DESCRIPTION CHECK DATE

CLIENT

MR & MRS DON

PROJECT

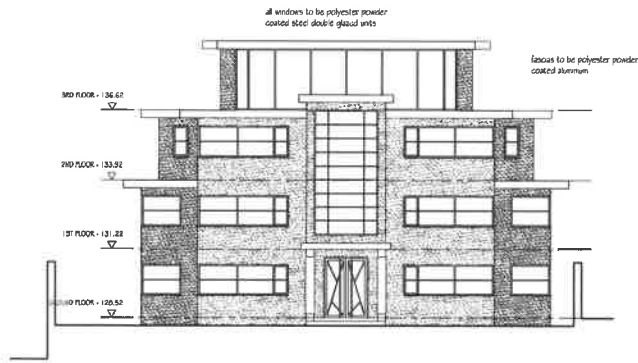
54 Ringley Road, Bury

TITLE

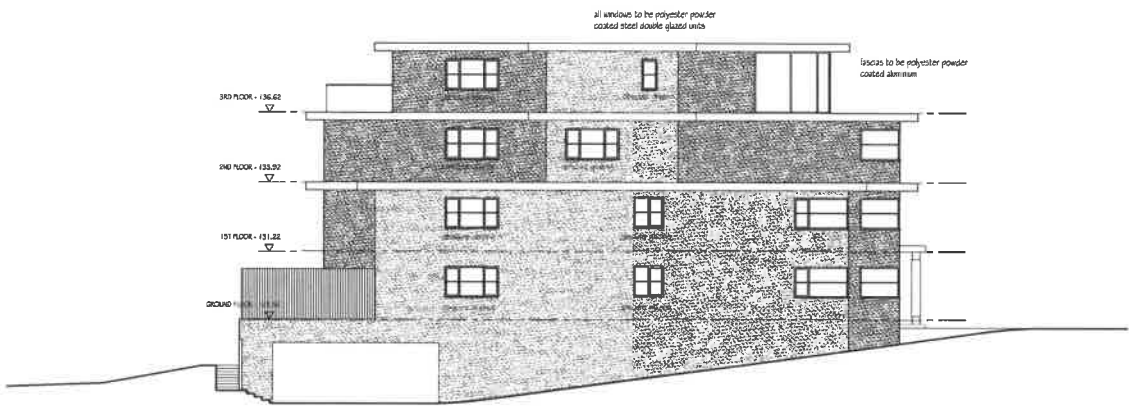
Proposed Sections

SCALE	DATE	DRAWN	CHECKED
1:100@A1	Nov 16	AL	-
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0345-03		A	

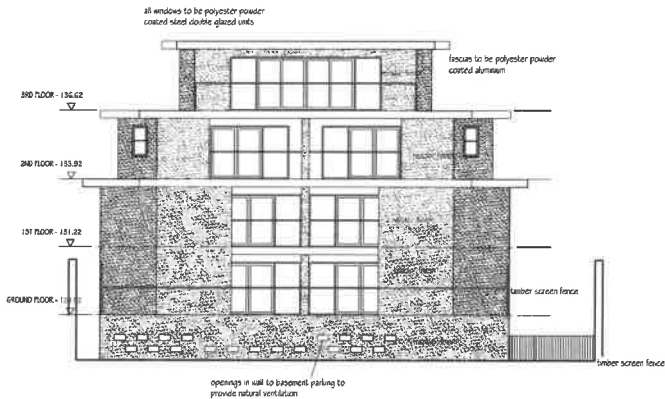




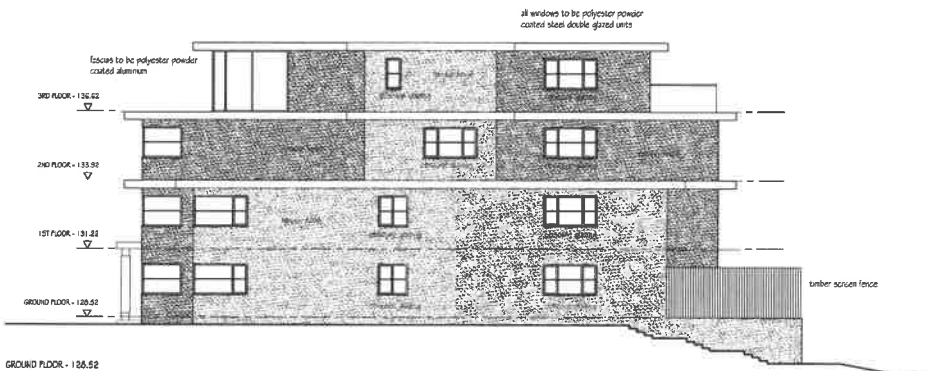
Proposed Front Elevation



Proposed Side Elevation  
(As viewed from no. 56)



Proposed Rear Elevation



Proposed Side Elevation  
(As viewed from no. 52)

40213

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

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

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

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

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

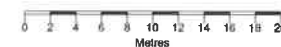
PLANNING			
REF	DESCRIPTION	DATE	DATE
CLIENT			
MR & MRS DON			
PROJECT			
54 Ringley Road, Bury			
TITLES			
Proposed Elevations			
SCALE	DATE	DRAWN	CHECKED
1:100@A1	Nov 16	AL	-
DRAWING NO.	CHECKED/DATE	NO.	REVISION
R-0345-05			-
			
429-437 Midway Road, Bury, Lancashire BL3 4JL T: 0161 761 7877 F: 0161 761 7288			
info@equilibriumarch.co.uk www.equilibriumarch.co.uk			





# Notes

All Dimensions to be checked on site. Walls shown on plans are not to be assumed to be solid & should be checked for thickness, construction, load bearing capacity & stability.



## ABBREVIATIONS

CB	Cable Cover
CH	Cable Height
CL	Cover Level
DK	Drop Kerb
EH	Edge Height
FH	Fire Hydrant
FHL	Finished Floor Level
GI	Gas Inlet
GU	Gully
IC	Inspection Cover
LP	Lamp Post
MH	Man Hole
RH	Ramp/Road Height
RWP	Rain Water Pipe
SVP	Soil Vent Pipe
TF	Top of Fence
TL	Threshold Level
TP	Telegraph Pole
TW	Top of Wall
WV	Water Valve

## NOTE

All levels and coordinates relate to OSN2000 using 48563 datum.  
A small number of errors or omissions are observed in printed copies of this plan.

Rev.0 Description, Issued



2 Berkshire Close | Wilpshire | Blackburn | Lancashire | BB1 9NG  
tel 01254 614055 fax 01254 209754 e-mail sales@thcad-solutions.co.uk

Site Address  
54 Ringley Rd  
Bury

Project Description  
Existing Site Survey

Drawing Title  
Existing Site Survey

Scale	Date	Drawn By
1:200@A1	01/04/2015	TS

Drawing Number  
TRI-1417-01



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

**Item** 03

**Applicant:** Salix Homes

**Location:** 26,30,34,38,42 Chapel Road, Prestwich, Manchester, M25 9SR

**Proposal:** Change of use of 5 no. existing ground floor shops to 5 no. two bedroom flats

**Application Ref:** 61218/Full

**Target Date:** 09/05/2017

**Recommendation:** Approve with Conditions

### **Description**

The site contains a terrace of retail shops with 5 no. two storey flats above. The building is constructed from buff brick with a pitched tile roof. The shops on the ground floor are vacant and have been for some years. The dwellings at first and second floor level are accessed from an external staircase on the western elevation. There is a parking layby to the front of the building and there is a vehicular access off Drinkwater Park for servicing at the rear. At the rear of the dwelling is a tarmac area and an area of grass, which slopes from north to south.

The site is bounded by residential properties to all boundaries.

The proposed development involves the conversion of the retail shops to 5 flats. The existing doors on the rear elevation would be blocked up and 1 new window would be inserted into the rear elevation. The existing toilet windows in each of the retail units would be merged to form 1 larger window in the respective flat. The shop fronts at the front would be removed and replaced with 2 - 3 windows per flat and a front door. 5 parking spaces would be provided on the existing tarmac at the rear and would be accessed from Drinkwater Road.

### **Relevant Planning History**

None relevant.

### **Publicity**

The neighbouring properties were notified by means of a letter on 16 March 2017.

3 letters have been received from the occupiers of 1, 3 Halliwell Road and 2 Drinkwater Road, which have raised the following issues:

- There is only 1 way in and out of the parking and loading area at the back of the flats, which is next to my house.
- We have trouble now with children in our back garden and there is not much space for 6 homes and gardens.
- I have spoken to people who oppose this scheme like me.
- My fence backs onto this area and despite a sign saying no ball games, children still try and retrieve their balls from my garden.
- The parking would be next to my property, which would result in more noise.
- Salix Housing have neglected this estate for years and the police attend regularly. To put another five dwellings in this area is stupid.
- We pay our rent to Salford and Council tax to Bury. Neither are interested in this estate.

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

### **Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to car parking.  
**Waste Management** - Comments awaited. Any comments will be reported in the Supplementary Report.  
**Drainage Section** - Comments awaited. Any comments will be reported in the Supplementary Report.

### **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
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN6	Conservation of the Natural Environment
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
S1/5	Neighbourhood Centres and Local Shops
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
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 (residential)** - 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.

The site is located within the urban area and there is residential development to the south, east and west and a golf course to the north. The proposed development would not conflict with the surrounding land uses and would be in a sustainable location with regard to services and public transport. The site contains a building and the land is previously developed. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

**Principle (retail)** - Policy S1/5 states that the Council will seek to retain retailing (Class A1) as the predominant use in small neighbourhood centres and in new or existing local shops,

to cater primarily for the day to day needs of residents and businesses.

The proposed development would result in the loss of the retail units within the neighbourhood centre. However, the retail units are currently vacant and have been for some time. In addition, planning consent was granted for a retail unit (which has been completed) on a site adjacent to Flashfields on Rainsough Brow, which is within 150 metres of the application site. As such, there would be an acceptable level of retailing to cater for the day to day needs of the residents and businesses. Therefore, the proposed development would be in accordance with Policy S1/5 of the Bury Unitary Development Plan.

**Design and layout** - The proposed conversion involves the removal of the shop fronts and the addition of two windows and a door. The proposed windows would match the existing flats above in terms of size, proportion and design. The proposed shop fronts would be blocked up with a mix of brick and cladding, which would add interest to the elevations and match the existing building.

On the rear elevation, the 5 existing windows would be retained and the existing doors would be blocked up using a matching brick. The two smaller windows would be merged to form 1 larger window and this window would match the existing flats above in terms of size, proportion and design. In plot 5, a small high level window would be added and would relate to a bathroom.

Overall, the proposed development would not be a prominent feature in the locality and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Impact upon surrounding area** - There is a significant amount of land at the rear to act as amenity space. The level of private amenity space would be acceptable and there would be space for a bin store within the land at the rear. This would be secured by a condition. The existing boundary treatments would be retained, which would be acceptable. Therefore, the proposed development would not be a prominent feature within the streetscene and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Impact upon residential amenity** - Whilst there are no set standards in terms of separation distances between newly built properties and existing dwellings, SPD6 is used as a guide to assess relationships and aspect standards between properties and new built development.

There would be 7 metres from the rear elevation to the boundary with plot 1, which would comply with the aspect standards. In addition, there is a 2 metre high hedge along this boundary, which is to be retained and would reduce overlooking.

There would be 7.8 metres between the rear elevation and the boundary with No. 2 Drinkwater Road and 10.3 metres to the gable elevation of No. 2 Drinkwater Road. These distances would comply with the aspect standards.

Plots 2 - 4 would overlook the tarmac and grassed area and there would be 34 metres to the boundary with the properties on Halliwell Road.

Therefore, the proposed development would not have a significantly adverse impact upon the amenity of the neighbouring properties.

**Highways issues** - The proposed development would utilise the existing access from Drinkwater Road and there would be an acceptable level of amenity space. There would be space for turning within the existing tarmac area. The Traffic Section has no objections, subject to the inclusion of a condition relating to car parking. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2, H2/1 and H2/2 of the Bury Unitary Development Plan.

**Parking** - SPD 11 states that the maximum number of parking spaces is 1.5 per 2 bed dwelling. This equates to 7.5 parking spaces.

The proposed development would provide 5 parking spaces, which would equate to 1 per apartment. There is a large tarmac area, which would allow some on-street parking. The site is located in a sustainable location and has good access to public transport. As such, the proposed development would provide an acceptable level of parking and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

#### **Response to objectors**

- The access onto Drinkwater Road was previously used as a service and loading area for the 5 retail units. As such, the proposed development is likely to bring about a reduction in the number of vehicular movements and noise.
- The proposed development would create 5 flats and would provide natural surveillance of this area.
- The remaining issues are not material planning considerations and cannot be taken into consideration.

#### **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 3136 100, 3136 101, 3136 101 Rev 1 (including car parking), 3136 102, 3136 103, 3136 104, 3136 105, 3136 106, 3136 107, 3136 108 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.
4. Details/Samples of the (materials/bricks) 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/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 EN1/2 - Townscape and Built Design.
5. The car parking indicated on approved plan reference 3136 S0 101 Revision 1 shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied and thereafter maintained at all times.  
Reason. To ensure adequate off street car parking provision in the interests of

road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

6. No development shall commence unless or until details of the refuse store have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the dwellings hereby approved being occupied.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development

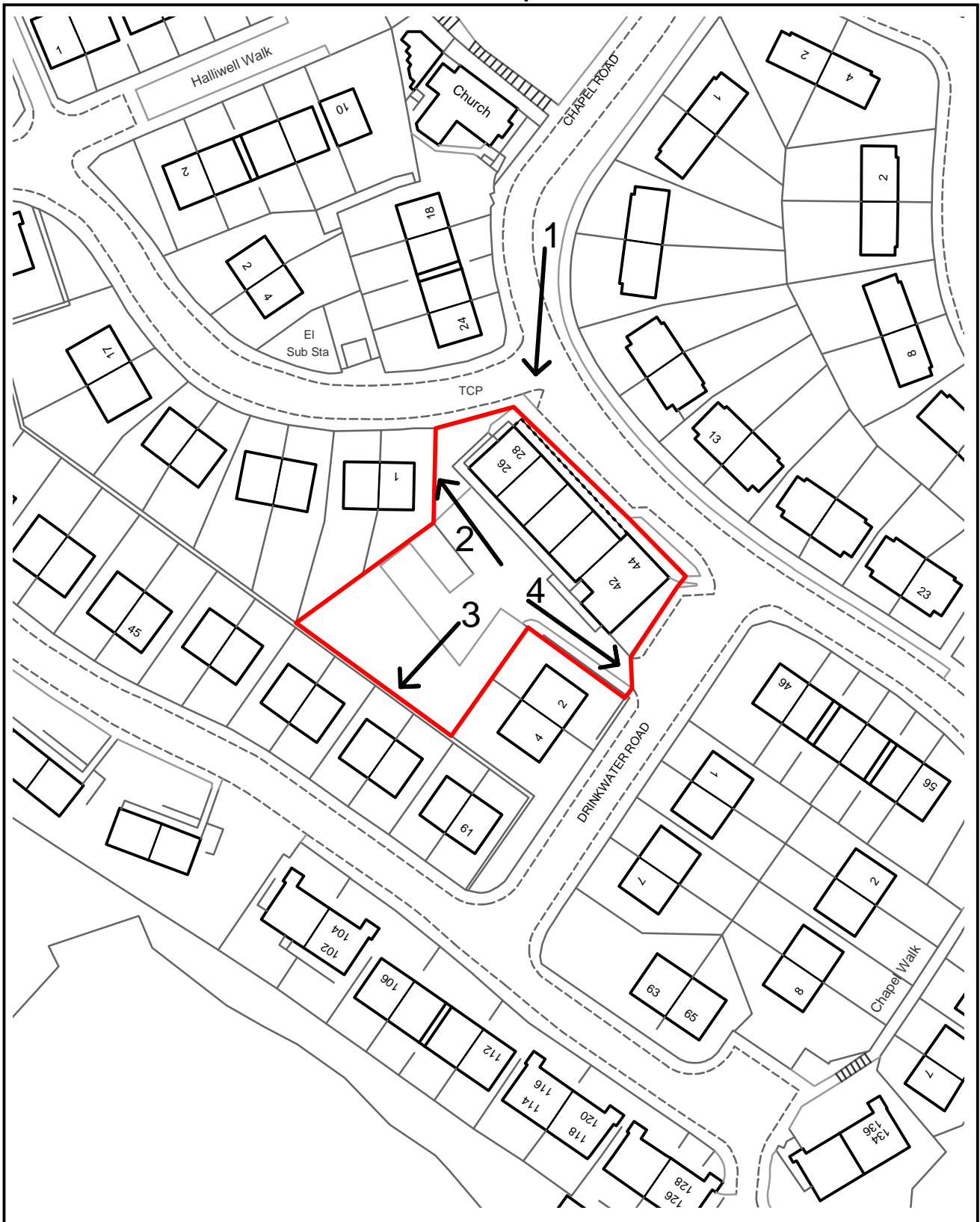
Policy EN1/2 - Townscape and Built Design.

7. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. 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.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 61218**

**ADDRESS: 26,30,34,38,42 Chapel Road  
Prestwich**

**Planning, Environmental and Regulatory Services**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**



**Bury**  
COUNCIL

61218

Photo 1



Photo 2





61218

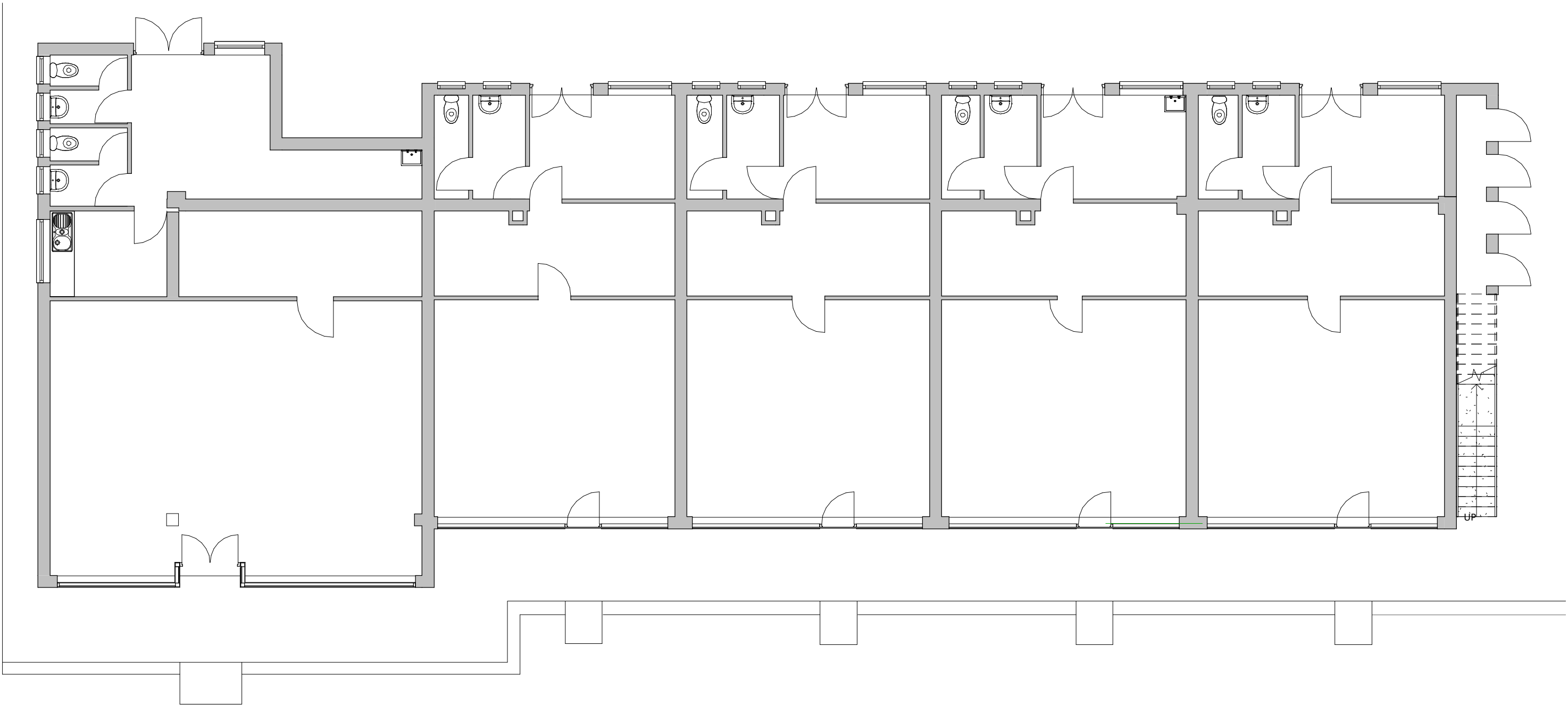
Photo 3



Photo 4







00 Existing Plan  
1 : 100

Rev	Date	Int	Description
-----	------	-----	-------------



RIBA   
Chartered Practice

Client:  
Salix Homes  
Project:  
Chapel Road

Job No:  
3136  
Scale @ A3:  
1 : 100

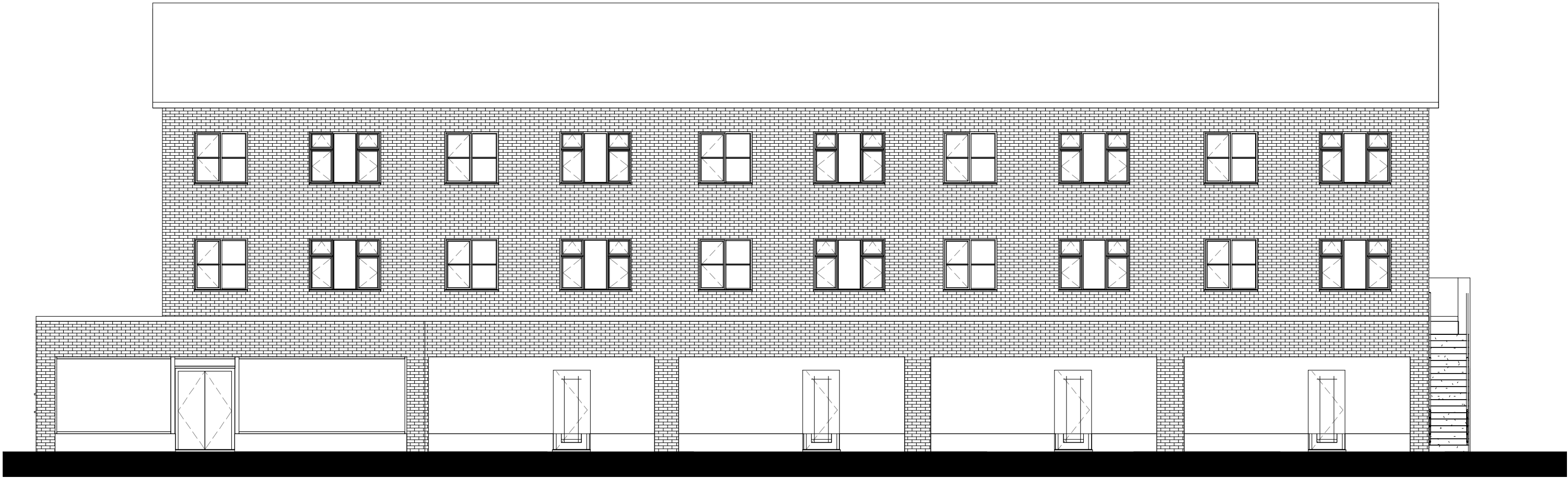
Description:  
Existing Plan

Drawn By: PC    Checked By: VS    Date: 02/10/17    Status Code: SO    Drawing No: 102    Rev:

Purpose of Issue:  
Planning

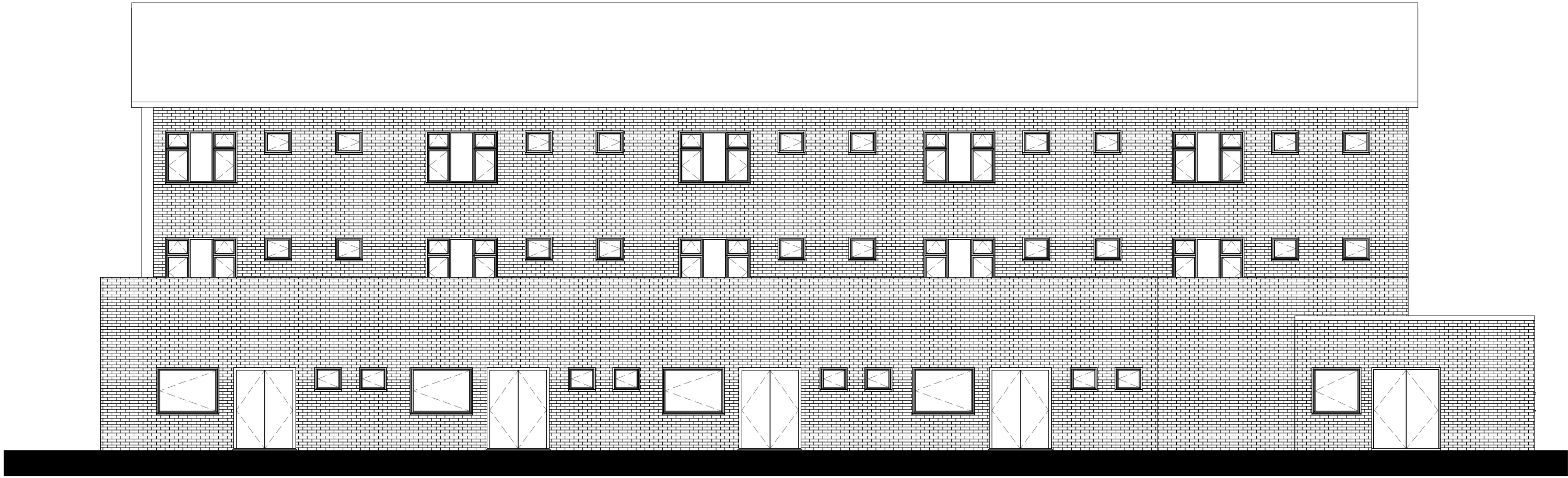
File Identifier:  
CR-BTP-01-00-DR-A-3136-102

\*Dimensions (width and height) and location of existing doors and windows to be checked and confirmed on site  
\*Internal floor to ceiling heights to be checked and confirmed on site



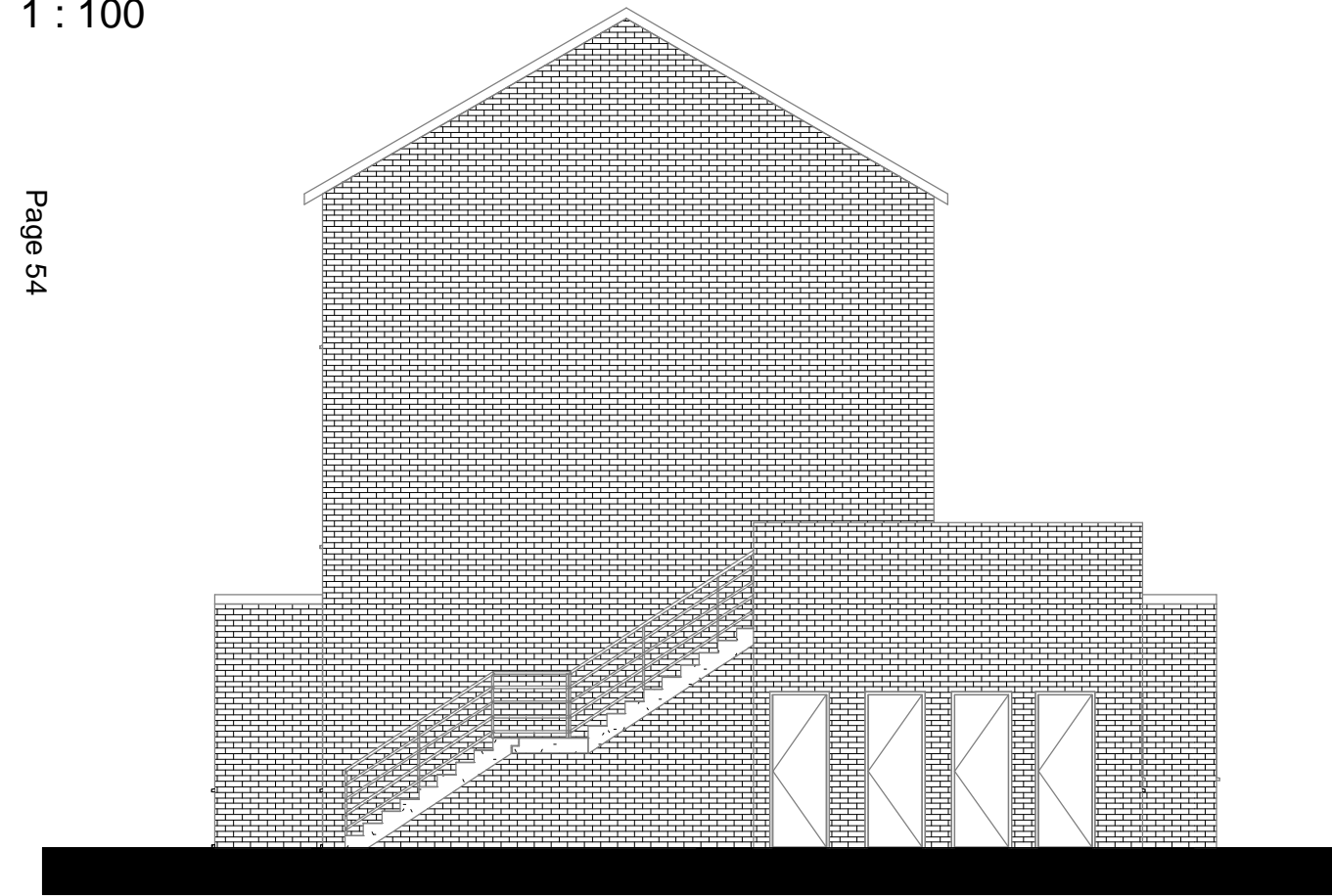
01 Front Elevation (Existing)

