

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 : T Holt, J Black (Chair), T Cummings,
S Haroon, S Kerrison, C Preston, R Skillen, J Harris, I
Schofield, Y Wright, M D'Albert and S Nuttall

Dear Member/Colleague

Planning Control Committee

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

Date:	Tuesday, 20 February 2018
Place:	Peel Room, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	<p>If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.</p> <p>The 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>
Notes:	<p>Food will be available from 5.00 pm (Lancaster Room). Pre-meeting briefing/virtual site visits at 6.00 pm (Lancaster Room).</p> <p>Details of Site Visits/Member Training will be circulated separately for the information of Members and Officers.</p>

The Agenda and Reports for the meeting are attached.

The Agenda and Reports are available on the Council's website at www.bury.gov.uk – Council and Democracy.

Yours sincerely

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

Stephen Kenyon (CPFA)
Interim Executive Director of Resources 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 23RD JANUARY, 2017 *(Pages 1 - 2)*

4 PLANNING APPLICATIONS *(Pages 3 - 94)*

5 DELEGATED DECISIONS *(Pages 95 - 106)*

6 PLANNING APPEALS *(Pages 107 - 128)*

7 DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA *(Pages 129 - 170)*

A report from the Head of Development Management outlining the updated checklists that are required for the validation process of the planning applications submitted.

8 PLANNING ENFORCEMENT *(Pages 171 - 182)*

A report from the Head of Development Management providing statistical information on enforcement activity between 1st October, 2017 and 31st December, 2017.

9 TREE PRESERVATION ORDER CONFIRMATION *(Pages 183 - 188)*

A report from the Head of Development Management on the confirmation of a temporary Tree Preservation Order made on Bleaklow Hall and curtilage, Bolton Road (No.341).

10 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: 23 January, 2018

Present: Councillor J Black (In the Chair)
Councillors A Cummings, M D'Albert, J Harris, S Haroon, T Holt, S Nuttall, I Schofield, R Skillen and Y Wright

Public attendance: There were no members of the public were in attendance

Apologies for absence: Councillor S Kerrison

PCC.01 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.02 MINUTES

Delegated decision:

That the Minutes of the meeting held on 19th December, 2017 be approved as a correct record and signed by the Chair.

PCC.03 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in relation to planning applications 62007; 62015; 62110 and 62129. The Committee heard representations from the applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker. Councillor Quinn spoke as a Ward Representative in respect of planning application 62007.

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:

62015 Land at side of 13 Pine Street South, Bury – Bury East Ward

Erection of 1 no. attached dwelling

62110 Former Hark to Towler PH, 43 Market Street, Tottington, Bury – Ramsbottom & Tottington, Tottington Ward

Change of use from public house (Class A4) to 4 no. flats (Class C3)

62148 1 Green Street, Walshaw, Bury – Ramsbottom & Tottington, Tottington Ward

Change of use of land to extend garden/residential curtilage and erection of detached garage with fence/gate to match existing

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:

62129 Former car park of Masons Arms, Walmersley Old Road, Bury – North Manor Ward

Erection of 1 no. dwelling

3. That the following application be **Deferred:-**

Land at western end of Watkins Drive, Prestwich, Manchester – Prestwich – Sedgley Ward

Erection of 1 no. new dwelling and two detached garages

Note: Prior to determination of the application by the Committee, Preston 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.

PCC.04 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.05 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.

CHAIR

COUNCILLOR J Black

(Note: The meeting started at 7.00 pm and ended at 7.42 pm)

Title	Planning Applications
To:	Planning Control Committee
On:	20 February 2018
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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.

01	Township Forum - Ward:	Whitefield + Unsworth - Unsworth	App No.	60525
	Location:	Land at Rear of Warwick House, Castle Brook Business Park, Hollins Brook Way, Bury, BL9 8RR		
	Proposal:	Retention of existing car park and re-location of car park gate onto Aviation Road for egress only; alterations and improvements to the junction of Aviation Road and Pilsworth Road, including repositioning of existing gate on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage.		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				
02	Township Forum - Ward:	Prestwich - Sedgley	App No.	62007
	Location:	Land at western end of Watkins Drive, Prestwich, Manchester, M25 0DS		
	Proposal:	Erection of 1 no. new dwelling and two detached garages		
	Recommendation:	Approve with Conditions	Site Visit:	Y
<hr/>				
03	Township Forum - Ward:	Prestwich - Sedgley	App No.	62127
	Location:	Land at Mountheath Industrial Estate, George Street, Prestwich, Manchester, M25 9WB		
	Proposal:	Variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of planning permission 59884 to allow the development to be carried out in 2 phases – employment and residential		
	Recommendation:	Minded to Approve	Site Visit:	N
<hr/>				
04	Township Forum - Ward:	Prestwich - Sedgley	App No.	62237
	Location:	Prestwich Golf Club, Hilton Lane, Prestwich, Manchester, M25 9XB		
	Proposal:	Residential development of part of golf course comprising 17 no. dwellings with new access from Kersal Road; Extension and reconfiguration of golf course to provide replacement facility		
	Recommendation:	Minded to Approve	Site Visit:	Y
<hr/>				

Ward: Whitefield + Unsworth - Unsworth

Item 01

Applicant: Ron Wood Developments Ltd & JD Sports Fashion plc

Location: Land at Rear of Warwick House, Castle Brook Business Park, Hollins Brook Way, Bury, BL9 8RR

Proposal: Retention of existing car park and re-location of car park gate onto Aviation Road for egress only; alterations and improvements to the junction of Aviation Road and Pilsworth Road, including repositioning of existing gate on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage.

Application Ref: 60525/Full

Target Date: 24/10/2016

Recommendation: Approve with Conditions

Description

The application is for the retention of an existing car park extension, constructed without the benefit of planning permission, to the original car park to the rear of Warwick House at Castle Brook Business Park, Pilsworth Road, Bury, the Head Office of JD Sports Fashion Ltd. The scheme also includes improvements and alterations to the junction of Aviation Road and Pilsworth Road and improved visibility onto Aviation Road from the car park and Public Right of Way and Bridelway signage provisions.

Aviation Road is a Bridleway (79BUR) and connects Pilsworth Road to Moss Hall Road, Heywood. There is gate at the junction of Aviation Road and Pilsworth Road which is closed to vehicular traffic out of hours but still allows pedestrian access. The car park extension cuts off the eastern end of public right of way (PRoW) (80 BUR) where it would have connected with Aviation Road. PRoW 80BUR has been informally re-directed around the bottom end of the car park to rejoin Aviation Road (79BUR) approximately 40 metres further down Aviation Road. This current situation has existed for at least 10 years.

The car park extension is development within a designated river valley and is adjacent to Hollins Local Nature Reserve and a Grade B Site of Biological Importance (SBI). The site is not in the Green Belt.

The car park is used exclusively by the employees of JD Sports Fashion Ltd. There are approximately 900 employees on the site with approximately 100 visitors each day. The car park extension provides an additional 118 car parking spaces its surface is partly un-metalled and permeable. Current operation of the car park entails all cars entering the site via Hollins Brook Way/Pilsworth Road junction during the morning peak and egressing the car park via both the main Hollins Brook entrance/exit and gate onto Aviation Road and then onto Pilsworth Road approximately 250 metres away. The gate onto Aviation Road from the car park is open only at the afternoon/evening peak period from about 3:30pm until 6:00pm and remains closed the rest of the time.

The proposed improvements to the junction of Aviation Road and Pilsworth Road comprise alterations to the position of the junction and its turning radii and improvements to pedestrian crossing and the installation of a horse stile at the gate. The gated car park egress onto Aviation Road is to be re-located further up Aviation Road towards Pilsworth Road by approximately 100 metres. There is also proposed associated signage.

Relevant Planning History

54670 - Replacement boundary fence (Pilsworth Road/ Hollins Brook Way) - Approve with Conditions 02/02/2012

59659 - Formation of car park and erection of gated access onto Aviation Road for egress only (retrospective) - Withdrawn by Applicant 15/03/2016.

Publicity

Site notice posted 7/9/16 and notification letter dated 1/9/2016 to the following addresses: Gateway House, Pilsworth Road, Windsor House, Castle Brook Business Park, Hollins Brook Way, Edinburgh House, Castle Brook Business Park, Hollins Brook Way, Christian Salvesson Ltd, Pilsworth Industrial Estate, Pilsworth Road, Unit 1 Pilsworth Industrial Estate, Pilsworth Road, Salserve, Pilsworth Road, Balmoral House, Castle Brook Business Park, Hollins Brook Way, A-Plant, Hollins Brook Way, Pilsworth Road, Albany International, Pilsworth Road and Garic Ltd, Kingfisher Park, Castle Road.

One objection was received from Garic Limited and stated as follows:

We feel the location of this gate is unsafe for egress onto Aviation Road. The location of the gate does not give adequate visibility of the vehicles which are already established on the road and as we have large HGV vehicles constantly travelling up and down this road, which can be wide loads with limited mobility, this gives us cause for a serious safety concern. Other issues are that there is currently no safety controls in place such as visibility aids, signage, any known guidance given to the people using this gate, no speed restrictions or traffic control. The volume of people using this gate is also causing significant problems with HGV's and vehicles turning off Pilsworth Road onto Aviation Road. The cars using this gate block the lane and junction leaving no access or adequate swing space for the HGV's to turn in to Aviation Road which can cause the traffic to backlog quickly towards the M66 junction.

Since the scheme has been amended, Garic have now withdrawn their objection and state that they "would like to retract the rejection to the gate entrance onto Aviation Road. Following a very positive meeting and discussion on the new position of the gate and the improvements to the junction of Aviation Road and Pilsworth Road, I believe it would be in both JD and Garic's interest for the work to proceed. With this in mind can you please identify the action we will need to take to remove the rejection as mentioned."