1 : 100



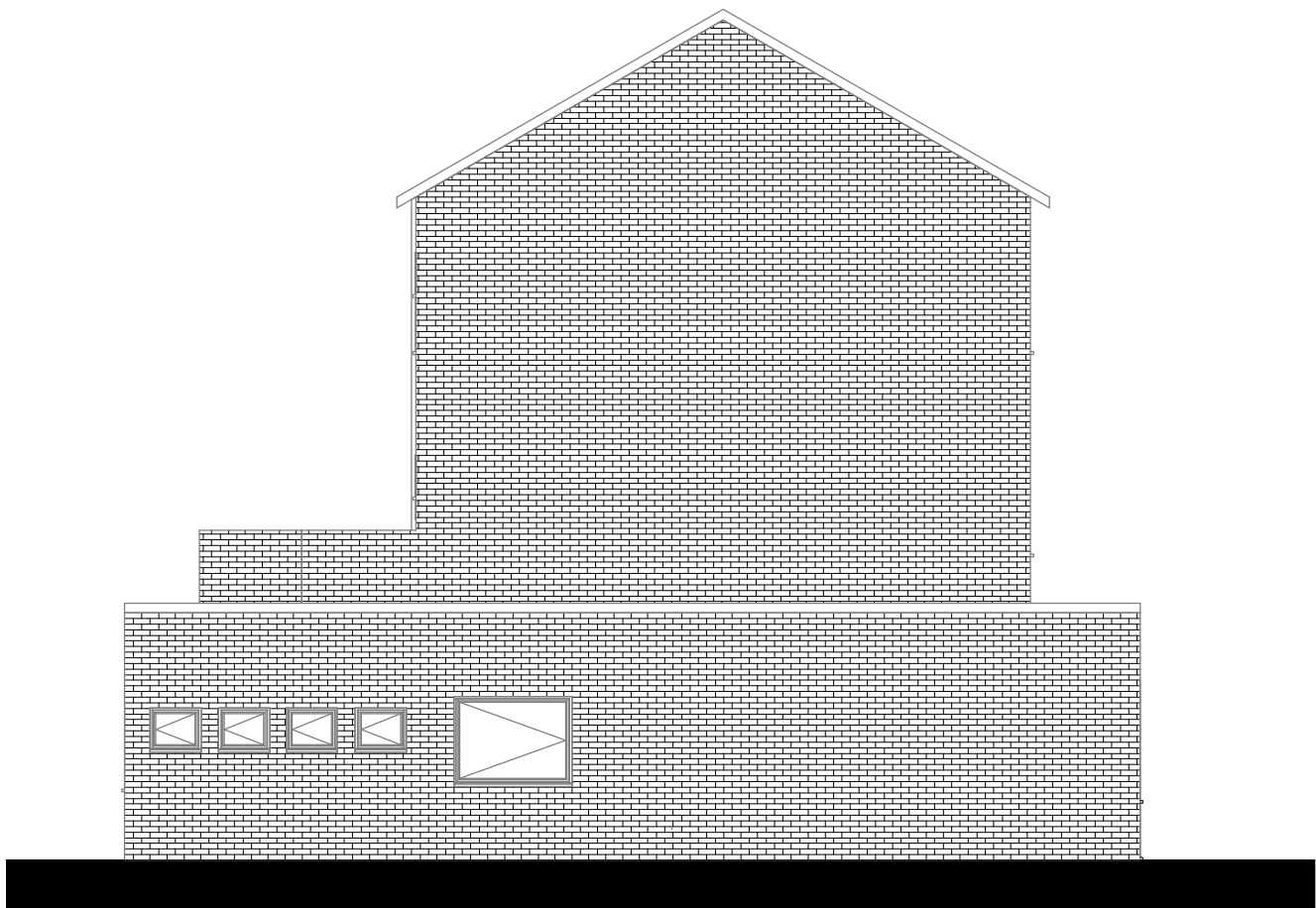
02 Rear Elevation (Existing)

1 : 100



03 Gable

1 : 100



04 Gable

1 : 100

Rev	Date	Int	Description
-----	------	-----	-------------





Client:  
Salix Homes

Project:  
Chapel Road

Description:

Elevations as Existing

Purpose of Issue:			
Planning			
Drawn By:	Checked By:	Date:	Scale @ A2:
PC	PC	23.02.17	1 : 100
Job No:	Status Code:	Drawing No:	Rev:
3136	S0	104	
File Identifier:			
CR-BTP-01-E-DR-A-3136-104			
Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS t 0161 443 1221 e info@bernardtaylor.co.uk w www.btparchitects.co.uk			



TC

DO NOT SCALE FROM THIS DRAWING  
ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

SCHEDULE OF ACCOMMODATION

Conversion

2B3P Flats	04
2B4P Flat	01
Overall no of Units:	05
No. of new proposed parking spaces:	05



1	17.03.13	PC	5 no parking spaces added
Rev	Date	Int	Description

RIBA

Chartered Practice

Client:  
**Salix Homes**

Project:  
**Chapel Road**

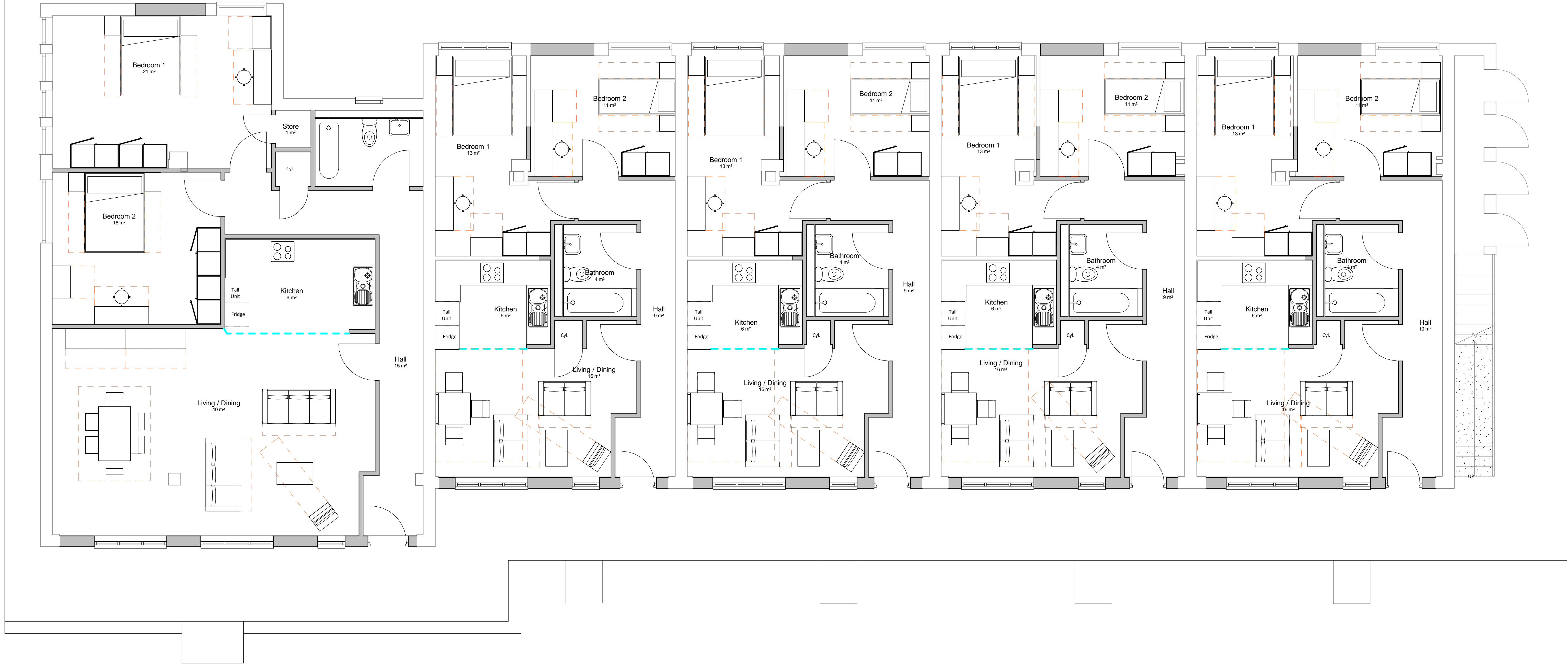
Description:  
**Proposed Site Plan**

Purpose of Issue:			
Planning			
Drawn By:	Checked By:	Date:	Scale @ A1:
PC	PC	22.02.17	1 : 100
Job No:	Status Code:	Drawing No:	Rev:
3136	S0	101	1
File Identifier: CR-BTP-00-LP-DR-A-3136_101.1			

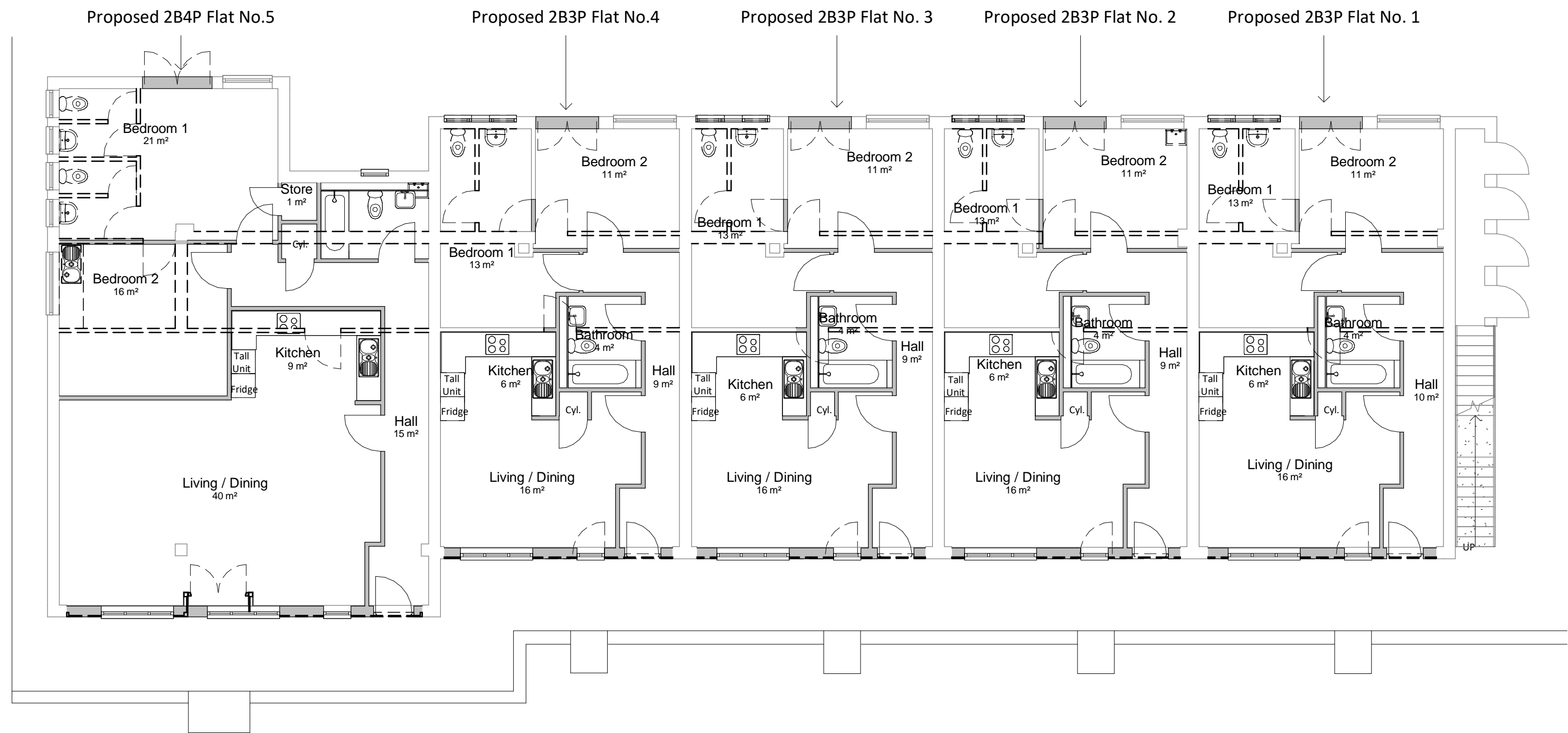
Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS  
t 0161 443 1221 e info@bernardtaylor.co.uk w www.btparchitects.co.uk

01 Proposed Site Plan  
1 : 100





**00 Proposed Plan**  
1 : 50



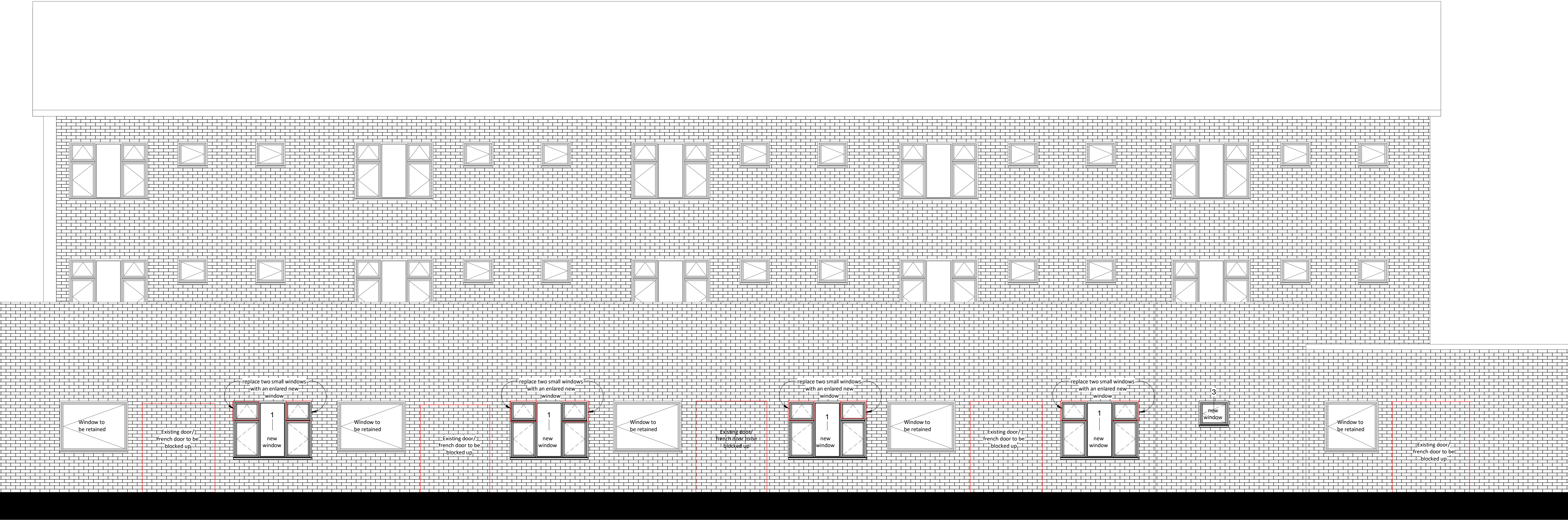
**00 Proposed Conversion**  
1 : 100

\*Dimensions (width and height) and location of existing doors and windows to be checked and confirmed on site  
\*Condition of existing windows to be retained to be checked and confirmed on site  
  
\*Internal floor to ceiling heights to be checked and confirmed on site

\* Wall blocking up with brick or cladding to be confirmed



01 Front Elevation (Proposed)  
1 : 50



02 Rear Elevation (Proposed)  
1 : 50

Rev	Date	Int	Description

**btp**  
ARCHITECTS

RIBA   
Chartered Practice

Client:  
**Salix Homes**

Project:  
**Chapel Road**

Description:  
**Elevations as Proposed**

Purpose of Issue:  
**Planning**

Drawn By:	Checked By:	Date:	Scale @ A1:
PC	PC	23.02.17	1 : 50

Job No:	Status Code:	Drawing No:	Rev:
3136	S0	105	

File Identifier:  
**CR-BTP-01-E-DR-A-3136-105**

Elizabeth House, 486 Didsbury Road, Heaton Mersey, Stockport, SK4 3BS  
t 0161 443 1221 e info@bernardtaylor.co.uk w www.btparchitects.co.uk

**Ward:** Whitefield + Unsworth - Besses

**Item** 04

**Applicant:** Mrs Allison Smith

**Location:** Whitefield Housing Surgery, Albert Place, Whitefield, Manchester, M45 8NE

**Proposal:** Change of use from offices to nursery with conservatory at rear

**Application Ref:** 61267/Full

**Target Date:** 15/05/2017

**Recommendation:** Approve with Conditions

### **Description**

The application relates to a 2 storey office building and car park which is located within the Ribble Drive Neighbourhood Shopping Centre as allocated under Bury Unitary Development Plan Policy S1/5. To the north is a row of shops with residential flats above. To the east are social housing bungalows on Hindburn Walk and to the south are 2 storey dwellings on Albert Drive which are separated from the site by a brick boundary wall. To the west is the access road to the site beyond which are the rear elevations of shops on Albert Place.

The site itself is self contained with the office building located adjacent to the northern boundary with parking for 12 cars demarcated to the west and south of the building. To the east is a garden area which is bounded on all sides by a waneylap wooden fence. The access to the site is off Ribble Drive which is also used to service the shops on Albert Place opposite.

The application seeks the change of use of the offices to a nursery for up to a maximum of 60 children. It is also proposed to add a conservatory to the east elevation of the building.

The nursery would span over the two floors, with associated offices and reception area at ground floor. The conservatory would provide an additional 20 sqm of indoor play area, with the existing garden space to the east for outdoor play. Access to the site would be as existing, and there would be no alterations to the existing parking provision which is demarcated for 12 spaces.

Five full time and four part time staff are proposed, with opening hours between 8am to 6pm, Monday to Friday. There would be no Sunday or Bank Holiday working.

### **Relevant Planning History**

54056 - Change of use from offices (Class B1) to day nursery (Class D1); Conservatory at rear - Approved 15/08/2011

### **Publicity**

Twenty letters sent on 24/3/17 to properties at Nos 6,7,8,9 Hindburn Walk; Apartments 18,19,20,21 Ribble Square; 29,31,33,35 Albert Drive; 4,5,6,7,11,12,13,14 Albert Place.

Two letters of objection received from Nos 35 Albert Drive and No 7 Hindburn Walk with the following issues raised:

- The proposed property directly backs onto mine and as a private nursery it would operate long hours for 52 weeks of the year and would particularly disturb my children and use of the garden;
- Work from home (No 35) and would be disrupted by noise and activity;
- It would be inappropriate to be so close to my home and to the neighbouring retirement bungalows next to it and would cause distress in the form of noise nuisance, in addition to the traffic and building works that would be necessary;

- Already have enough problems with youngsters hanging around and causing problems which has been reported to the Housing Association and Police;
- With bad health my only pleasure is to sit in the garden which has cost money to make nice and a pleasant area which I will not be able to do without interruption from noise from a nursery;
- My fence has already been badly damaged by local children;
- A nursery will only encourage more problems with noise 5 days a week.

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

### **Consultations**

**Traffic Section** - No objection subject to a condition to allocate parking spaces for the staff of the nursery.

### **Unitary Development Plan and Policies**

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
CF1/1	Location of New Community Facilities
CF5	Childcare Facilities
HT2/4	Car Parking and New Development
S1/5	Neighbourhood Centres and Local Shops
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** - CF1/1 - Location of New Community Facilities considers proposals with regards to impact on residential amenity and local environment, traffic generation and parking, scale and size of development, access to shops and services, relation to local community, accessibility by public transport, needs and requirements of the disabled.

CF5 - Childcare Facilities seeks to support proposals for improving the provision of childcare.

The site is located in an area close to local services and within walking distance of the local community and residences which would benefit from the nursery.

This development has already been granted planning permission in 2011 but this has now lapsed. The site layout and use of the previously approved is exactly the same as is proposed under the current application. Subject to details discussed below, the proposal is considered to be acceptable in principle in this location.

**Residential amenity** - The properties closest to the site would be those houses on Albert Drive, the bungalows on Hindburn Walk and flats to Ribble Square. The objectors have raised issues of the noise and disturbance which would be associated with the nursery and particularly from the children using the outdoor play areas.

Nos 29 to 35 Albert Drive are located to the south of the site, 20m from the building and 10m from the boundary. The site is separated from the rear gardens of these properties by a 2m high brick boundary wall. The area which would be closest to these houses would be the car park for the nursery and not an outdoor area for play. This area is already used as parking for the offices and as such there would be no change in type of activity to this area

or outlook from the back of these houses. The brick boundary wall would mitigate some of the noise from those arriving by car and would block out headlight reflections in the winter months. As such, it is considered that there would not be a detrimental impact on the amenity of the occupiers of these properties from the proposed development. Traffic generation is discussed in the section below.

Nos 6 and 7 Hindburn Walk are bungalows to the east and south of the site, respectively, and would be adjacent to the proposed outdoor play area. Their gardens are already separated by a 1.8m high timber fence which would be retained, and which would provide some physical barrier to mitigate from noise from children playing outside. The garden area would only be used at certain times of the day and only in dry conditions and as such it is considered that activity to this area would not be for concentrated and not for prolonged periods of time.

The conservatory would be attached to the side of the office building and project part way into the garden area, but at single storey and partly screened by the boundary fence would not cause overlooking or privacy issues to these properties.

As such, it is considered that there would not be a detrimental impact on the amenity of the occupiers of these properties from the proposed development.

The rear of the flats above the shops on Ribble Square would face the site and given the difference in levels it would be the upper floors only positioned directly opposite. The closest flat would be 12.3m away from the site boundary and some would overlook the car park, some the building itself and some of the outdoor area. Like the dwellings above, there would be some screening from the boundary treatment and it is considered the distance away and the scale of the development would not have a significant impact on amenity of the occupiers of the flats. There have not been any objections received from these residents.

The application proposes the hours of 8am to 6pm on weekdays, which is not dissimilar to what would be expected of either an office use or a business/commercial use. These hours are also times when people are generally up and carrying out their daily activities. The site is located close to other businesses and shops which would also be open and operating at similar times. As such, it is considered that the hours proposed would be acceptable and would not have a detrimental impact on the amenity of local occupiers.

Nurseries are generally located in or near to residential areas and serve those living nearby and in close proximity. It is therefore considered that given the scale of the development proposed, the hours of operation and the position of the site in relation to the adjacent properties, there would not be a significant or detrimental impact on residential amenity and as such would comply with UDP Policies EN1/2 - Townscape and Built Design and CF1/1 - Location of New Community facilities and CF5 - Childcare Facilities.

**Traffic** - One of the objectors refers to the increase in traffic which would arise from the use as a nursery. The building is currently used as an office and already provides 12 spaces for employees and visitors. Whilst the nursery may generate more traffic and particular time of the day, it trips would naturally be staggered as parents would drop off and pick up before and after work, which would be at different times.

The access road off Ribble Drive is of an appropriate width and geometry and also leads to a turning area at the end where parents could manoeuvre and park for the short period of time it would take to drop or collect children. There are no residential properties on the access road which would be affected by any traffic to the nursery.

As such, it is considered there would not be a significant increase in traffic or cars to the area which would have a detrimental impact on residential amenity or affect the servicing of the shops opposite.



**Parking** - SPD11 - Parking Standards in Bury advises maximum parking provision of 1 space per full time member of staff.

The application proposes 5 full time and 4 part time members of staff and there would also be occasions when spaces would be needed for visitors or by parents. The site is located on a bus route and in a residential area accessible by foot or public transport. There are already 12 spaces demarcated and by way of a condition, some of these would be designated for use by staff only which would ensure there would be sufficient parking for employees.

As such, it is considered the proposed parking would be acceptable for a nursery use and its employees and visitors, and would comply with UDP Policy HT2/4 - Car parking and New Development, CF1/1 - Location of New Community Facilities and SPD11.

**Response to objectors** - The issues raised with regards to noise, disturbance, parking and traffic 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 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.

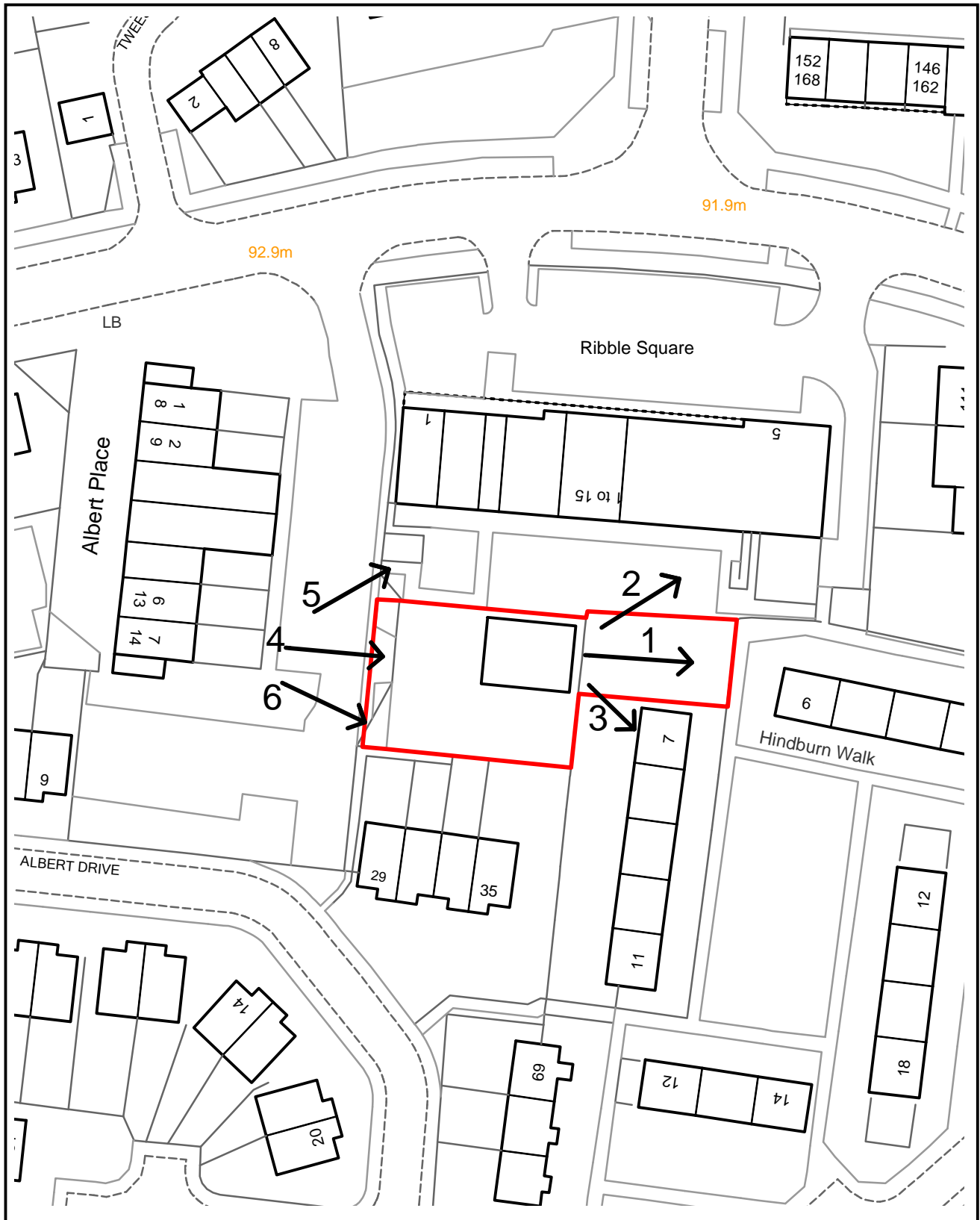
**Recommendation:** Approve with Conditions

### **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 CE/85 - Existing site layout; CE/87 Proposed layout; CE/98 dated 4/8/2011 - Car park layout 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 the development hereby approved first being brought into use, a scheme to show designated staff parking spaces on approved plan CE/98 shall be submitted to and approved by the Local Planning Authority. The approved parking layout only shall be implemented and thereafter maintained.  
Reason. To ensure appropriate parking provision for the development hereby approved pursuant to Bury Unitary Development Plan Policies HT2/4 - Car parking and New Development and CF1/1 - Location of New Community Facilities.
4. There shall be no work or other activities, and no customers or visitors to the development hereby approved outside the following hours:-  
0745 hrs to 1815 hrs, Monday to Fridays.  
There shall be no Sunday or Bank Holiday working or opening times.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies HT2/4 - Car parking and New Development and CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 61267**

**ADDRESS: Whitefield Housing Surgery  
Albert Place**

**Planning, Environmental and Regulatory Services**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**



**Bury**  
COUNCIL

61267

Photo 1



Photo 2





61267

Photo 3



Photo 4



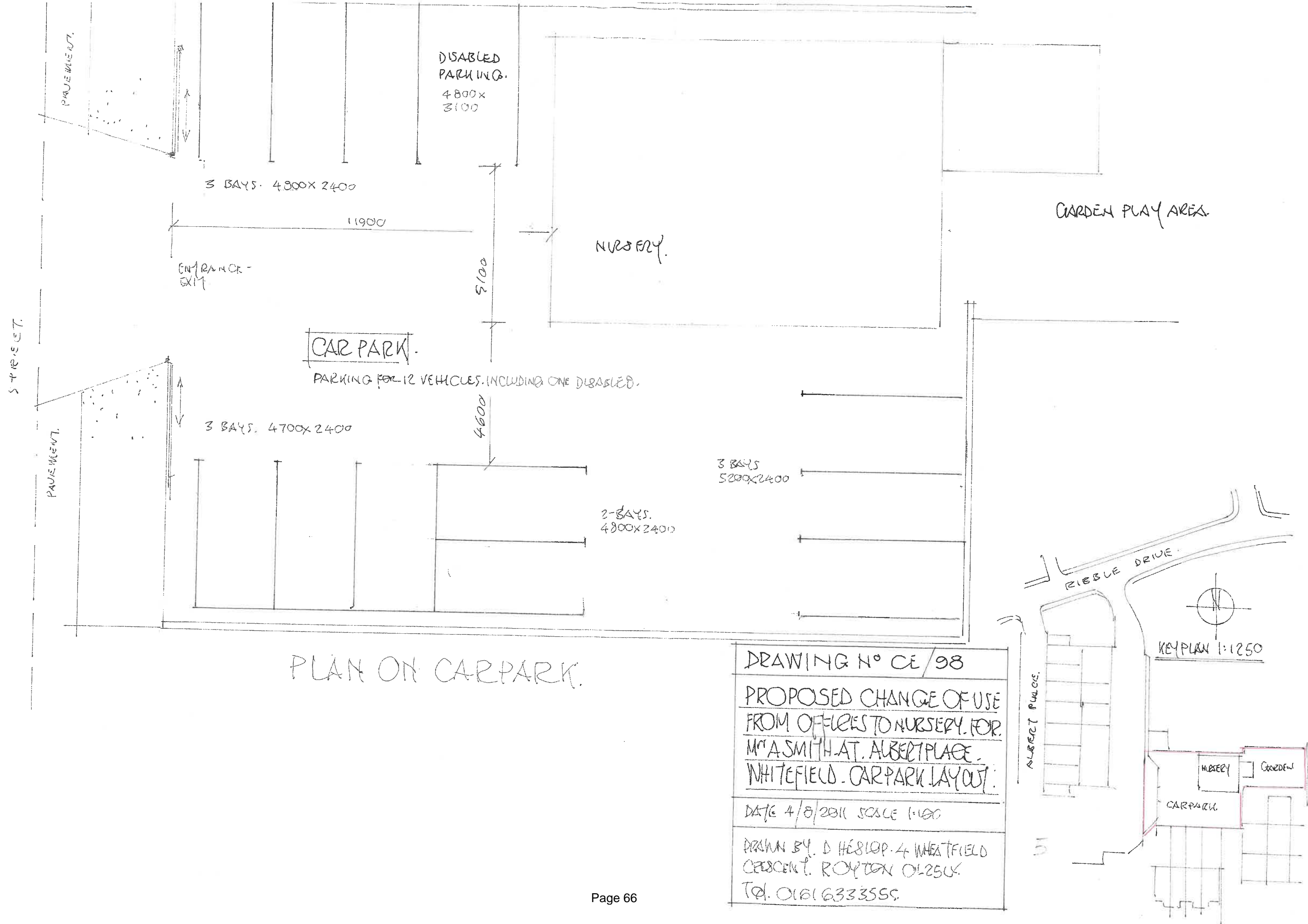
61267

Photo 5



Photo 6





PLAN ON CARPARK.

DRAWING NO CE/98

PROPOSED CHANGE OF USE  
FROM OFFICES TO NURSERY FOR  
MRS A SMITH AT ALBERT PLACE  
WHITEFIELD. CARPARK LAYOUT.

DATE 4/8/2011 SCALE 1:100

DRAWN BY D HESLOP & WESTFIELD  
CRESCENT ROYTON OLDSK  
TEL 0161 6333555





This page is intentionally left blank



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

**PLANNING CONTROL COMMITTEE**

**25 April 2017**

**SUPPLEMENTARY INFORMATION**

**Item:01    Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester, M25 3HR    Application No. 60904**  
Residential development of 4 no. dwellings

Nothing further to report.

**Item:02    54 Ringley Road, Whitefield, Manchester, M45 7LL    Application No. 60924**  
Demolition of existing dwelling and erection of 7no. flats

Nothing further to report.