Consultations

Traffic Section - Recommends approval subject to conditions.
Borough Engineer - Drainage Section - No comments received.
Public Rights of Way Officer - No objection.
Environment Agency - No objection.
Greater Manchester Ecology Unit - No objection
Transport for Greater Manchester - No objection.

Unitary Development Plan and Policies

EC4	Small and Growing Businesses
OL5/2	Development in River Valleys
EN6/2	Sites of Nature Conservation Interest LNR's
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7/4	Groundwater Protection
RT3/3	Access to the Countryside
HT2	Highway Network
HT2/3	Improvements to Other Roads
HT2/4	Car Parking and New Development
HT6	Pedestrians and Cyclists
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
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.

Policy - Adopted UDP policy HT2/4 - Car Parking and New Development. The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

HT6/2 - Pedestrian/Vehicular Conflict. The Council will take action, as appropriate, to reduce pedestrian/vehicular conflict through measures which include:

- pavement widening/realignment;
- pedestrianisation schemes;
- improved pedestrian crossing facilities;
- proposals designed to reduce traffic speed;
- provision of clearly signed pedestrian routes.

EC4 - Small and Growing Businesses. The Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan.

Highway Issues - The car park development has increased demand which has led to the gate being put into the Aviation Road fence. The junction with Pilsworth Road is, as well as the bridleway, not designed to either accommodate Garic's large vehicles or the increased demands from this car park. As such the applicant has been in close discussions with the Local Highway Authority, Local Planning Authority and Transport for Greater Manchester in seeking to improve this junction and look at wider improvements that could be achieved.

The proposed alterations and improvements to the junction would improve the turning facilities into and out of Aviation Road onto Pilsworth Road in both directions improving traffic flow, especially for Heavy Goods Vehicles (HGVs) travelling to Garic Ltd at the bottom of Aviation Road at Kingfisher Park. It would also provide a safer pedestrian crossing facility, directing pedestrians away from the edge of the junction in order to cross Aviation Way reducing the potential for pedestrian/vehicle conflict. Re-locating the exit gate from the car park onto Aviation Road 100 metres closer to Pilsworth Road would reduce the chance of pedestrian/vehicular conflict. JD Sports, as part of its expansion, has increased the size of its call centre on site which has required the increase in parking provision. As such it is vital for the company's viability and economic development. As such the proposed highway improvements are acceptable and would not conflict with the following adopted UDP policies: HT2/4 - Car Parking and New Development, HT6/2 - Pedestrian/Vehicular Conflict, EC4 - Small and Growing Businesses, HT2/3 -Improvements to Other Roads, HT6/1 - Pedestrian and Cyclist Movement.

The applicant is separately seeking to improve Hollins Brook Way and is committed to both staying in the area and contributing to the strategic route network. Detailed discussions are in progress on this matter.

On this basis, the egress onto Aviation Road would only be required for a temporary period whilst alternatives can be both explored and delivered. As such, to ensure that this continues the egress should be granted a temporary consent for 2 years (and a requirement to deliver the proposed highway works within 6 months. This is considered a reasonable time to carry out this work and secure necessary approvals).

Ecology - The car park extension is adjacent to Hollins Vale Local Nature Reserve and a designated Grade B Site of Biological Importance (SBI). The Greater Manchester Ecology Unit has no objection to use or location of the car park subject to periodic monitoring of the water course to ensure contamination is not present. A condition would be added in the event of a grant of planning permission to secure monitoring is carried out in accordance with the submitted Ecological Technical Note. As such the use and location of the car park would not conflict with the following adopted UDP policies: EN6/2 - Sites of Nature Conservation Interest, EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors and EN7/4 - Groundwater Protection.

Public Right of Way - At some unknown point in the past, the Public Right of Way crossing the site was diverted out of the applicant's site (possibly by a previous owner). However there has been no application for approval for this diversion. As such, the proposals seek to retain this diversion and as such, the administrative process needs to be carried out accordingly.

The Council's Public Rights of Way Officer does not object to the informal diversion of Bridleway 79BUR. An informative will be added to the decision notice informing the applicant of their responsibilities regarding the Public Right of Way and Bridleway. As such the location of the car park does not conflict with adopted UDP policy RT3/3 - Access to the Countryside.

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 alterations and improvements to the junction of Aviation Road and Pilsworth Road in accordance with submitted plan 1130-07 Revision H must be begun within 6 months beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. The new car park gate onto Aviation Road shall be installed in accordance with submitted plan 1130-09; and shall permanently cease to be used 2 years from the date of this decision; and the use of the existing gate onto Aviation Road shall permanently cease within 6 months of the date of this decision.
Reason. To minimise pedestrian/vehicle conflict on the Bridleway pursuant to adopted UDP policies HT2/4 - Car Parking and New Development, HT6/2- Pedestrian and Vehicle Conflict, HT2/3 - Improvements to Other Roads, HT6/1 - Pedestrian and Cyclist Movement, RT3/3 - Access to the Countryside.
3. Notwithstanding the details shown on approved plan reference 1130-07 Revision H, no works to the Aviation Road/Pilsworth Road junction shall commence unless and until full details of the following have been submitted to and approved by the Local Planning Authority:

- Alterations and improvements to the junction of Aviation Road and
- Page 9

Pilsworth Road to a specification to be agreed, incorporating the provision of new footways, tactile paved crossing point, treatment of the area of existing Bridleway to the north-east of the proposed realigned carriageway, demarcated pedestrian route and all associated highway and highway drainage remedial works;

- Proposals for the relocation of the affected bus stop and all necessary improvements to the facility to be agreed with Transport for Greater Manchester, including, but not limited to, the provision of appropriate bus stop markings at the new position;
- Repositioning of the existing vehicular barrier on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage, all in positions to be agreed;
- Revised road markings at the egress/gate onto Aviation Road to reflect the intended use for egress only;
- The submission of a Car Park Management Plan setting out the timings in relation to egress usage for the retained/existing car parks to ensure that use of the egress onto Aviation Road is restricted to evening peak hours only.

The details subsequently approved shall be carried out to an approved programme of implementation.

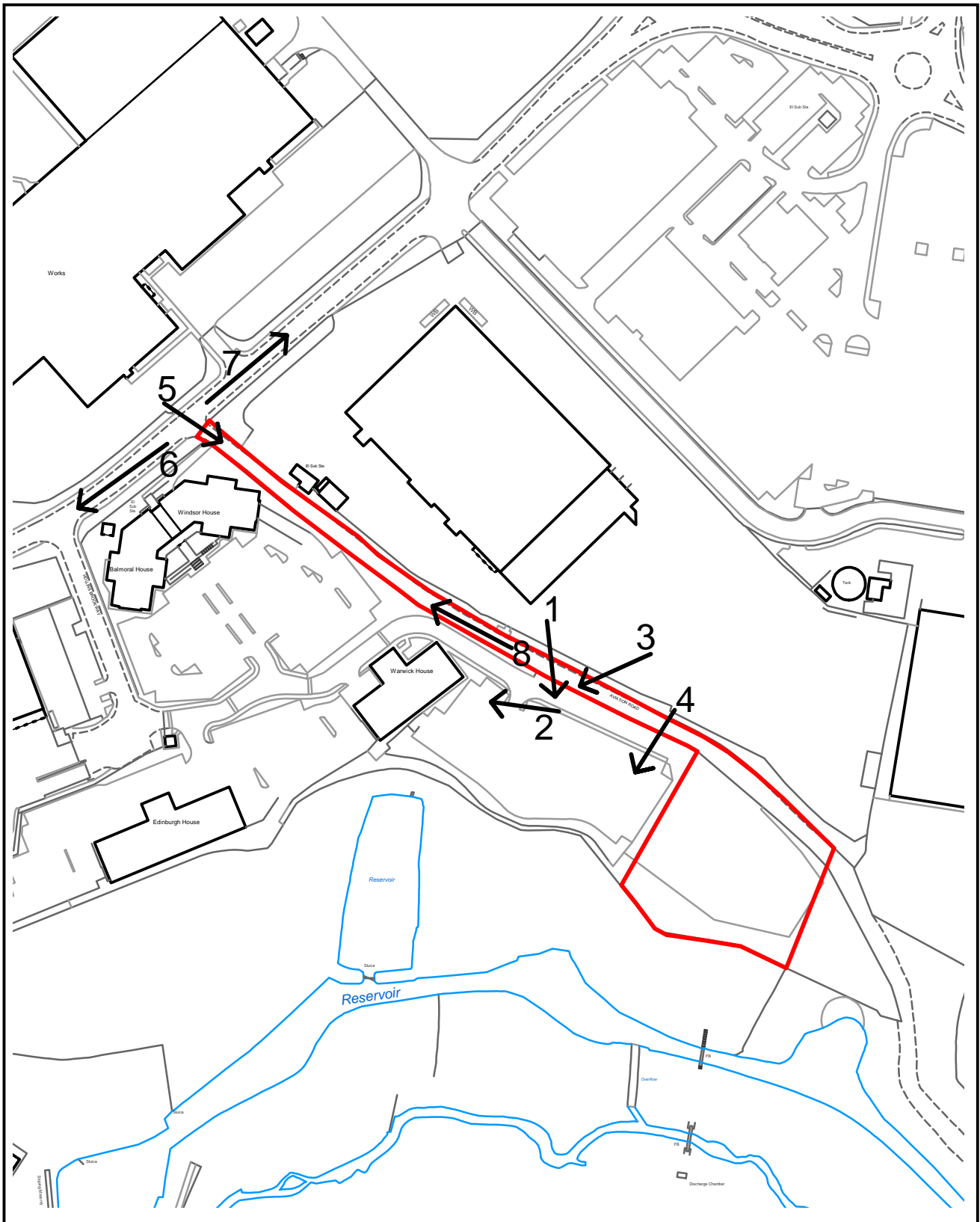
Reason. To secure the satisfactory development of the site and mitigate the impact of the traffic generated in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway. Required to comply with adopted UDP policies HT2/4 - Car Parking and New Development, HT6/2- Pedestrian and Vehicle Conflict, HT2/3 - Improvements to Other Roads, HT6/1 - Pedestrian and Cyclist Movement, RT3/3 - Access to the Countryside.

4. The Site of Biological Importance (SBI) and Hollins Local Nature Reserve adjacent to the car park extension shall be monitored for potential contamination from the use of the car park in accordance with the recommendations in the submitted Ecological Technical Note and its Appendix 2, reference 11140, dated 07/07/16 Revision 3. The monitoring records shall be made available to the Local Planning Authority on request.

Reason. To mitigate against any potential risk of contamination of the SBI and Hollins Local Nature Reserve pursuant to adopted UDP policies EN6/2 - Sites of Nature Conservation Interest, EN6/4 - Wildlife Links and Corridors, EN6/3 - Features of Ecological Value, EN7/4 - Groundwater Protection, OL5/2 - Development in River Valleys.

For further information on the application please contact **Mark Kilby** on **0161 253 7639**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 60525

ADDRESS: Land At Rear Of Warwick House
 Castle Brook Business Park
 Hollins Brook Way
 Bury
 Planning, Environmental and Regulatory Services



Bury
 COUNCIL

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

60525

Photo 1



Photo 2



60525

Photo 3



Photo 4



60525

Photo 5



Photo 6



60525

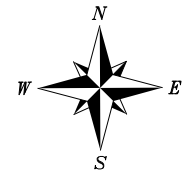
Photo 7



Photo 8



Z:\projects\1130 Aviation Road, Pilsworth\CAD\Croft Drawings\1130-01.dwg



NOTES

THIS LAYOUT IS FOR INDICATIVE PURPOSES ONLY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS, TOPOGRAPHICAL MAPPING & HIGHWAY/THIRD PARTY LAND BOUNDARIES.

INDICATIVE SITE BOUNDARY

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

NOLAN REDSHAW

PROJECT:

AVIATION ROAD, PILSWORTH

DRAWING TITLE:

EXISTING CAR PARK MAP

SCALES:

1:500 @ A3

DRAWN:	JC	CHECKED:	TSB	DATE:	DEC 15
--------	----	----------	-----	-------	--------

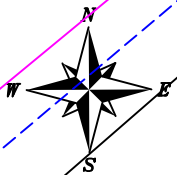
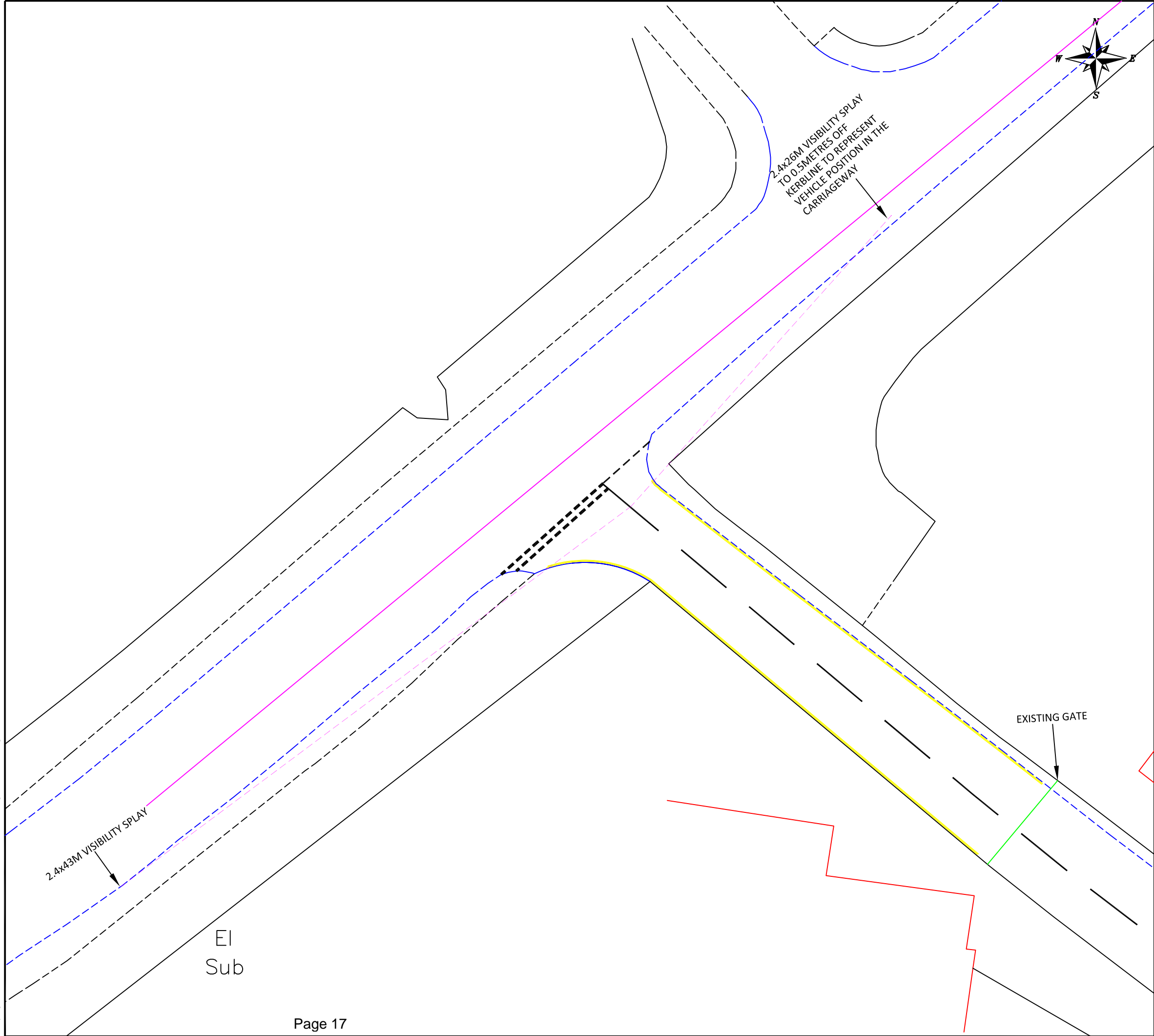
9 Jordan Street,
Manchester,
M15 4PY

Email: info@crofts.co.uk
Tel: 0161 667 3746
Web: www.crofts.co.uk

croft
Transport Solutions

DRAWING NUMBER:	1130-01	REVISION:	.
-----------------	---------	-----------	---

Z:\projects\1130 Aviation Road, Pilsworth\CAD\Croft Drawings\1130-02.dwg



NOTES

REV.	DETAILS	DRAWN	CHECKED	DATE
------	---------	-------	---------	------

CLIENT:
NOLAN REDSHAW

PROJECT:
AVIATION ROAD, PILSWORTH

DRAWING TITLE:
EXISTING PILSWORTH ROAD/AVIATION ROAD LAYOUT

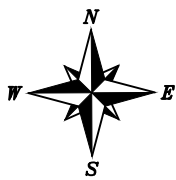
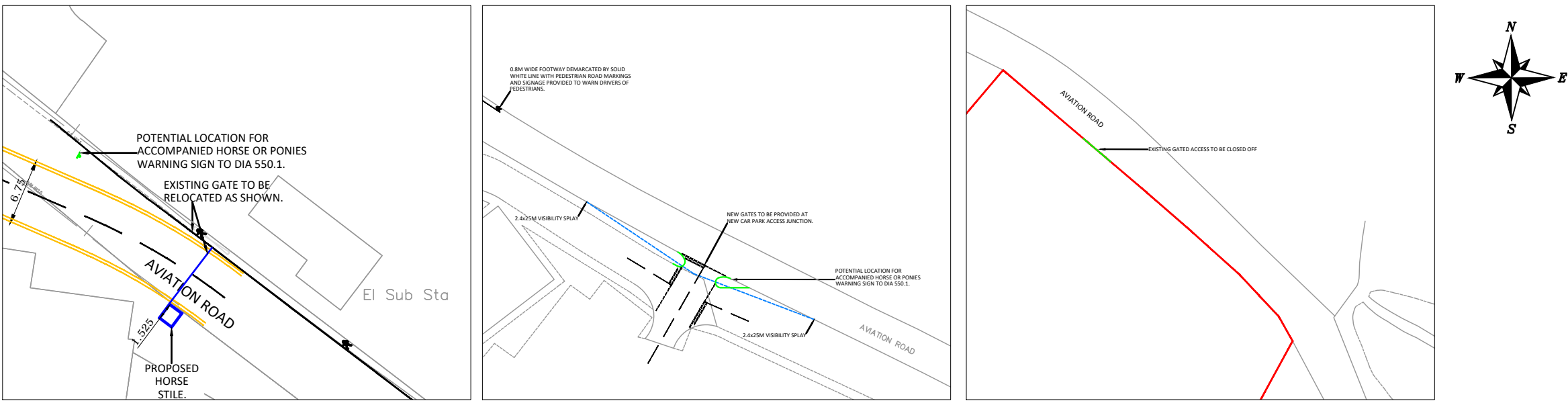
SCALES:
1:250 @ A3