**Item:03    26,30,34,38,42 Chapel Road, Prestwich, Manchester, M25 9SR**  
**Application No. 61218**  
Change of use of 5 no. existing ground floor shops to 5 no. two bedroom flats

Nothing further to report.

**Item:04    Whitefield Housing Surgery, Albert Place, Whitefield, Manchester, M45 8NE    Application No. 61267**  
Change of use from offices to nursery with conservatory at rear

Nothing further to report

# REPORT FOR DECISION

Agenda Item 5

**Bury**  
COUNCIL

**Agenda  
Item**

**5**

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>25 April 2017</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	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](mailto:d.marno@bury.gov.uk)**

# Planning applications decided using Delegated Powers

## Between 20/03/2017 and 14/04/2017



Ward: **Bury East**

---

**Application No.:** 60988    **App. Type:** LBC    13/04/2017    Approve with Conditions  
**Location:** Broad Oak Farm Cottage, Broad Oak Lane, Bury, BL9 7SS  
**Proposal:** Listed Building Consent - replacement of 4 no. timber windows to front elevation and replacement of central casement to the first floor window of the rear elevation and replacement fascia board and gutter to the main roof on the front elevation and one side of the porch.

---

**Application No.:** 60999    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** Noor Ul Islam Mosque, Community Centre, Yarwood Street, Bury, BL9 7AU  
**Proposal:** Two storey extension to existing community centre

---

**Application No.:** 61042    **App. Type:** FUL    07/04/2017    Approve with Conditions  
**Location:** Bury Parish Church, The Rock, Bury, BL9 0LA  
**Proposal:** Relocation of gravestones from north and east of church to areas to north and south of church; Provision of seating area including relocation of sundial; Resurfacing to north and east of church for vehicle parking with 3 no. removable bollards

---

**Application No.:** 61069    **App. Type:** FUL    27/03/2017    Approve with Conditions  
**Location:** 69 Lord Street, Bury, BL9 0RE  
**Proposal:** Change of use from shop (Class) A1 to hot food takeaway (Class A5); Installation of extraction flue at rear

---

**Application No.:** 61149    **App. Type:** ADV    05/04/2017    Approve with Conditions  
**Location:** 14-16 Silver Street, Bury, BL9 0EX  
**Proposal:** 2 no. externally illuminated fascia signs; 1 no. non illuminated fascia sign; 1 no. externally illuminated hanging sign; 1 no. internally illuminated sign and 1 no. non illuminated sign

---

**Application No.:** 61166    **App. Type:** FUL    30/03/2017    Approve with Conditions  
**Location:** 605 Rochdale Old Road, Bury, BL9 7TL  
**Proposal:** Extension of main roof to replace flat roof and single storey rear extension

---

**Application No.:** 61215    **App. Type:** ADV    10/04/2017    Approve with Conditions  
**Location:** Save Service Station, Rochdale Old Road, Bury, BL9 7TL  
**Proposal:** 4 No. internally illuminated spreader boxes one located over each pump island

---

Ward: **Bury East - Moorside**

---

**Application No.:** 61024    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** 18 The Avenue, Bury, BL9 5DQ  
**Proposal:** Two storey extension at side and single storey extension at rear

<b>Application No.:</b>	61101	<b>App. Type:</b>	LDCP	31/03/2017	Lawful Development
<b>Location:</b>	14 Mostyn Avenue, Bury, BL9 6NP				
<b>Proposal:</b>	Certificate of lawfulness for proposed rear loft conversion				
<b>Application No.:</b>	61172	<b>App. Type:</b>	FUL	11/04/2017	Approve with Conditions
<b>Location:</b>	43 West Drive, Bury, BL9 5DN				
<b>Proposal:</b>	Single storey rear extension with raised patio area				
<b>Application No.:</b>	61191	<b>App. Type:</b>	FUL	12/04/2017	Approve with Conditions
<b>Location:</b>	78 Walmersley Road, Bury, BL9 6DP				
<b>Proposal:</b>	Conversion of one dwelling into two dwellings with formation of new entrance to side elevation				
<b>Application No.:</b>	61359	<b>App. Type:</b>	GPDE	12/04/2017	Prior Approval Required Refused - Ext
<b>Location:</b>	15 Barlow Close, Bury, BL9 6WF				
<b>Proposal:</b>	Prior notification for proposed single storey extension at rear				

Ward: **Bury East - Redvales**

<b>Application No.:</b>	61044	<b>App. Type:</b>	FUL	06/04/2017	Approve with Conditions
<b>Location:</b>	109 Kendal Drive, Bury, BL9 9LR				
<b>Proposal:</b>	Single storey extension at rear and front porch				
<b>Application No.:</b>	61114	<b>App. Type:</b>	FUL	04/04/2017	Approve with Conditions
<b>Location:</b>	Holy Cross College, Manchester Road, Bury, BL9 9BB				
<b>Proposal:</b>	Demolition of single storey office building and proposed extension to form new entrance, link blocks and associated landscaping works				
<b>Application No.:</b>	61138	<b>App. Type:</b>	FUL	28/03/2017	Approve with Conditions
<b>Location:</b>	2 Topham Street, Bury, BL9 9AN				
<b>Proposal:</b>	Single storey and first floor extensions to side; Canopy to front elevation with replacement porch				
<b>Application No.:</b>	61144	<b>App. Type:</b>	FUL	27/03/2017	Approve with Conditions
<b>Location:</b>	12 Lawrence Street, Bury, BL9 9SN				
<b>Proposal:</b>	Two storey extension at front; Roof extension with loft conversion and dormer at rear				
<b>Application No.:</b>	61189	<b>App. Type:</b>	GPDE	29/03/2017	Prior Approval Not Required - Extension
<b>Location:</b>	9 Blackford Avenue, Bury, BL9 9TE				
<b>Proposal:</b>	Prior notification for proposed single storey rear extension				

Ward: **Bury West - Church**



---

**Application No.:** 61063    **App. Type:** DEM    24/03/2017    Prior Approval Required and Refused  
**Location:** Former Jolly Carters, 207 Bury and Bolton Road, Radcliffe, Manchester, M26 4JY  
**Proposal:** Prior notification of proposed demolition of existing building

---

**Application No.:** 61161    **App. Type:** GPDE    24/03/2017    Prior Approval Not Required - Extension  
**Location:** 16 Westbury Close, Bury, BL8 2LW  
**Proposal:** Prior notification for proposed single storey rear extension

**Ward:** **Bury West - Elton**

---

**Application No.:** 61053    **App. Type:** FUL    31/03/2017    Approve with Conditions  
**Location:** 376 Brandlesholme Road, Bury, BL8 1HJ  
**Proposal:** First floor extension at rear with single storey extension at rear

---

**Application No.:** 61079    **App. Type:** FUL    10/04/2017    Approve with Conditions  
**Location:** Wharfside, Prospect Terrace, Bury, BL8 1DE  
**Proposal:** Variation of conditions on planning permission 50779 (46 residential units and 8 work spaces) to upgrade and improve the landscaping layout:  
Condition no. 2 - amend approved plans; Condition no. 3 - amend landscaping plan;  
Condition no. 13 - amend car parking plan

---

**Application No.:** 61103    **App. Type:** FUL    06/04/2017    Approve with Conditions  
**Location:** Site of The Brandlesholme, 402 Brandlesholme Road, Bury, BL8 1HP  
**Proposal:** Erection of 10 no. dwellings with associated car parking, landscaping and revised vehicular access

---

**Application No.:** 61131    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 26 Woodbank Drive, Bury, BL8 1DR  
**Proposal:** Front porch

---

**Application No.:** 61165    **App. Type:** FUL    24/03/2017    Refused  
**Location:** 32 Hayling Close, Bury, BL8 1GS  
**Proposal:** Single storey side extension and first floor extensions to side and rear

---

**Application No.:** 61177    **App. Type:** FUL    07/04/2017    Approve with Conditions  
**Location:** 2 Brandon Close, Bury, BL8 1XL  
**Proposal:** Single storey extension at front

**Ward:** **North Manor**

---

**Application No.:** 61074    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 680 Walmersley Road, Bury, BL9 6RN  
**Proposal:** Raise roof ridge height with loft conversion and rear dormer

---

**Application No.:** 61127    **App. Type:** GPDE    23/03/2017    Prior Approval Required & Granted - Ext  
**Location:** 11A Barnside Close, Bury, BL9 5JS  
**Proposal:** Prior notification for proposed single storey rear extension

---

**Application No.:** 61128    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 17 Avon Drive, Bury, BL9 6SN  
**Proposal:** First floor extension at side, single storey extension at rear and conversion of existing flat roof at front to pitched

---

**Application No.:** 61188    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** 2 Stretton Road, Ramsbottom, Bury, BL0 9SX  
**Proposal:** Single storey extension at rear and new pitched roof to existing rear extension: Decking area at rear

---

**Application No.:** 61229    **App. Type:** FUL    05/04/2017    Approve with Conditions  
**Location:** 837 Walmersley Road, Bury, BL9 5LE  
**Proposal:** Two storey side extension and single storey rear extension

---

**Ward: Prestwich - Holyrood**

---

**Application No.:** 61033    **App. Type:** FUL    21/03/2017    Approve with Conditions  
**Location:** 87 Glebelands Road, Prestwich, Manchester, M25 1WF  
**Proposal:** Loft conversion with gable roof extension and rear dormer; Replacement garage, new porch at side and basement conversion

---

**Application No.:** 61040    **App. Type:** FUL    12/04/2017    Approve with Conditions  
**Location:** Mellalieu Farm, Simister Lane, Prestwich, Manchester, M25 2SH  
**Proposal:** Change of use of 4 no. agricultural buildings to 40 no. stables, tack room/storage area and indoor riding arena; Formation of car park.

---

**Application No.:** 61066    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** 1 Peveril Close, Whitefield, Manchester, M45 6NS  
**Proposal:** Demolition of existing conservatory and single storey rear extension and erection of single storey extension at side / rear

---

**Application No.:** 61108    **App. Type:** FUL    31/03/2017    Approve with Conditions  
**Location:** 514 Bury Old Road, Prestwich, Manchester, M25 3DF  
**Proposal:** Single storey extensions to front and side

---

**Application No.:** 61140    **App. Type:** FUL    30/03/2017    Approve with Conditions  
**Location:** 10 Newlands Drive, Prestwich, Manchester, M25 3BU  
**Proposal:** Two/single storey extension at rear

---

**Application No.:** 61156    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** 17 Holyrood Grove, Prestwich, Manchester, M25 1PG  
**Proposal:** Two storey extension at side with replacement pitched roof to existing extension at rear

---

---

**Application No.:** 61249    **App. Type:** FUL    12/04/2017    Approve with Conditions  
**Location:** 245 Bury Old Road, Prestwich, Manchester, M25 1JE  
**Proposal:** Two storey rear extension and rear dormer extension

**Ward:** **Prestwich - Sedgley**

---

**Application No.:** 61052    **App. Type:** FUL    24/03/2017    Approve with Conditions  
**Location:** 4 Hartley Avenue, Prestwich, Manchester, M25 0AT  
**Proposal:** First floor extension at side and rear; Juliet balconies at rear; Loft conversion with dormer at rear

---

**Application No.:** 61115    **App. Type:** FUL    31/03/2017    Approve with Conditions  
**Location:** 7 Princess Avenue, Prestwich, Manchester, M25 0LG  
**Proposal:** Installation of external platform lift

---

**Application No.:** 61126    **App. Type:** FUL    27/03/2017    Approve with Conditions  
**Location:** 47 Tewkesbury Drive, Prestwich, Manchester, M25 0JN  
**Proposal:** Two storey side and rear extension, first floor rear extension and single storey front and rear extensions

---

**Application No.:** 61152    **App. Type:** GPDE    29/03/2017    Prior Approval Not Required - Extension  
**Location:** 8 Tewkesbury Drive, Prestwich, Manchester, M25 0HG  
**Proposal:** Prior notification for proposed single storey extension to the rear.

---

**Application No.:** 61184    **App. Type:** FUL    07/04/2017    Approve with Conditions  
**Location:** 15 Woodthorpe Grange, Prestwich, Manchester, M25 0GU  
**Proposal:** Loft conversion with dormers at front and rear

---

**Application No.:** 61293    **App. Type:** GPDE    30/03/2017    Prior Approval Required Refused - Ext  
**Location:** 43 Scholes Lane, Prestwich, Manchester, M25 0AY  
**Proposal:** Prior notification for proposed single storey rear extension

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

---

**Application No.:** 61045    **App. Type:** FUL    04/04/2017    Approve with Conditions  
**Location:** 27 Halliwell Road, Prestwich, Manchester, M25 9SY  
**Proposal:** Erection of boundary wall/railings at side and front

---

**Application No.:** 61098    **App. Type:** FUL    23/03/2017    Approve with Conditions  
**Location:** 24 Church Lane, Prestwich, Manchester, M25 1AJ  
**Proposal:** Alterations to basement to create a self contained home office, external alterations and basement light well to rear

---

**Application No.:** 61122    **App. Type:** ADV    12/04/2017    Approve with Conditions  
**Location:** Panama Hatty's, Unit 1, The Radius, Fairfax Road, Prestwich, Manchester, M25 1AS  
**Proposal:** Internally illuminated letters to front elevation; Relocation of existing sign

---

**Application No.:** 61136    **App. Type:** FUL    28/03/2017    Approve with Conditions  
**Location:** 19 Butt Hill Avenue, Prestwich, Manchester, M25 9PN  
**Proposal:** Single storey extension at front/side

---

**Application No.:** 61154    **App. Type:** FUL    12/04/2017    Approve with Conditions  
**Location:** Panama Hatty's, Unit 1 The Radius, Fairfax Road, Prestwich, Manchester, M25 1AS  
**Proposal:** Installation of 3 no. new retractable awnings to front elevation

---

**Application No.:** 61244    **App. Type:** GPDE    10/04/2017    Prior Approval Not Required - Extension  
**Location:** 70 Agcroft Road West, Prestwich, Manchester, M25 9RH  
**Proposal:** Prior notification for proposed single storey rear extension

---

**Ward:** **Radcliffe - East**

---

**Application No.:** 60723    **App. Type:** FUL    11/04/2017    Approve with Conditions  
**Location:** Land adjacent to 19A New Road, Radcliffe, Manchester, M26 1LS  
**Proposal:** Demolition of existing buildings and redevelopment including erection of 14 detached dwellings and associated works

---

**Application No.:** 61143    **App. Type:** FUL    24/03/2017    Refused  
**Location:** 40 Bury Road, Radcliffe, Manchester, M26 2UU  
**Proposal:** Two storey extension at side and rear with balcony to front elevation

---

**Ward:** **Radcliffe - North**

---

**Application No.:** 61195    **App. Type:** FUL    03/04/2017    Approve with Conditions  
**Location:** 29 Greenside, Ainsworth, Bolton, BL2 5SF  
**Proposal:** First floor extension at front

---

**Ward:** **Radcliffe - West**

---

**Application No.:** 61224    **App. Type:** GPDE    03/04/2017    Prior Approval Not Required - Extension  
**Location:** 173A Stand Lane, Radcliffe, Manchester, M26 1JQ  
**Proposal:** Prior notification for proposed single storey rear extension

---

**Ward:** **Ramsbottom + Tottington - Tottington**

---

---

**Application No.:** 61010    **App. Type:** FUL    22/03/2017    Approve with Conditions  
**Location:** Sunnybank, Watling Street, Tottington, Bury, BL8 3QJ  
**Proposal:** Single storey extension at rear

---

**Application No.:** 61118    **App. Type:** FUL    23/03/2017    Refused  
**Location:** Site of former Tottington Motor Co, Market Street, Tottington, Bury, BL8 3LS  
**Proposal:** Variation of condition no. 24 (restriction of delivery times) of planning permission 60751 (variation of conditions 21 & 22 of planning permission 60264 to read:  
'No HGV deliveries to the site shall take place other than between the hours of 07:00 hrs to 22:00 hrs Monday to Sunday including Bank Holidays.'