DRAWN:	SM	CHECKED:	TSB	DATE:	AUG 15
--------	----	----------	-----	-------	--------

9 Jordan Street,
Manchester,
M15 4PY
Email: info@croftts.co.uk
Tel: 0161 667 3746
Web: www.croftts.co.uk

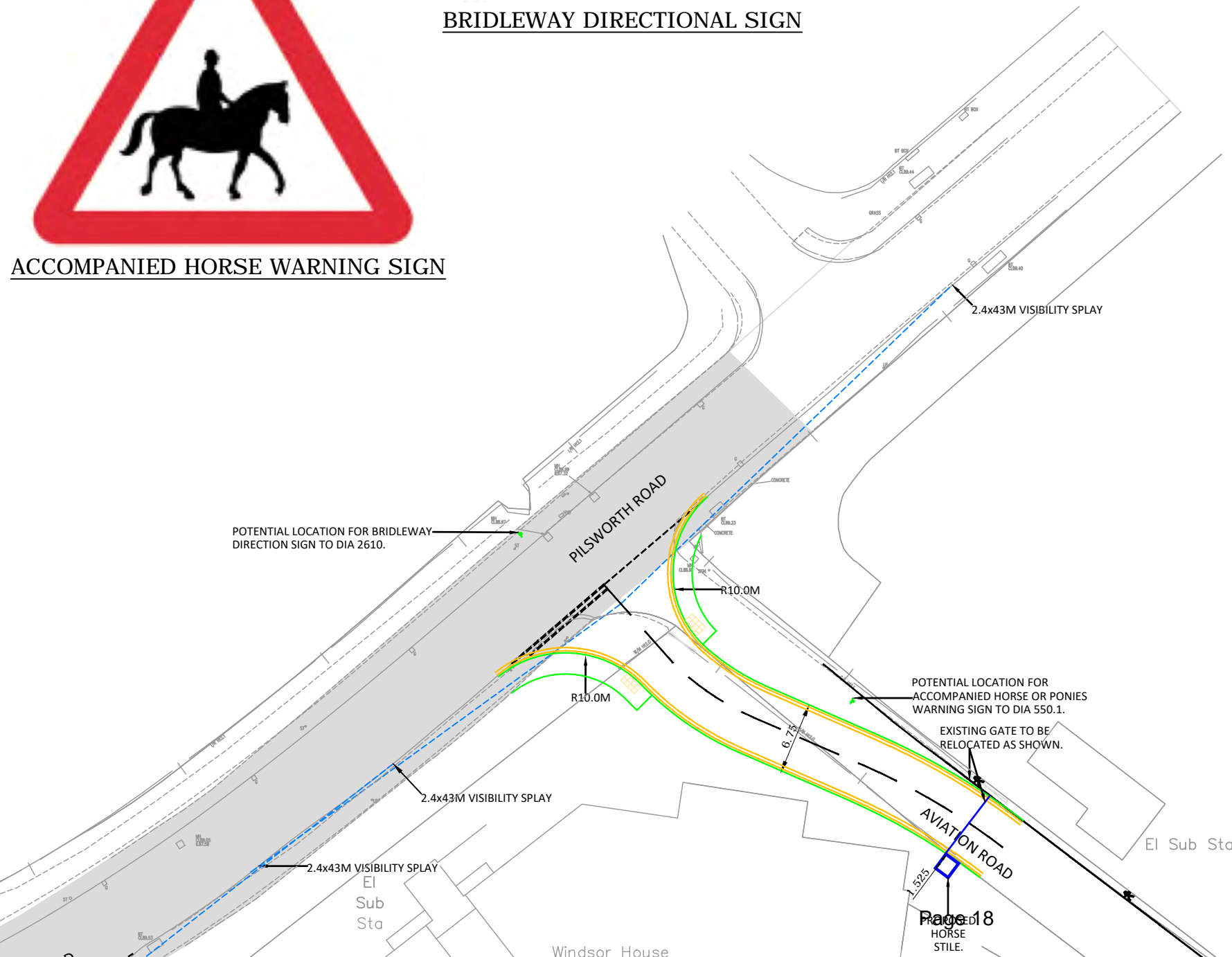


DRAWING NUMBER:	1130-02	REVISION:	.
-----------------	---------	-----------	---



BRIDLEWAY DIRECTIONAL SIGN

ACCOMPANIED HORSE WARNING SIGN



NOTES

THIS LAYOUT IS FOR INDICATIVE PURPOSES ONLY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS & HIGHWAY/THIRD PARTY LAND BOUNDARIES.

ADOPTED HIGHWAY (OS)

HORSE STILE

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

JD SPORTS

PROJECT:

AVIATION ROAD, PILSWORTH

DRAWING TITLE:

POTENTIAL AVIATION ROAD IMPROVEMENTS

SCALES:

1:500 @ A3

DRAWN:	CHECKED:	DATE:
MC	TSB	MAY 17

9 Jordan Street,
Manchester,
M15 4PY

Email: info@crofts.co.uk
Tel: 0161 667 3746
Web: www.crofts.co.uk

DRAWING NUMBER:

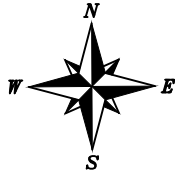
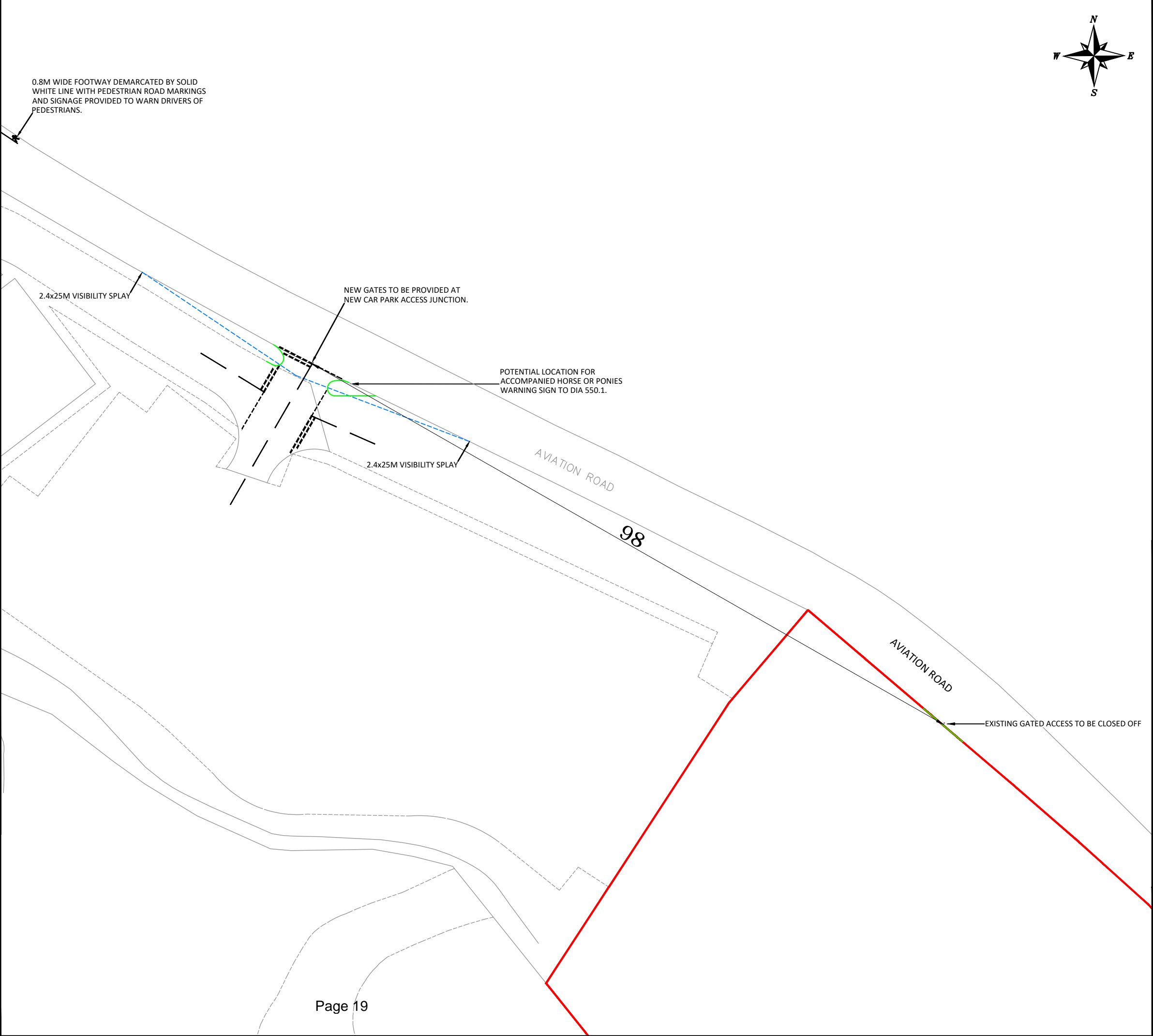
1130-07

REVISION:

H

Z:\projects\1130 Aviation Road, Pilsworth\CAD\Croft Drawings\1130-07H-08C.dwg

Z:\projects\1130 Aviation Road, Pilsworth\CAD\Croft Drawings\1130-07H-08G.dwg



NOTES

THIS LAYOUT IS FOR INDICATIVE PURPOSES ONLY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS & HIGHWAY/THIRD PARTY LAND BOUNDARIES.

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:

JD SPORTS

PROJECT:

AVIATION ROAD, PILSWORTH

DRAWING TITLE:

PROPOSED CAR PARK ACCESS ARRANGEMENT

SCALES:

1:500 @ A3

DRAWN:	JC	CHECKED:	TSB	DATE:	JAN 18
--------	----	----------	-----	-------	--------

9 Jordan Street,
Manchester,
M15 4PY

Email: info@crofts.co.uk
Tel: 0161 667 3746
Web: www.crofts.co.uk

DRAWING NUMBER:	1130-09	REVISION:	.
-----------------	---------	-----------	---

Ward: Prestwich - Sedgley

Item 02

Applicant: Mr Wilson

Location: Land at western end of Watkins Drive, Prestwich, Manchester, M25 0DS

Proposal: Erection of 1 no. new dwelling and two detached garages

Application Ref: 62007/Full

Target Date: 01/12/2017

Recommendation: Approve with Conditions

The application was deferred from the previous Committee meeting to carry out a site visit.

Description

The site is a long thin section of land to the north of Watkins Drive. The site did contain trees but these have been cleared recently. The site slopes downwards from Meade Hill Road (south to north) and Watkins Drive is at a lower level than the properties fronting onto Sheepfoot Lane (to the north). The site contains tree stumps and grassed areas.

The site is bounded by residential properties to all boundaries.

The proposed development involves the erection of a single detached dwelling with 2 detached garages. The proposed dwelling would be located centrally with a single garage to the south west and a double garage to the north east.

The proposed buildings would be constructed from red brick with a tile roof. The site would be accessed from Watkins Drive via 2 driveways, which would serve each of the garages.

Relevant Planning History

None relevant.

Publicity

37 neighbouring properties were notified by means of a letter on 11 October 2017.

10 letters have been received from the occupiers of 33, 34, 35, 36, 38, 43 Sheepfoot Lane, 2, 4 Watkins Drive, 5, 24 Meade Hill Road, which have raised the following issues:

- Object to the construction of a house on the land that separates the back of our house to Watkins Drive. The house will look out of place and will invade privacy for rear gardens and the properties on Sheepfoot Lane.
- The proposed workshop would be located in a quiet residential area, where we do not want noise.
- No anti-social behaviour has been seen in this area while I have lived here (since 1994).
- The proposed house will affect property prices on Sheepfoot Lane and the surrounding area.
- The proposed garage and workshop will cause traffic and congestion problems on Watkins Drive/Meade Hill Road.
- More traffic means more pollution.
- The proposed dwelling and 2 garages is too large for this narrow strip of land.
- The largest windows would be on the side elevations, which would overlook the front of my property in a way it is not currently.
- The proposed workshop suggests it would be used for business purposes, which would not be in keeping with the local area.

- The land suffers from poor drainage, which has worsened since the clearing of the large trees.
- The proposed site plan omits my back gate, which leads onto the land in question. Access from my garden onto Watkins Drive is a historical feature, which has always been part of my right of way and I do not want to lose it.
- The stumps were long established trees that the applicant has recently cut down.
- There are no root protection areas shown for the existing trees on the drawings provided and the footprint of the building is very close to these trees.
- The amount of development for the site appears to be excessive with 2 garages and 2 driveways.
- The proposed garages would be set at 90 degrees from the road, making it seemingly impossible to drive a car into it using the relatively narrow driveway.
- The lack of outdoor space is not visually appealing and should be a requirement of any application.
- The large windows on the front and side elevations would significantly affect our privacy.
- There would be a driveway located opposite an existing driveway, which would cause issues on the narrow road.
- Concern about construction vehicles accessing the site without causing disruption and danger to the residents.
- Object to the comment that the site is a 'cleared disused site' as it was a thriving natural habitat until the trees were removed.
- The historic applications quoted are for extensions and not new dwellings and are not comparable.
- We have significant concerns with the aesthetics, practicality, safety and loss of privacy afforded by the same which are in stark contrast to what was, until recently, a beautiful woodland area which characterised the estate.
- Should some or all of the proposed development be permitted, we request that significant woodland be reinstated where possible and habitats be renewed.

The neighbouring properties and those who have commented were notified of revised plans on 21 December 2017.

5 letters have been received from the occupiers of 2, 4 Watkins Drive and 33, 34 Sheepfoot Lane, which have raised the following issues:

- The timescale of 14 days to comment on revised plans over the Christmas holiday period is unreasonable.
- We still strongly oppose the development proposed.
- There has been no mention of the destruction/reinstatement of significant woodland and natural habitats - a concern raised by multiple households.
- The proposal still constitutes over development of a large dwelling, 2 driveways and 2 detached garages. One of the garages is for the use of the applicant and not the occupier so that the applicant has "a secure place for his cars". The applicant's home includes a large driveway, with a sheltered area and a garage, which is ample space to house his car(s) and his caravan (which may we add, is already unsightly). We are concerned therefore with the practicality of what will inevitably constitute excessive parking.
- We also repeat that the road distance between our home and the proposed development is inadequate. Again, this calls into question not only regulation but also functionality, practicality and safety. We refer to our previous comments regarding parking and driving and our comments below regarding the 2.4 m set back.
- We are also concerned with the proposed side gardens and the extent to which these will be visible, particularly when in being used as a substitute for a typical back garden.
- We strongly believe that the site does not lend itself to reasonable residential development and indeed the proposed development in question. The applicant admits for example that the "constraints" of the site do not allow for the common practice orientation of garages or a conventional / any back garden. Other significant areas such as layout, design, functionality are being compromised because of the constraints of the site, to the detriment of the residents around the vicinity. Further, the required 2.4 m set

back is not possible as it would "render the front garden useless, adversely affect the amenity space for the house and cause conflict between the private land and public pavement". In other words, the standard requirement for a residential development are not possible because of the site constraints.

- My previous objections still stand.
- From what I can understand from the additional info suggests my trees will be 'retained & protected'. The trees are of great beauty to me providing a screen from noise, privacy and pollution (which will increase thanks to the 4 cars that are now to be parked at the very back of my property).
- My family have enjoyed access out of the back of the property for over 17 years. This application completely cuts this off and there seems to be no offer to create a path onto Watkins drive or any other concession that might lessen the impact and change on my property.
- Finally I still have concerns about any drainage system whereby any faults or blocks could back up and affect my property.
- Adverse impact upon my property price.
- The guidelines state that a minimum of 20 metres separation is required, yet the plans state that 16 metres is acceptable for oblique separation. Also, the distance to 2 Watkins Drive has not been considered as there is 14.22 metres from the corner of No. 2 Watkins Drive to the far pavement, which would impact upon privacy.
- The proposed development would affect the trees and would impact upon the root protection area.
- Were any of the trees that have been chopped down, protected, given their size?
- Is an electric vehicle charging point necessary for a development of this size? It would not be aesthetically in keeping with the estate.
- The level of parking should be reduced as the current housing on the street opposite the development all have single garages with a driveway in front, including 2 Watkins Drive which is directly opposite; and is a similar size if not larger than the proposed house. Therefore a single garage with drive seems the appropriate amount to match with the existing housing on the street. Therefore we would ask that the double garage is removed from the plans. Therefore this parking is clearly excessive and unnecessary as every other house on the street manages with a single garage and driveway.
- Are the visibility splays possible? If not, the development would not be safe for occupiers, pedestrians and road users.
- We are unable to attend the committee meeting. Please ensure all committee members will review these objections.
- The development is out of context to its surrounding environment.
- The agent refers to an e-mail sent by the planning officer, details of which have not been uploaded to the planning portal for us to see. Why is this? All correspondence should be made available to the public.
- The strip of land adjoins the rear gardens on Sheepfoot Lane, which provided a green screen. The proposed development removes this. What is the boundary treatment at the Sheepfoot Lane boundary?
- There are no other houses on this side of Watkins Drive - out of place.
- 3 garage spaces have been provided for 1 dwelling. Why?
- Part of the proposed dwelling will be in RPA zones? How will the gardens to Sheepfoot Lane be maintained? What is the boundary treatment? How will we gain access for repairs?
- The proposed site is below our garden, therefore all surface water will be directed onto the proposed site.
- The proposal would overlook the rear gardens on Sheepfoot lane and would invade our privacy. Side bedroom windows would face Sheepfoot Lane gardens.
- The proposal has an impact on visual amenity and conflicts with Policy EN1
- The development does not make a positive contribution to the form and quality of the area and H2 cannot be applied to this proposal.
- Due to the number of trees, the guttering to the house would become blocked and this is a bad design.

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 crossings, construction traffic management plan, measures to prevent mud from passing onto the highway, turning facilities and car parking.

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

Environmental Health - Contaminated Land & Air Quality - No objections, subject to the inclusion of conditions relating to contaminated land and proposals to mitigate the impact upon local air quality.

Waste Management - No response.

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

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
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN7	Pollution Control
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
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) - 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.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

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 proposed development is located within the urban area and there are residential dwellings surrounding the site. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available and as such, the proposed development would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy H1/2 of the Bury Unitary Development Plan and the NPPF.

Design and layout - The proposed development would provide a single detached dwelling with 2 detached garages. The site slopes from south to north and a series of level plateaus would be provided for the detached garages and dwelling. The proposed dwelling would be two storeys in height and would be 1.4 metres lower than the gardens to the residential properties to the north on Sheepfoot Lane. The proposed dwelling and detached garages would be constructed from red brick with a tile roof, which would match the surrounding properties. The proposed development would reflect the design of the surrounding properties and the use of headers, cills and canopies would add interest to the elevations. As such, the proposed development would not be a prominent feature within the streetscene.

Whilst unconventional, the private amenity space for the proposed dwelling would be split into 2 areas and when combined would be acceptable in terms of size. There would be space within the gardens or garages for bin storage. There would be a 1.4 metre high retaining wall along the rear elevation with a 1.8 metre high timber boarded fence above, which would match the surrounding fencing. To the front elevation, there would be a 1 metre high brick wall and 0.5 metre high railings above and 1.5 metre high timber gates, which would be acceptable in the locality. The proposed site plan indicates that a number of trees would be planted along the western boundary, which would be welcomed. Therefore, the proposed development would not be a prominent feature in 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 - SPD 6 provides guidance on aspect standards between residential properties and would be relevant in this case. There should be a minimum of 20 metres between directly facing habitable room windows, which is based upon a two storey development. A habitable room window is a lounge, dining room or bedroom.

The windows on the rear elevation would be at a high level or would be obscure glazed. There would be in excess of 13 metres between the properties on Sheepfoot Lane and the rear elevation and the proposed development would not lead to a significant loss of light or privacy.