---

**Application No.:** 61133    **App. Type:** FUL    31/03/2017    Approve with Conditions  
**Location:** 8 Watling Street, Tottington, Bury, BL8 3QS  
**Proposal:** Two storey rear extension and new front porch

---

**Application No.:** 61139    **App. Type:** LDCP    12/04/2017    Lawful Development  
**Location:** 6 Mendip Crescent, Bury, BL8 1QZ  
**Proposal:** Certificate of lawfulness for proposed dormer to rear elevation and amended gas boiler flue.

---

**Ward:** Ramsbottom and Tottington - Ramsbottom

---

**Application No.:** 61027    **App. Type:** FUL    04/04/2017    Approve with Conditions  
**Location:** Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ  
**Proposal:** Change of use from restaurant (Class A3) to office building (Class B1)

---

**Application No.:** 61130    **App. Type:** FUL    05/04/2017    Approve with Conditions  
**Location:** 38 Holcombe Lee, Ramsbottom, Bury, BL0 9QR  
**Proposal:** Two/single storey extension at rear

---

**Application No.:** 61176    **App. Type:** FUL    03/04/2017    Approve with Conditions  
**Location:** Gate House, Holcombe Old Road, Ramsbottom, Bury, BL8 4NG  
**Proposal:** Single storey extension at side / rear. Replacement of existing flat roof over existing extension with pitched roof. Partial flat roof to rear part of extension

---

**Application No.:** 61192    **App. Type:** FUL    12/04/2017    Approve with Conditions  
**Location:** 15 Heatherside Road, Ramsbottom, Bury, BL0 9BX  
**Proposal:** Two storey extension at front/side; Widening of existing driveway

---

**Application No.:** 61197    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 18 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP  
**Proposal:** Front porch and raised patio at rear

---



---

**Application No.:** 61225    **App. Type:** GPDE    03/04/2017    Prior Approval Not Required - Extension  
**Location:** 1 Lumb Carr Avenue, Ramsbottom, Bury, BL0 9QG  
**Proposal:** Prior notification for proposed single storey rear extension

---

**Application No.:** 61234    **App. Type:** FUL    05/04/2017    Approve with Conditions  
**Location:** 142 Nuttall Lane, Ramsbottom, Bury, BL0 9LE  
**Proposal:** Two storey extension at side/rear

---

**Ward:** **Whitefield + Unsworth - Besses**

---

**Application No.:** 61147    **App. Type:** FUL    29/03/2017    Refused  
**Location:** 2 Waterdale Drive, Whitefield, Manchester, M45 8SB  
**Proposal:** Erection of detached outbuilding at front

---

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

---

**Application No.:** 60871    **App. Type:** FUL    12/04/2017    Approve with Conditions  
**Location:** Crow Oak Cottage, Crow Oak, Radcliffe, Manchester, M26 1TJ  
**Proposal:** Demolition of existing dwelling and erection of new dwelling

---

**Application No.:** 61081    **App. Type:** FUL    27/03/2017    Approve with Conditions  
**Location:** 58 Hawkstone Avenue, Whitefield, Manchester, M45 7PG  
**Proposal:** Single storey extension at rear

---

**Application No.:** 61113    **App. Type:** FUL    31/03/2017    Approve with Conditions  
**Location:** 24 Ringley Road, Whitefield, Manchester, M45 7LE  
**Proposal:** Variation of condition no. 2 (approved plans) of planning permission 60249 to raise the ceiling and mono pitch the roof

---

**Application No.:** 61162    **App. Type:** FUL    23/03/2017    Approve with Conditions  
**Location:** 11 Park Lane, Whitefield, Manchester, M45 7JJ  
**Proposal:** Single storey extension at side and two storey extension at rear with juliet balcony

---

**Application No.:** 61206    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 37 Standmoor Road, Whitefield, Manchester, M45 7PJ  
**Proposal:** First floor side extension

---

**Application No.:** 61213    **App. Type:** FUL    12/04/2017    Refused  
**Location:** 146 Park Lane, Whitefield, Manchester, M45 7PX  
**Proposal:** Single storey extension at side and rear; Alterations to front elevation

---

**Ward:** **Whitefield + Unsworth - Unsworth**

---

---

**Application No.:** 61104    **App. Type:** FUL    29/03/2017    Approve with Conditions  
**Location:** 83 Hillsborough Drive, Bury, BL9 8LF  
**Proposal:** Two storey extension to both sides and rear and demolition of existing garage

---

**Application No.:** 61158    **App. Type:** FUL    23/03/2017    Approve with Conditions  
**Location:** 121 Sunny Bank Road, Bury, BL9 8LL  
**Proposal:** Single storey extension at side and rear

**Total Number of Applications Decided:**    73

This page is intentionally left blank

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>25 April 2017</b>
<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Planning Appeals:</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul> <p>Enforcement Appeals</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul>
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A

<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	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 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](mailto:d.marno@bury.gov.uk)**



**Planning Appeals Lodged  
between 20/03/2017 and 13/04/2017**



**Application No.:** 60674/FUL

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** Mr David Webster

**Location:** Birch Hey Farm, Turton Road, Tottington, Bury, BL8 3QG

**Appeal lodged:** 24/03/2017

**Appeal Type:** Written Representations

**Proposal:** Convert and extend redundant piggery to 1 no. five bed dwelling house

---

**Total Number of Appeals Lodged: 1**

**Planning Appeals Decided  
between 20/03/2017 and 13/04/2017**



**Application No.:** 60468/FUL

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** Ms Sarah Bourne

**Appeal Decision:** Dismissed

**Date:** 06/04/2017

**Appeal type:** Written Representation:

**Location:** Greenhalgh Fold Cottage, Whipney Lane, Tottington, Bury, BL8 4HT

**Proposal:** Change of use from a barn to a supplementary family annex

---

**Application No.:** 60524/ADV

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** Bury Roofing Services

**Appeal Decision:** Dismissed

**Date:** 10/04/2017

**Appeal type:** Written Representation:

**Location:** Bury Roofing Services, Peter Street, Bury, BL9 6AB

**Proposal:** Retrospective application for 2 no. non-illuminated external signs

---

---

## Appeal Decision

Site visit made on 28 February 2017

**by Thomas Hatfield BA (Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6<sup>th</sup> April 2017**

---

**Appeal Ref: APP/T4210/W/16/3164780**

**Greenhalgh Fold Cottage, Whipney Lane, Tottington, BL8 4HT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Ms Sarah Bourne against the decision of Bury Metropolitan Borough Council.
  - The application Ref 60468, dated 10 August 2016, was refused by notice dated 20 October 2016.
  - The development proposed is a change of use from a barn to a supplementary family annex.
- 

### Decision

1. The appeal is dismissed.

### Application for costs

2. An application for costs was made by Ms Sarah Bourne against Bury Metropolitan Borough Council. This application is the subject of a separate Decision.

### Main Issues

3. The main issues are the effect of the development on, firstly, the setting of the Grade II listed Greenhalgh Fold Cottage and, secondly the character and appearance of the host building.

### Reasons

#### *Setting of the listed building*

4. The appeal building is located in close proximity to the Grade II listed Greenhalgh Fold Cottage. This is an attractive 2 storey cottage constructed in coursed rubble, with stone mullion windows. The triangular panel over the front door dates the building to 1744. Both the listed cottage and the appeal building are set back from the golf course, the car park and club house of which are located to the west.
5. The appeal building and the listed cottage have a close visual connection, and run along the same east/west plane. They are located around 10 metres apart and at one time were physically linked. Whilst the appeal building was most recently used for storage, it has an agricultural appearance that compliments the listed cottage. It has a relatively simple brick exterior that is recessive and subservient to the cottage. The introduction of timber cladding would

significantly alter the character of the building, and would create a far more striking appearance. This would poorly relate to the listed cottage and would harmfully alter the relationship between the properties. The sense of historic connection between the buildings would also be undermined by the introduction of a dominant modern exterior.

6. Regardless of whether the appeal building is listed by curtilage or not, its proximity to the listed cottage means that there is a clear visual relationship between the two structures. Accordingly, I must consider the effect of the appeal scheme on the setting of the designated heritage asset as part of the surroundings in which it is experienced.
7. Whilst the recently constructed greenkeepers building is also clad in timber, this building has an entirely different relationship to the listed building. It is both further away and lower in height, and it reads as part of the group of modern golf course buildings to the west. The timber garden fencing to the east of the listed cottage is also subservient in scale and some distance away, and does not provide a justification for the development.
8. For the above reasons, I conclude that the appeal proposal would harm the setting of the Grade II listed Greenhalgh Fold Cottage. This harm would be 'less than substantial' in the context of paragraphs 133 and 134 of the National Planning Policy Framework ('the Framework'). However, whilst securing the re-use of the appeal building is desirable, this should not be at the expense of harming the setting of the listed building. Whilst the appellant states that other design solutions are unviable, there is no evidence before me to substantiate this, or to suggest that other solutions have been explored in detail. In these circumstances, I am not satisfied that the benefits of the development outweigh the harm to the setting of the listed building in this case.
9. I therefore conclude that the development would be contrary to Policy ENV2/3 of the Bury Unitary Development Plan (1997), and guidance in the Framework relating to designated heritage assets.
10. Policy ENV2/3 was adopted in 1997, prior to the publication of the Framework. However, it should not be regarded as out of date simply because of its age. Insofar as it relates to this appeal, it is broadly consistent with the Framework and I therefore attach significant weight to it.

#### *Character and appearance of the building*

11. The appeal building was likely constructed as an agricultural building, originally forming part of Greenhalgh Fold Farm. It is an attractive historic structure with a sliding timber door. It sits on a stone plinth but is otherwise mostly constructed of historic brickwork, albeit with areas of later infill and repair work. Whilst the later brickwork has led to a patchwork appearance in places this does not significantly detract from the building's overall character. The interior of the building also contains some historic features including attractive timber roof beams. The history of the building is linked to the adjacent cottage, and the 2 buildings stand close together within a largely open landscape. In this regard, I do not consider that the current appearance of the building detracts from either the setting of the cottage, or the wider Green Belt.

12. There is a dispute over whether the appeal building should be treated as a non-designated heritage asset. Whilst the building may not be on an adopted local list, the Council has provided evidence to support their view including a statement of significance accompanied by historic mapping. Planning Policy Guidance (PPG) advises that local planning authorities may identify non-designated heritage assets (Ref ID 18a-039-20140306). Whilst the appeal site may not be 'locally listed', this is not a requirement of PPG, and it does not preclude the relevance of the Council's assessment. On this basis, I accept that the appeal building does have a degree of significance which merits consideration in the determination of the appeal.
13. The proposal would introduce timber cladding to most of the exterior of the building above the stone plinth. This would significantly change the appearance of the building, and would remove much of its historic character and identity. Whilst the physical structure would be largely retained beneath the timber cladding, and could theoretically be removed at a later date, I note that the proposal is not for a temporary permission. The modern timber clad buildings to the west are of a separate character, and they do not lend support to the proposal in my view.
14. The appellant states that use of external insulation would preserve interesting internal features, including ventilation holes. However, this would be at the expense of the harm to the exterior of the building, including to the setting of the listed building. In terms of the potential for any brickwork repairs to compromise the structural integrity of the building, I note that the Engineering Report concludes that there are no areas of significant reconstruction required for a satisfactory conversion. There is also no evidence before me that additional weatherproofing could not be secured by other means.
15. The development also proposes a new balcony and spiral staircase to the rear of the building. This would be partially screened from view by a new stone flank wall, and would not be visible in the context of the listed building other than in longer views to the rear. It would also be partly screened by mature trees. Whilst the balcony and staircase would be a domestic feature, the lightweight appearance and restricted visibility would preserve the character of the building in my view.
16. For the above reasons, I conclude that the development would unacceptably harm the character and appearance of the host building. It would therefore be contrary to Policy OL1/4 of the Bury Unitary Development Plan (1997), guidance contained in the Conversion and Re-use of Buildings in the Green Belt Supplementary Planning Guidance (SPG) (2007), and guidance in the Framework relating to non-designated heritage assets.
17. Policy OL1/4 and the SPG were adopted prior to the publication of the Framework. However, they should not be regarded as out of date simply because of their age. Insofar as they relate to the appeal proposal, both 17. Policy OL1/4 and SPG are broadly consistent with the Framework, and I attach significant weight to them.

### **Other Matter**

18. Whilst the appeal building is located in the Green Belt, it is not in dispute that it is "*of permanent and substantial construction*" for the purposes of paragraph



90 of the Framework. Its re-use would therefore not be inappropriate in terms of Green Belt policy.

**Conclusion**

19. For the reasons given above I conclude that the appeal should be dismissed.

*Thomas Hatfield*

INSPECTOR

---

## Costs Decision

Site visit made on 28 February 2017

**by Thomas Hatfield BA (Hons) MA MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6<sup>th</sup> April 2017**

---

### **Costs application in relation to Appeal Ref: APP/T4210/W/16/3164780 Greenhalgh Fold Cottage, Whipney Lane, Tottington, BL8 4HT**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
  - The application is made by Ms Sarah Bourne for a partial award of costs against Bury Metropolitan Borough Council.
  - The appeal was against the refusal to grant planning permission for a change of use from a barn to a supplementary family annex.
- 

### **Decision**

1. The application for an award of costs is refused.

### **Reasons**

2. Planning Practice Guidance ("PPG") advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.
3. The appellant submits that the Council has acted unreasonably in that it has identified the appeal building as a 'non-designated heritage asset' despite not publishing a local list or designation criteria. The appellant further states that this consideration was not raised in pre-application advice provided by the Council.
4. The Council has clarified that it does not currently have a published list of locally designated heritage assets. However, there is no requirement in either the National Planning Policy Framework ('the Framework') or PPG to formally designate 'non designated heritage assets' in this way. In this regard, I note that PPG states that "*in some areas, local authorities identify some non-designated heritage assets as 'locally listed'*" (my emphasis) (Ref ID 18a-039-20140306). This implies that local listing is optional, and not a requirement for a building to be considered a non-designated heritage asset. Accordingly, whether a building merits this status is a matter of planning judgement, which can be assessed at the planning application stage.
5. With regards to the pre-application advice, the Council is not bound by advice provided at this stage. The Council was entitled to revisit this matter in determining the planning application, and it did not act unreasonably in this regard.

6. For the above reasons, I find that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated.

*Thomas Hatfield*

INSPECTOR

---

## Appeal Decision

Site visit made on 27 March 2017

**by Gareth Wildgoose BSc (Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 10 April 2017**

---

**Appeal Ref: APP/T4210/Z/16/3165844**

**Bury Roofing Services, Peter Street, Bury BL9 6AB**

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
  - The appeal is made by Mr C Haslam on behalf of Bury Roofing Services against the decision of Bury Metropolitan Borough Council.
  - The application Ref 60524, dated 29 August 2016, was refused by notice dated 26 October 2016.
  - The advertisements proposed are described as 'retrospective application for 2no. non-illuminated external signs'.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. The site address provided by the application form has been updated by the Council's decision notice through the inclusion of 'Bury Roofing Services'. At the time of my visit, the signs were in place and located within the site known as Bury Roofing Services facing Walmersley Road, Moorgate and Peter Street respectively. Consequently, I consider it necessary that the site address given by the Council is adopted to provide certainty that the signs are located within a site accessed from Peter Street, rather than only facing that road. The description of development provided by the application form has also been updated in subsequent documents. I have adopted the description of development provided by the Council's decision notice as it is accurate and provides certainty in terms of the advertisements proposed.
3. The appellant has expressed a willingness to amend the proposal if necessary. However, there are no amended plans before me. I, therefore, determine the appeal on the basis of the proposal in the submitted plans and upon which the Council made its decision.
4. The Regulations, the National Planning Policy Framework (the Framework) and Planning Practice Guidance (PPG) all make it clear that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. The Council has drawn my attention to Saved Policy EN1/9 of the Bury Unitary Development Plan (UDP), adopted August 1997. I have taken the policy into account as a material consideration, in so far as it relates to amenity and public safety.