There are ground floor habitable room windows on the southern elevation and the proposed fencing and landscaping would prevent any overlooking or loss of privacy.

The proposed development includes 2 windows at first floor level in the southern elevation of the dwelling. However, these windows would be secondary to the main windows in the northern and eastern elevations. The proposed opening would relate to bedroom 1, which has a principle window on the northern elevation, which would look down the garden. In addition, there would be 16 metres from the window in the southern elevation to No. 5 Meade Hill Road and the relationship would be oblique. As such, the proposed development would not have a significantly adverse impact upon the amenity of the neighbouring properties.

There would be 14.3 metres from the front of No. 2 Watkins Drive and the garden and driveway for the proposed dwelling. The proposed dwelling would be located so as to have a direct relationship with the side garden to No. 2 Watkins Drive and not the dwelling. As

such, the distance of 14.3 metres would be in excess of the 7 metre requirement between first floor habitable room windows and a directly facing boundary with a neighbouring property from SPD6. As such, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

Trees - There are a number of trees along the northern boundary of the site, which are located in the gardens to Nos 34 and 36 Sheepfoot Lane. The applicant has undertaken a tree survey, which indicates that all trees are to be retained and protected during the implementation of the development. The proposed site plan indicates that additional trees would be planted as part of the landscaping. As such, the proposed development would not harm the character of the area and would be in accordance with Policy EN8 of the Bury Unitary Development Plan.

Highways issues - The proposed development would be accessed from Watkins Drive from 2 driveways. The agent has submitted revised plans detailing the boundary treatment, tracking details and visibility splays, which are currently being assessed. The Traffic Section will provide further comments in the Supplementary Report.

Parking - SPD11 states that the maximum number of parking spaces is 3 spaces per 4 bed dwelling.

The proposed development would provide 3 spaces on 2 driveways and a single and double garage. SPD11 makes it clear that garages are not counted when assessing parking provision as most are predominantly used for storage and as such, the applicant could store a vehicle in the garage without impacting upon the parking arrangements for the proposed dwelling. Therefore, the provision of 3 spaces on the driveways would comply with the maximum parking standards.

As such, the proposed development would comply with the maximum parking standards and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Response to objectors

- The issues relating to property prices and access from neighbouring properties into the site are not material planning considerations and cannot be taken into account.
- The issues relating to privacy, overlooking, design, scale of development, amount of outdoor space, landscaping, highways issues and car parking have been addressed in the report above.
- The applicant has confirmed that there will not be a workshop on the site and this building will be used as a domestic garage. The proposed development would not be used for business use.
- United Utilities have confirmed that there are no objections to the proposal, subject to the inclusion of conditions relating to drainage.
- A revised plan showing tree protection areas has been submitted and a condition relating to tree protection measures has been added.
- The trees that were removed were not protected and were not located within a conservation area. As such, planning consent was not required for their removal. However, the applicant has confirmed that additional planting will take place and this would be the subject of a condition relating to landscaping.
- United Utilities have confirmed that they have no objections, subject to the inclusion of conditions relating to foul and surface water drainage.
- E-mails between agents and planning officers are not uploaded to the website, but can be viewed at the Council offices. The e-mail set out issues with the application and revised plans were received to address these issues. The residents were notified of the receipt of revised plans by means of a letter.
- The proposed boundary treatment to Sheepfoot Lane would be a retaining wall with a 1.8 - 2 metre close timber boarded fence as detailed on the proposed site plan.
- The issues relating to car parking, design, layout and residential amenity have been addressed in the main report.

- A condition relating to surface water drainage and foul drainage is recommended. The Drainage officer and United Utilities have no objections to the proposal.
- Part of the proposed dwelling would be located in the root protection area of the adjacent tree, which is not of sufficient quality for a Tree Preservation Order. There is an existing concrete post and timber fence located in close proximity to the tree, which is on a slope and it is likely that the majority of the roots of the tree are located in the higher part of the site. As such, a condition requiring hand digging in the vicinity of the root protection areas would be included. The loss of the tree would be a private matter between the 2 land owners.

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 1383-PL01A, 1383-PL02A, 1383-PL03A, 1383-PL04A, 1383-PL05, 1383-PL06, 1383-PL07, 11651/1, SCP/17511/ATR01, SCP/17511/F01, CW/8958-P-TC 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. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory

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

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

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

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

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

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

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

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

8. Foul and surface water shall be drained on separate systems.

Reason. To secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

9. Prior to the commencement of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum:

- The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development 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.

10. All trees to be retained on and adjacent to the site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
11. A landscaping scheme, including details of replacement tree planting, 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. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwelling hereby approved being brought into use and thereafter maintained.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
13. 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.
14. The driveways indicated on the approved plans, shall only be surfaced with a permeable material.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity and drainage pursuant to Policies EN1/2 - Townscape and Built

15. Notwithstanding the details indicated on the approved plan, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Formation of the proposed accesses and footway crossings onto Watkins Drive, incorporating the provision of inward opening gates and all associated footway remedial works abutting the site required as a result of the proposed development and statutory undertakers connections to the dwelling, to a scope and specification to be agreed;
- The provision of 2.4m x 33m visibility splays in accordance with the standards in Manual for Streets at the junction of both vehicular accesses with Watkins Drive, with no obstructions above the height of 0.6m within them;
- Revised boundary treatment abutting Watkins Drive as a result of the above incorporating wall foundations that do not encroach under the adjacent adopted highway.

The details subsequently approved shall be implemented prior to the dwelling hereby approved being occupied.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure the intervisibility of the users of the site and the adjacent highway and maintain the integrity of the adopted highway pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

16. 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:

- Hours of operation and number of vehicle movements;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the 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 Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

17. No development shall commence unless or until details have been 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 demolition/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.

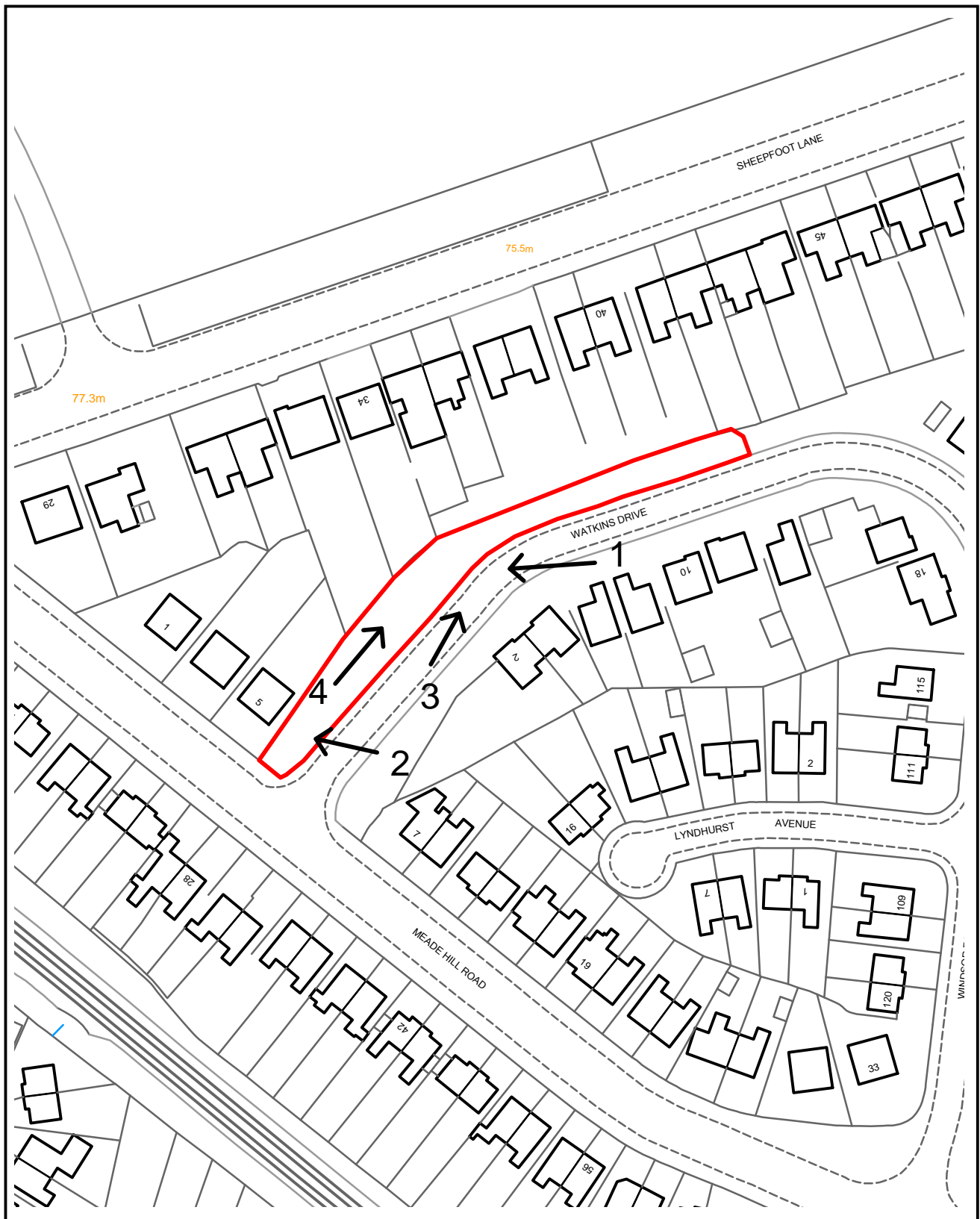
18. The turning facilities indicated on the approved plans shall be provided before the dwelling is first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

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

19. Beneath all areas of the canopies of the trees excavations and all construction work for the proposal hereby approved must be 'hand-dig' only. No storage of materials or equipment or use of the area by vehicular traffic allowed.
Reason: To safeguard the vascular and anchoring root systems of the trees to avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62007

ADDRESS: Land at western end of Watkins Drive
Prestwich



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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

62007

Photo 1



Photo 2

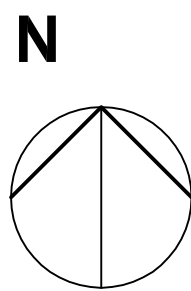


Photo 3



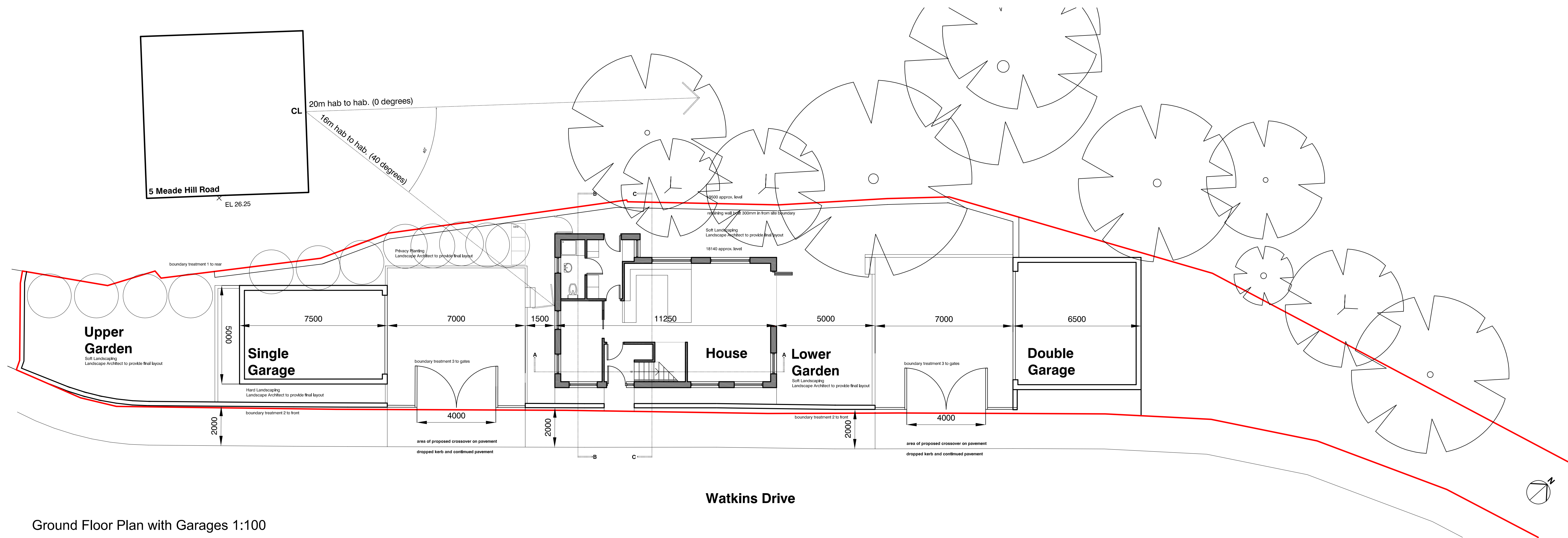
Photo 4





Proposed Roof Plan





Ground Floor Plan with Garages 1:100

Boundary Treatment Key
Type 1.
1.8 - 2m high close boarded timber fence to rear
Type 2
1m high brick wall with 0.5m railings above to front
Type 3
1.5m high timber gate to drives



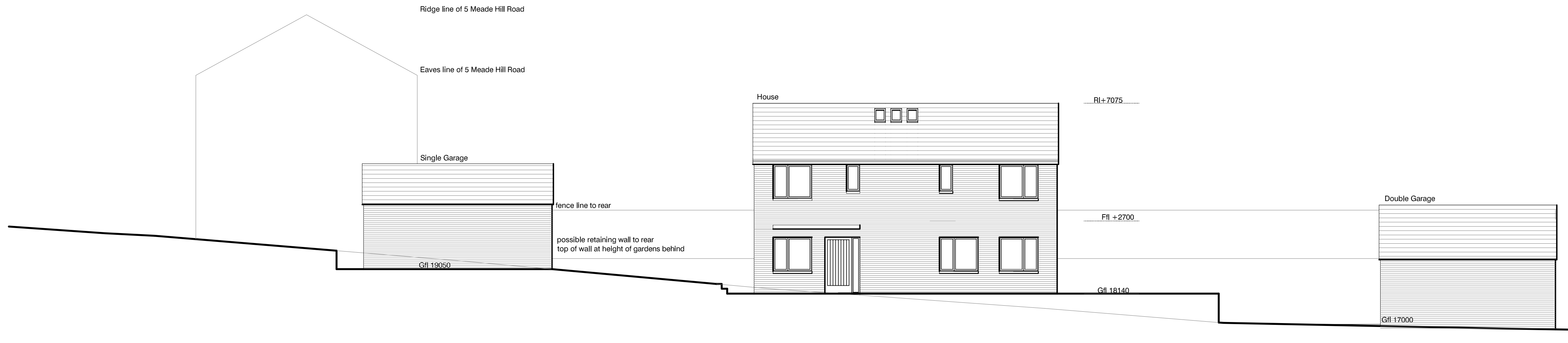


Front Elevation (South East)

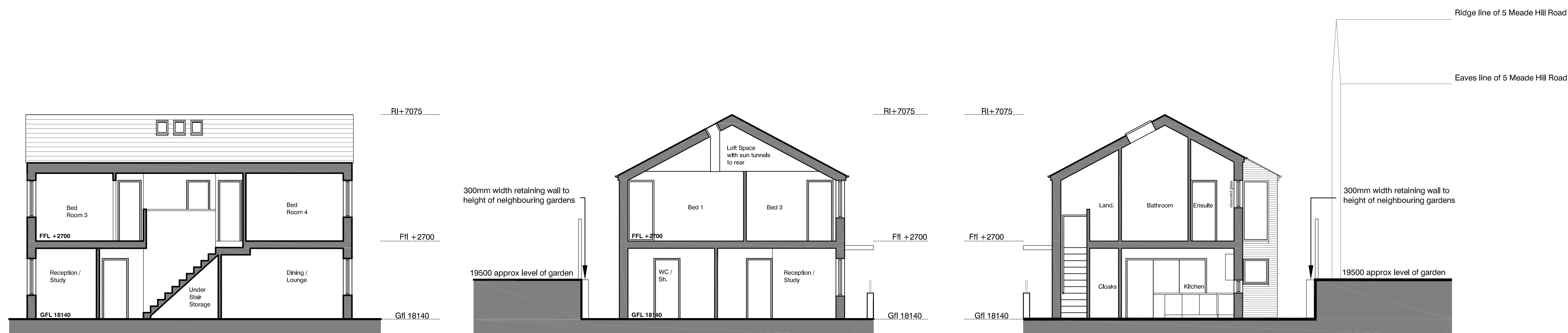
Side Elevation (South West)

Side Elevation (North East)

Rear Elevation (North West)