## **Main Issue**

5. The main issue is the effect on amenity, with particular regard to the character and appearance of the site and the surrounding area, and public safety.

## **Reasons**

6. The appeal site occupies a prominent corner location at the junction of Moorgate and Walmersley Road, which forms part of an important gateway location at the edge of Bury town centre. The site is currently in use as a commercial yard which is enclosed by a mix of advertising hoardings, wooden fencing and palisade fencing, with an access from Peter Street on its eastern side. The immediate surroundings to the south and west beyond the Moorgate and Walmersley Road junction are modern commercial premises and associated car parking areas. A local shopping centre lies further to the north along Walmersley Road and there are predominantly well-established commercial buildings and uses along Peter Street and to the east.
7. The site has a proliferation of existing advertisements including externally illuminated hoardings to the Peter Street, Moorgate and Walmersley Road frontages, additional poster signs on the wooden fencing and directional / advisory signs on the palisade fencing. The proposal relates to the retention of a further 2 non-illuminated advertisements which are located within the site. Advertisement 1 consists of a post mounted sign in three sections visible above the existing hoardings facing both Moorgate and Walmersley Road with dimensions of approximately 0.7m in height by 36m in width. Advertisement 2 consists of a v-shaped sign design sited on top of a container and visible above the existing hoardings which face Moorgate, with total dimensions of approximately 4.8m wide and 1.2m high in two sections facing towards the junctions with Walmersley Road and Peter Street respectively. Both advertisements consist of logos, numbers and lettering which are white or red on a black background.
8. The site is within a commercial setting where differing types of advertisements, including fascia signs, totem signs and free standing signs, are a characteristic feature. The majority of advertisements surrounding the Moorgate and Walmersley Road junction are of a design, scale and form which are in-keeping with their surroundings, particularly those associated with modern units to the south and west. In contrast, the large number and scale of hoardings surrounding the site are highly visible and dominant features within the setting.
9. The addition of a further 2 advertisements of different design and proportions, although set back within the site, results in visually prominent signs above the large hoardings and against the skyline where they appear out of place. Furthermore, when viewed together with the other advertisements sited on the boundary of the appeal site, the resultant effect is a cumulative proliferation of signs and unacceptable visual clutter in a prominent junction location. The proposed advertisements, therefore, have a detrimental impact on the character and appearance of both the site and the surrounding area, which reflects a harmful effect upon amenity. To my mind, the harm would be evident if either or both of the advertisements were to be retained.
10. In reaching the above findings, I have taken into account that the purpose of the advertisements is to identify the location of the business. However, the potential benefits of the advertisements to the business do not outweigh the



harm identified. The appellant has indicated that several other busy junctions within Bury are used in exactly the same manner for advertisements. However, no specific examples were drawn to my attention and I, therefore, cannot be certain of the locations referred to or the circumstances which may have led to existing advertisements. In any case, the presence of advertisements in other locations would not justify the harm I have identified.

11. The Council have raised no issue in relation to public safety. From the submitted evidence and my observations of the site and its surroundings, I have no reason to disagree with that finding. The position of the advertisements, although located in a corner position and close to junctions, would not obstruct or impair sight-lines. The advertisements are visible within the skyline from some public vantage points, but the absence of illumination or changes of display, together with the subtle colours of the signs relative to nearby hoardings, ensure that the advertisements would not unduly distract road users. The designs of the advertisements include directional arrows toward Peter Street, but are visible from distance with enough time for drivers to signal and turn safely. Nevertheless, the absence of concern in those respects is a neutral factor and does not override the harm otherwise identified with respect to amenity.
12. I conclude that the advertisement would harm amenity, due to the harmful effect on the character and appearance of the site and the surrounding area identified. The proposal, therefore, conflicts with Saved Policy EN1/9 of the UDP and the Framework in that respect.

### **Conclusion**

13. For the above reasons, I conclude that the appeal should be dismissed.

*Gareth Wildgoose*

INSPECTOR

This page is intentionally left blank

# REPORT FOR INFORMATION

Agenda Item 7

**Bury**  
COUNCIL

**Agenda  
Item**

**7**

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>25<sup>th</sup> April 2017</b>
<b>SUBJECT:</b>	<b>PLANNING ENFORCEMENT</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO – HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL (NON KEY DECISION) COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	This Report provides statistical information on Enforcement activity between 1 <sup>st</sup> January 2017 and 31 <sup>st</sup> March 2017.
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to note the Report
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? No
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management N/A
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No (see paragraph below)
<b>Considered by Monitoring Officer:</b>	Yes                      Comments

<b>Wards Affected:</b>	ALL
<b>Scrutiny Interest:</b>	N/A

## **TRACKING/PROCESS**

## **DIRECTOR:**

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

### **1.0 BACKGROUND**

This report presents a brief analysis of Enforcement performance and activity for the period between 1<sup>st</sup> January 2017 and 31<sup>st</sup> March 2017 and includes table 1 (below) showing a statistical analysis of performance over that period.

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.

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, National Planning Policy Framework and National Planning Policy Guidance.

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 1/01/17 to 31/03/17
Number of Complaints received	<b>145</b>
% where initial site visit within 10 working days	<b>93%</b> (average time to visit 3 working days)
Number of complaints resulting in a breach of Planning Control	<b>82</b> (57% of complaints resulted in a breach of planning control)
Number of Enforcement Notices served	<b>7</b>
Number of Stop Notices served	<b>0</b>
Number of Breach of Condition Notices served	<b>6</b>
Number of Section 215 Untidy land/building Notices served	<b>3</b>
Number of Temporary Stop Notices served	<b>0</b>
Number of Planning Contravention Notices served	<b>3</b>
Number of Injunctions served	<b>0</b>
Number of Prosecutions made	<b>0</b>
Number of Prosecutions referred to Legal for Prosecution	<b>0</b>
Number of Formal Cautions issued / Interviews Under Caution	<b>0</b>
Number of Works in Default actions taken	<b>0</b>
Number of High Hedges Remedial/Tree Replacement Notices served	<b>0</b>
<b>Total Number of Notices/Actions</b>	<b>19</b>

## 2.0 ISSUES

### CURRENT STAFFING LEVELS AND WORKING ARRANGEMENTS

The Enforcement Team currently comprises of a Senior Planning Enforcement Officer and a Planning Enforcement Officer, who are 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.

### 3.0 WORKLOAD/COMPLAINT CASES RECEIVED AND TRENDS IDENTIFIED

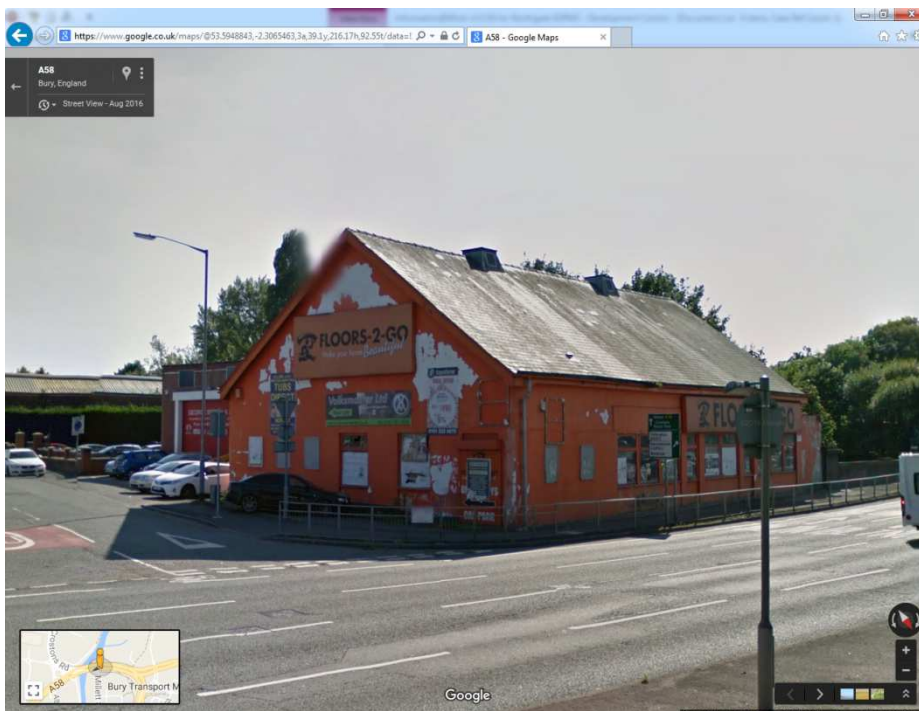
Table 1 above sets out statistical information for the period 1<sup>st</sup> January 2017 to the 31<sup>st</sup> March 2017.

During this period, we received 145 complaints that required a formal investigation, this is broadly inline with the number of complaints received during the same period last year (Jan-March 2016) where 151 were received. Out of the 145 complaints 82 resulted in breaches of planning control following investigation. 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 invitation of planning applications. The number of complaints where an initial site visit was carried out within 10 working days remains high at 93%, with the average number of days taken to make an initial site visit being 3.

### 3.1 FORMAL NOTICES SERVED/ACTIONS TAKEN

This period has been very busy in terms of the number of formal notices served, totalling 19. This is a large increase compared to the same period in 2016 where 6 notices and 1 interview under caution were made. Some notable cases which have resulted in formal action being taken during the period include: -

**Former Floors-2-GO, Bolton Road, Bury** – This is a prominent building on a busy road into and out of the town centre, the business ceased trading from here and the buildings condition fell into disrepair and remained vacant (see picture below). After the owners were reluctant to carry out any remedial works a Section 215 Notice was served requiring a number of works to be carried out to remedy the condition of the building. Following this, the owners have now confirmed they intend to spend £80,000 on the building in order to remedy its condition and bring it back into a beneficial use. Scaffolding has already been erected to facilitate the works which are imminent. This is an example of the Planning Department being proactive rather than reactive as no complaints from members were received.





**88 Bolton Road West, Ramsbottom** – This property is an end terrace dwelling house which has been converted for use solely as an office use for a business. Planning permission was refused due to the property having no off street parking and being a main town centre use location in an out of centre location. An Enforcement Notice was issued requiring the use to cease. An appeal to the Planning Inspectorate against the notice has now been lodged and we await the outcome.

**Land at Suthers Street/Sefton Street, Radcliffe** – This case relates to an area of open land which is being used as a building contractors yard in a residential area, without the benefit of planning permission. The use includes the siting of a number of metal shipping containers and waste skips to facilitate the use. An Enforcement Notice has been served requiring the use to cease and the removal of all the containers and waste skips.

**Land at Spen Moor (Tudor Grange), Bury and Bolton Road** – This site is the current Bellway Homes residential development site. As part of the permission a condition required, amongst other things, the provision of Temporary Amphibian Fencing (TAF) during the construction period to protect the wildlife namely great crested newts in the adjacent ponds. A complaint was received that this fencing had been damaged and removed during construction works and a site visit revealed this to be the case. A Breach of Condition Notice was served on the developer requiring the TAF's reinstatement. The notice has now been fully complied with.

Members will also be interested in other complaints received during the period, please see Appendix 1 for the full list of complaints formally investigated during this quarter.

#### **4.0 CONCLUSION**

The period has been extremely busy in terms of the number of notice needing to be served. The number of complaints that result in a breach of planning control remain high with 57% of the complaints resulting in a breach following formal investigation. The majority of cases however continue to be resolved without recourse to formal action. On average initial site visits were carried out within 3 days.

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 is continuing to have a big impact on the workload of the Enforcement Team.

The service provided is primarily a reactive one in that we respond to complaints received from members of the public.

**Appendix 1 – List of Enforcement complaints received between 01/01/2017 and the 31/03/2017**

**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](mailto:d.marno@bury.gov.uk)**

## Enforcement Complaints received between 01/01/2017 and 31/03/2017

---

17 /0132	MH	1 Belgrave Drive, Radcliffe, Manchester, M26 4DH
27/03/2017		Extension being built
17 /0120	LPS	1 Clare Close, Bury, BL8 1XN
20/03/2017		Extension being built
17 /0133	LPS	1 Green Street, Bury, BL8 1TF
28/03/2017		Untidy property
17 /0004	LPS	1 Hackford Close, Bury, BL8 1XP
05/01/2017		Leylandii trees in rear garden
17 /0005	MH	1 Mount Pleasant, Prestwich, Manchester, M25 2SD
05/01/2017		Erection of structure
17 /0023	LPS	1 Sandybrook Close, Tottington, Bury, BL8 3LB
17/01/2017		Erection of boundary fence
17 /0051	LPS	105 to 107 Rochdale Road, Bury, BL9 7BA
02/02/2017		Unauthorised advertisement
17 /0070	LPS	11 Second Avenue, Bury, BL9 7RL
15/02/2017		Use as storage for plumbing business
17 /0128	MH	121 Higher Lane, Whitefield, Manchester, M45 7WZ
27/03/2017		TPO tree removed
17 /0071	MH	13A Taylor Street, Radcliffe, Manchester, M26 0BB
15/02/2017		Change of Use to residential
17 /0001	MH	14 Butterworth Street, Radcliffe, Manchester, M26 2QY
04/01/2017		Change of use to house in multiple occupation
17 /0119	LPS	15 Greengate Close, Bury, BL9 7AW
20/03/2017		Extension being built
17 /0014	LPS	16 Fairy Street, Bury, BL8 2QQ
10/01/2017		Erection of extension/not in accordance with approved plans
17 /0020	LPS	16 Sandringham Drive, Tottington, Bury, BL8 4DJ
16/01/2017		Not being built in accordance with the approved plans

17 /0019	MH	17 Stainton Road, Radcliffe, Manchester, M26 3TP
12/01/2017		Change of use of residential property
17 /0065	LPS	176 Tottington Road, Bury, BL8 1RU
08/02/2017		Creation of vehicle access on to a classified road
17 /0088	LPS	19 Woodbank Drive, Bury, BL8 1DR
22/02/2017		Front dormers not built in accordance with approved plans
17 /0100	MH	192 Manchester Road, Bury, BL9 9BD
01/03/2017		Unauthorised advertisement
17 /0089	MH	2 Medlock Way, Whitefield, Manchester, M45 8HY
22/02/2017		Erection of garden shed
17 /0077	LPS	2 Weaver Drive, Bury, BL9 6QY
16/02/2017		Erection of garden wall
17 /0066	MH	20 Clough Drive, Prestwich, Manchester, M25 3JL
08/02/2017		Unauthorised windows at rear
17 /0052	LPS	20 Mountbatten Close, Bury, BL9 8PU
02/02/2017		Erection of fencing with adverts
17 /0058	MH	20 The Meadows, Prestwich, Manchester, M25 1DT
03/02/2017		Erection of fence
17 /0127	MH	20 Wilton Avenue, Prestwich, Manchester, M25 0HD
23/03/2017		Extension at rear
17 /0034	LPS	22 Crompton Street, Bury, BL9 0AD
23/01/2017		Temporary change of use ceased on 19 January 2017 (Notification of flexible change of use from retail (Class A1) to financial and professional services (Class A2) for up to two years with effect from 19 January 2015)
17 /0116	MH	22 Guest Road, Prestwich, Manchester, M25 3DL
16/03/2017		Works to trees which are far more extensive than approved have taken place
17 /0108	MH	22 Hartley Avenue, Prestwich, Manchester, M25 0AT
13/03/2017		Not being built in accordance with approved plans
17 /0042	LPS	220 Rochdale Road, Pimhole, Bury, BL9 7HP
25/01/2017		Change of use to dog breeding
17 /0017	MH	24 Sergeants Lane, Whitefield, Manchester, M45 7TS
12/01/2017		Single storey extension at rear

17 /0105	MH	25 Eastleigh Road, Prestwich, Manchester, M25 0BX
07/03/2017		Extension not built in accordance with approved plans (58356)
17 /0086	MH	28 Coventry Road, Radcliffe, Manchester, M26 4FY
22/02/2017		Change of use of land to residential
17 /0140	MH	28 Craigwell Road, Prestwich, Manchester, M25 0FE
29/03/2017		Not built in accordance with approved plans
17 /0062	LPS	28 Plantation Grove, Bury, BL9 8LS
06/02/2017		Poultry farm at rear
17 /0038	LPS	29 Bolton Road, Bury, BL8 2AB
24/01/2017		Change of use from shop to Thai beauty and massage
17 /0056	MH	3 Castle Hill Road, Prestwich, Manchester, M25 0FR
03/02/2017		Development not built to plan 59414
17 /0103	MH	3 Chaffinch Drive, Bury, BL9 6JU
06/03/2017		Erection of high fence
17 /0124	MH	3 Countess Lane, Radcliffe, Manchester, M26 3WF
22/03/2017		Change of use from residential to vet practice
17 /0102	MH	31 Church Meadow, Bury, BL9 8JF
06/03/2017		External pipework
17 /0047	MH	32 - 36 Albion Street, Radcliffe, Manchester, M26 1BH
30/01/2017		20 ft container on site
17 /0125	MH	32 Warth Fold Road, Radcliffe, Manchester, M26 2XL
22/03/2017		Extension not built in accordance with approved plans
17 /0040	MH	32-36 Albion Street, Radcliffe, Manchester, M26 1BH
25/01/2017		Excavation works at rear of properties, fencing
17 /0091	LPS	34 Linksway Drive, Bury, BL9 8EP
23/02/2017		Change of use of land at rear to form garden extension
17 /0130	MH	34 Manchester Road, Bury, BL9 0SX
27/03/2017		Running nursing/care home from residential property
17 /0104	LPS	37 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW
06/03/2017		Building over land that is registered as public right of way

17 /0106	LPS	4 Cann Street, Tottington, Bury, BL8 3PE
07/03/2017		Extensions at front and rear with alterations to roof
17 /0043	MH	4 Ringley Road, Whitefield, Manchester, M45 7LB
27/01/2017		Works being carried out on a tree in All Saints Conservation Area
17 /0078	LPS	4 Woburn Drive, Bury, BL9 8DA
17/02/2017		Running car sale business from home
17 /0045	LPS	40 Alfred Street, Pimhole, Bury, BL9 7EJ
27/01/2017		Erection of extension
17 /0123	MH	40 Stainton Road, Radcliffe, Manchester, M26 3TP
21/03/2017		Erection of fencing
17 /0114	MH	447 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ
15/03/2017		Raised levels
17 /0082	MH	49 Blackburn Street, Radcliffe, Manchester, M26 1NR
20/02/2017		Temporary change of use ceases on 15 March 2017 (Notification of flexible change of use from retail (Class A1) to financial and professional services (Class A2) for up to two years with effect from 15 March 2015)
17 /0075	LPS	5 Garden City, Ramsbottom, Bury, BL0 9TN
16/02/2017		Erection of extension
17 /0041	MH	53 James Street, Radcliffe, Manchester, M26 1LN
25/01/2017		Erection of fencing
17 /0003	LPS	54 Bury New Road, Ramsbottom, Bury, BL0 0BY
04/01/2017		Erection of 2m high fencing to front and side
17 /0080	LPS	6 Whitburn Drive, Bury, BL8 1EH
20/02/2017		Building works to property
17 /0025	LPS	60 Bolton Street, Bury, BL9 0LL
18/01/2017		Change of use from solicitors office (class A2) to private hire taxi booking office (Sui generis)
17 /0022	MH	62 Ribble Drive, Bury, BL9 6RT
16/01/2017		Extension at Rear
17 /0138	LPS	65 Massey Street, Bury, BL9 6BY
28/03/2017		Kitchen extension
17 /0107	LPS	7 Fairfax Road, Prestwich, Manchester, M25 1AS
07/03/2017		Noise assessment required for discharge of condition no. 3 on p/p 60836



17 /0006	MH	7 Stand Avenue, Whitefield, Manchester, M45 7NW
05/01/2017		First floor / rear extensions are being built
17 /0016	MH	7 Wadebridge Drive, Bury, BL8 2NN
11/01/2017		Replacement window not obscure glazed
17 /0094	LPS	74 Mount Pleasant, Nangreaves, Bury, BL9 6SP
27/02/2017		Replacement doors and windows (UPVC)
17 /0129	LPS	8 Thirsk Close, Bury, BL8 1UF
27/03/2017		Running car wash from home address
17 /0112	LPS	8 Westbury Close, Bury, BL8 2LW
13/03/2017		Erection of trellis fencing
17 /0068	LPS	81 - 83 Spring Street, Bury, BL9 0RN
10/02/2017		Change of use to snooker hall/dvd store
17 /0145	MH	84 Kings Road, Prestwich, Manchester, M25 0FY
31/03/2017		Erection of wooden structure at rear
17 /0090	LPS	88 Bolton Road West, Ramsbottom, Bury, BL0 9PD
23/02/2017		Change of use from dwelling house to office
17 /0007	LPS	9 Bolton Road West, Ramsbottom, Bury, BL0 9NA
05/01/2017		Security roller shutters have been erected
17 /0010	LPS	9 Bolton Road West, Ramsbottom, Bury, BL0 9NA
09/01/2017		Roller shutter
17 /0079	MH	90 Brecon Drive, Bury, BL9 9LE
20/02/2017		Not being built in accordance with approved plans of planning permission 60054
17 /0092	LPS	90 Cornwall Drive, Bury, BL9 9EX
27/02/2017		Not being built in accordance with approved plans 60299
17 /0122	MH	91 Simister Lane, Prestwich, Manchester, M25 2SU
20/03/2017		Building works to rear
17 /0049	LPS	94 Rochdale Road, Bury, BL9 7AY
02/02/2017		Unauthorised advertisement
17 /0009	LPS	95 St Georges Road, Bury, BL9 8JG
09/01/2017		Residential occupation of a caravan

17 /0050	LPS	96 Rochdale Road, Bury, BL9 7AY
02/02/2017		Unauthorised advertisement
17 /0015	LPS	96 Scholes Street, Bury, BL8 2RA
11/01/2017		Extension at rear
17 /0097	MH	97 Heywood Road, Prestwich, Manchester, M25 1LP
01/03/2017		Knocked down the back of the building
17 /0134	LPS	Ainsworth Mill, Bury New Road, Radcliffe, Bolton, BL2 6QL
28/03/2017		Untidy building
17 /0121	MH	Albion Mews, Clifton Road, Prestwich Manchester, M25 3EL
20/03/2017		Flagstones missing and broken and steps are uneven
17 /0139	MH	Belvedere Court, St Anns Road, Prestwich, Manchester, M25 9LB
28/03/2017		Works to trees in TPO 48 (including 3 St Anns Road, without owners permission, and other neighbouring properties)
17 /0099	LPS	Bentley Hall Farm, Bentley Hall Road, Bury
01/03/2017		Unauthorised waste tipping
17 /0063	MH	BEP Surface Technologies Limited, Eton Hill Road, Radcliffe, Manchester, M26 2XT
07/02/2017		Erection of extension
17 /0144	LPS	Boaredge Farm, Woodgate Avenue, Bury, BL9 6UQ
30/03/2017		Siting of caravan for residential use and erection of 4 no. stables
17 /0074	LPS	Brandlesholme Old Hall, Brandlesholme Road, Tottington, Bury, BL8 4LS
15/02/2017		Dilapidated condition of listed building
17 /0027	LPS	Bury Grammar Girls School, Bridge Road, Bury, BL9 0HH
19/01/2017		Unauthorised advertisement hoarding
17 /0085	LPS	Car Park at Fairfax Road, Prestwich, Manchester, M25 1AS
20/02/2017		Unauthorised parking advertisements
17 /0030	MH	Champion Mouldings, Eton Way South, Eton Hill Industrial Estate, Radcliffe, Manchester, M26 2ZT
23/01/2017		Engineering works being carried out
17 /0060	MH	Church Mews, Devonshire Place, Prestwich, Manchester, M25 3FF
06/02/2017		Conditions on planning permission 46267 not discharged
17 /0011	LPS	Corner Of Bury New Road & Maple Grove, Ramsbottom, Bury, BL0 0BY
09/01/2017		Erection of fencing

17 /0111	LPS	Croft End Mill, Bolton Road North, Stubbins, Bury, BL0 0NA
13/03/2017		Breach of Conditions (60212)
17 /0073	MH	Dwelling next to stables on Hollins Brow, Bury, BL9 8DD
15/02/2017		Breach of condition 5 - Improvements to access
17 /0035	LPS	Elton Reservoir, High Bank, Bury, BL8 2BR
24/01/2017		Engineering works
17 /0118	MH	Flat 18 Victoria Mews, Parr Lane, Bury, BL9 8LW
20/03/2017		Change of use
17 /0117	LPS	Fletcher Bank Quarry, Manchester Road, Ramsbottom, Bury, BL0 0DD
16/03/2017		Breach of condition re. mud mitigation measures
17 /0069	LPS	Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB
13/02/2017		Breach of Conditions
17 /0083	LPS	Former Walshaw Road Filling Station, Walshaw Road, Bury, BL8 1PY
20/02/2017		Extension of site and erection of metal fence with hand car wash and car sales
17 /0055	LPS	Frozen Moments, 369 Walmersley Road, Bury, BL9 5EY
02/02/2017		Change of use without planning permission
17 /0026	MH	Garage site between 22 & 24 Whalley Road, Whitefield, Manchester, M45 8WZ
19/01/2017		Breach of condition no. 12 of 59241
17 /0098	LPS	Hall Street/Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QE
01/03/2017		Untidy land next to house on the corner
17 /0115	MH	Hawaa, 409 Durers Lane, Radcliffe, Manchester, M26 2QN
16/03/2017		Unauthorised advertisements
17 /0110	MH	Hawaa, 409 Durers Lane, Radcliffe, Manchester, M26 2QN
13/03/2017		Change of use of ground floor from public house to hot food takeaway
17 /0131	LPS	Hawkshaw Hall, Hawkshaw Lane, Tottington, Bury, BL8 4LD
27/03/2017		Construction of helipad
17 /0028	LPS	Higher Spen Moor, Bury & Bolton Road, Radcliffe, Manchester, M26 4LB
23/01/2017		Started work on the passing places
17 /0081	MH	Land at 260 Bury New Road, Whitefield, Manchester, M45 8QN
20/02/2017		Breach of Condition

17 /0093	LPS	Land Adjacent To 149 Brandlesholme Road, Bury, BL8 1BA
27/02/2017		Land clearance
17 /0109	MH	Land Adjacent To York Street, Radcliffe, Manchester, M26 2QN
13/03/2017		Installation of phone mast
17 /0137	LPS	Land adjoining 221 Nuttall Lane, Ramsbottom, Bury, BL0 9LD
28/03/2017		Untidy land
17 /0095	LPS	Land at 18-24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD
27/02/2017		Commencement of development and demolition of garages
17 /0012	LPS	Land at Baldingstone, Walmersley Old Road, Bury, BL9 6RU
10/01/2017		Erection of building and siting of portacabin
17 /0033	MH	Land At Mode Hill Lane, Whitefield, Manchester, M45 8JF
23/01/2017		Breach of conditions of planning permission 59296
17 /0096	MH	Land at Mode Hill Lane, Whitefield, Manchester, M45 8JF
28/02/2017		Breach of condition no.10 of p/p 59296
17 /0061	MH	Land at rear of 11 Victoria Lane / Stone Pale, Whitefield, Manchester, M45 6BL
06/02/2017		Siting of metal container
17 /0087	MH	Land at rear of 134-110 Salisbury Road, Radcliffe, Manchester, M26 4WG
22/02/2017		Raising land levels before constructing houses
17 /0029	LPS	Land At Spen Moor, Bury & Bolton Road, Radcliffe, Manchester, M26 4JY
23/01/2017		Breach of condition no.11 of planning approval 58810
17 /0013	LPS	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
05/01/2017		Not being built in accordance with approved plans (58810)
17 /0059	LPS	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
04/02/2017		Not being built in accordance with approved plans (58810)
17 /0039	LPS	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
25/01/2017		Breach of condition (Construction management plan)
17 /0135	LPS	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY
28/03/2017		Breach of condition 11 of p/p 58810
17 /0076	LPS	Land Between 22 Earl Road & 52 Victoria Street, Ramsbottom, Bury, BL0 9EF
16/02/2017		Engineering operation

17 /0032	MH	Land Off Kingswood Road, Prestwich, Manchester, M25 3AB
23/01/2017		Signs erected for parking restrictions that don't comply with planning permission 57464
17 /0126	LPS	Land off Lowes Road, Bury, BL9 6QS
22/03/2017		Deliveries outside permitted times. Blocking of residents driveways
17 /0136	MH	Land off Roach Bank Road, Bury, BL9 8RQ
28/03/2017		Industrial unit (60556/60776)
17 /0057	LPS	Land off Turton Road, Tottington, Bury, BL8 3QQ
03/02/2017		Creation of access
17 /0101	LPS	Land off Wesley Street, Tottington, Bury, BL8 3NW
02/03/2017		Change of use of land and erection of fencing and refuse bin shelter
17 /0084	LPS	Land off Whittle Lane, Heywood. OL10 2RD
21/02/2017		
17 /0143	MH	Land Opposite Harrington Close, Bury, BL9 9GH on Roach Bank Road
30/03/2017		Building works started
17 /0053	MH	Land rear of The Croft, Bury, BL9 8RL
02/02/2017		Trees being cut down with T.P.O. on them
17 /0072	LPS	Lower Gollinrod Farm, Manchester Road, Ramsbottom, Bury, BL9 5NB
15/02/2017		Road across field
17 /0031	LPS	Lower Spen Moor, Bury & Bolton Road, Radcliffe, Manchester, M26 4LB
23/01/2017		Running a car dealership business from home
17 /0054	MH	Magnum Whiteline, 184-188 Bury New Road, Whitefield, Manchester, M45 6QF
02/02/2017		Works to rear car park
17 /0048	MH	Milltown Street, Radcliffe, Manchester, M26 1WN
01/02/2017		Siting of shipping containers
17 /0037	MH	Phairfection, 63 Parr Lane, Bury, BL9 8JR
24/01/2017		Unauthorised advertisement
17 /0018	MH	Polka, 20 Parkhills Road, Bury, BL9 9AX
12/01/2017		Erection of canopy on front elevation
17 /0046	MH	Radcliffe Borough Associated Football Club, Colshaw Close East, Radcliffe, Manchester, M26 3PE
30/01/2017		Erection of camera stand

17 /0002	MH	Ringley Store Off Licence, 159 Ringley Road West, Radcliffe, Manchester, M26 1DW
04/01/2017		Unauthorised advertisement
17 /0021	LPS	Shop at Main Junction Of Bolton Road West & Nuttall Lane, Ramsbottom, Bury
13/01/2017		Steel security shutter to shop front
17 /0142	LPS	Smethurst Hall Fisheries, 2 Riders Gate, Bury, BL9 7RD
29/03/2017		Change of use to fishing business
17 /0024	MH	Solita, 401 Bury New Road, Prestwich, Manchester, M25 1AA
16/01/2017		Flue
17 /0141	MH	Stella House, Infant Street, Prestwich, Manchester, M25 1SS
29/03/2017		Flat above Stella House
17 /0036	LPS	Texaco, 609-621 Rochdale Old Road, Bury, BL9 7TL
24/01/2017		Unauthorised adverts
17 /0064	LPS	Texaco, Hooley Bridge Service Station, 609-621 Rochdale Old Road, Bury, BL9 7TL
08/02/2017		Unauthorised advert
17 /0067	LPS	The Roundhouse, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PN
08/02/2017		Breach of condition 6
17 /0008	MH	The White Room, 254-258 Bury New Road, Whitefield, Manchester, M45 8QN
09/01/2017		Breach of condition regarding opening hours
17 /0044	LPS	Toby Cavery (Bulls Head), Brandlesholme Road, Tottington, Bury, BL8 4DS
27/01/2017		New lighting to car park
17 /0113	LPS	Valley Close, (site of Olives Paper Mill), Bury, BL8 1WP
14/03/2017		Erection of bridge (not positioned in accordance with approved plans)

---

Number of Complaints      145