Streetscape Elevation to Watkins Drive

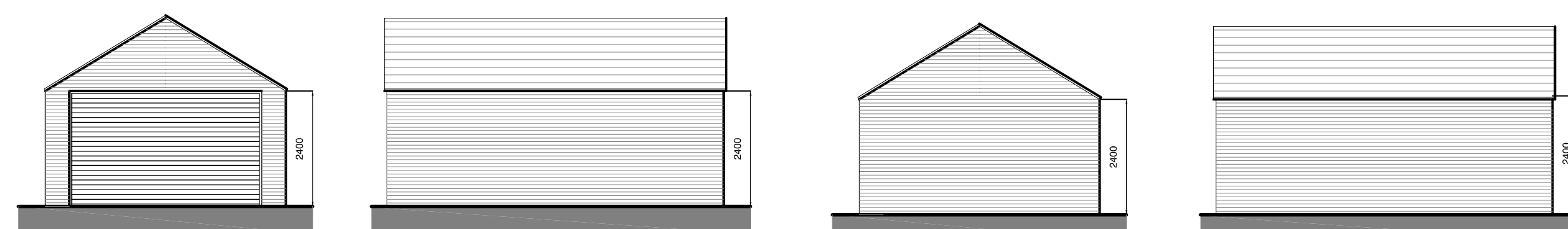


Section AA

Section BB

Section CC

Single Garage



North East

South East

South West

North West

Double Garage



South West

North West

North East

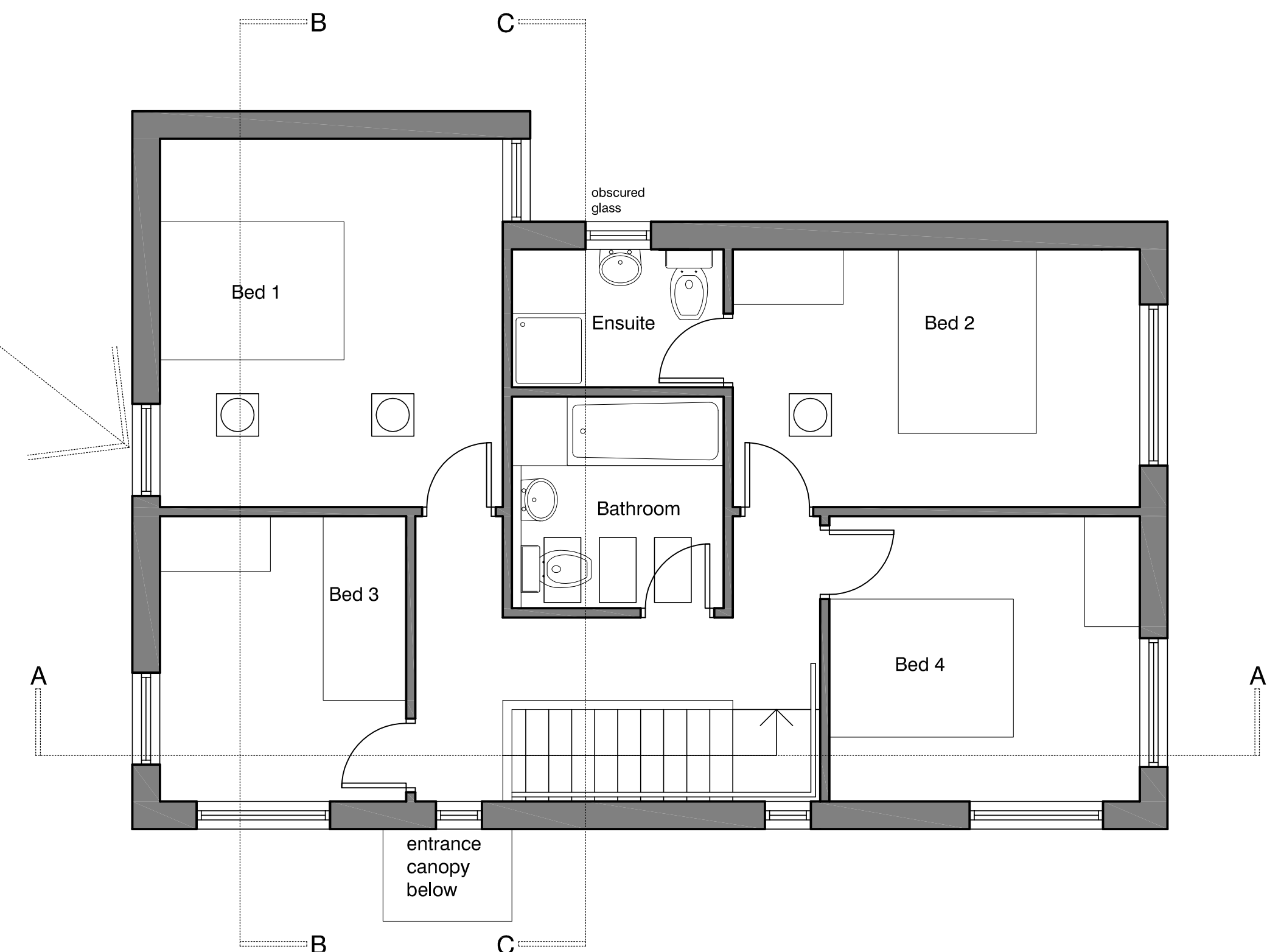
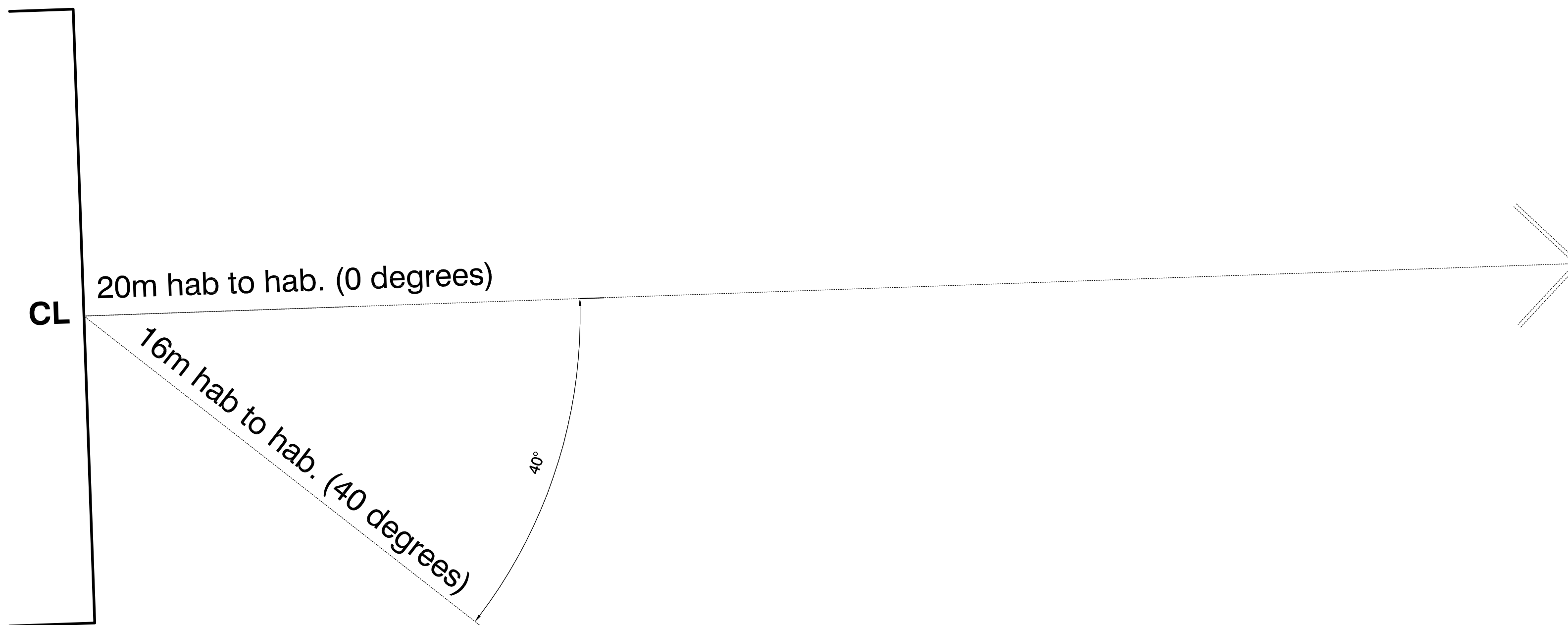
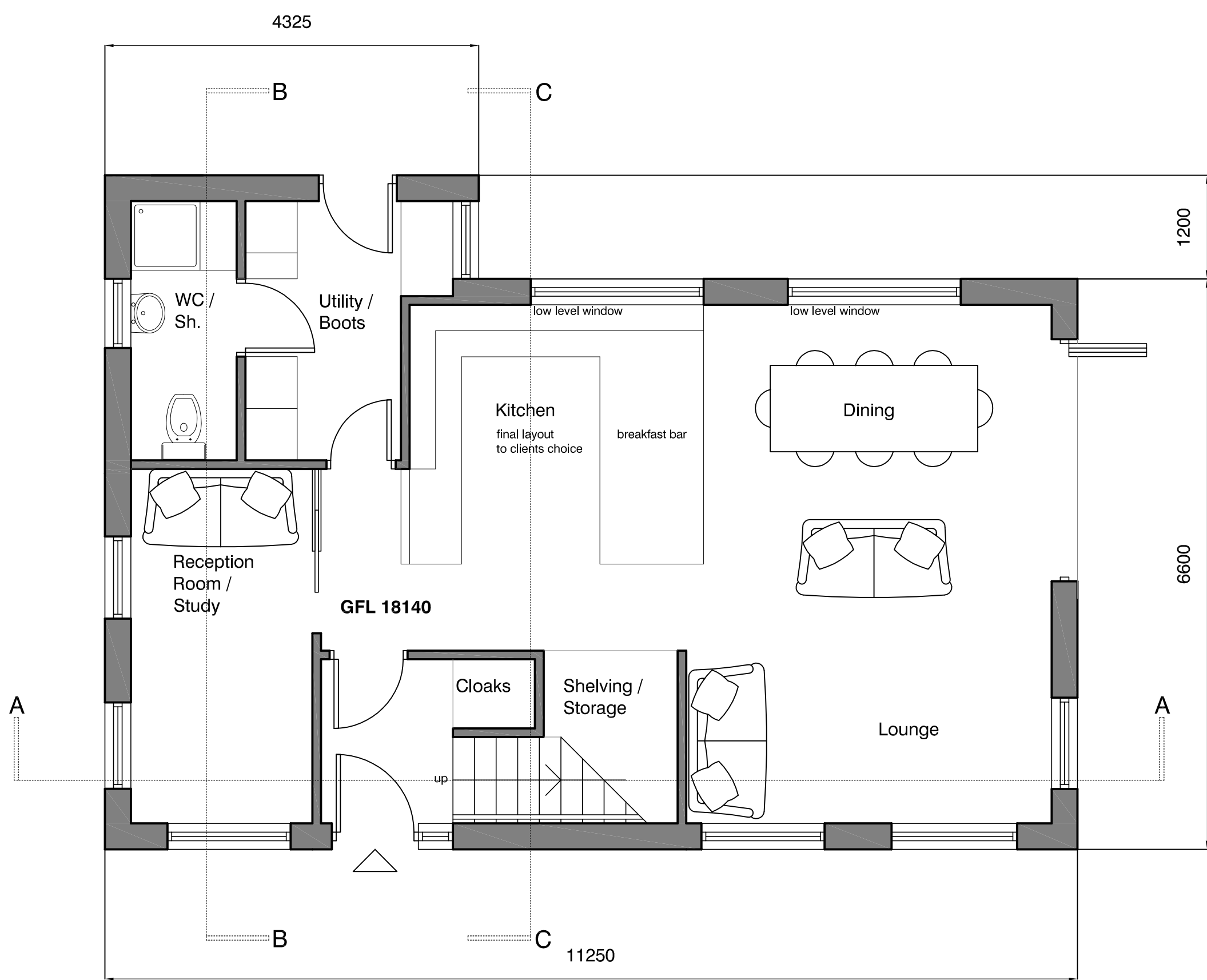
South East

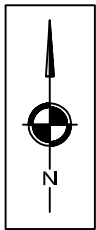


Proposed House & Garages
Watkins Drive, Prestwich

Elevations & Sections
1383_PL04A

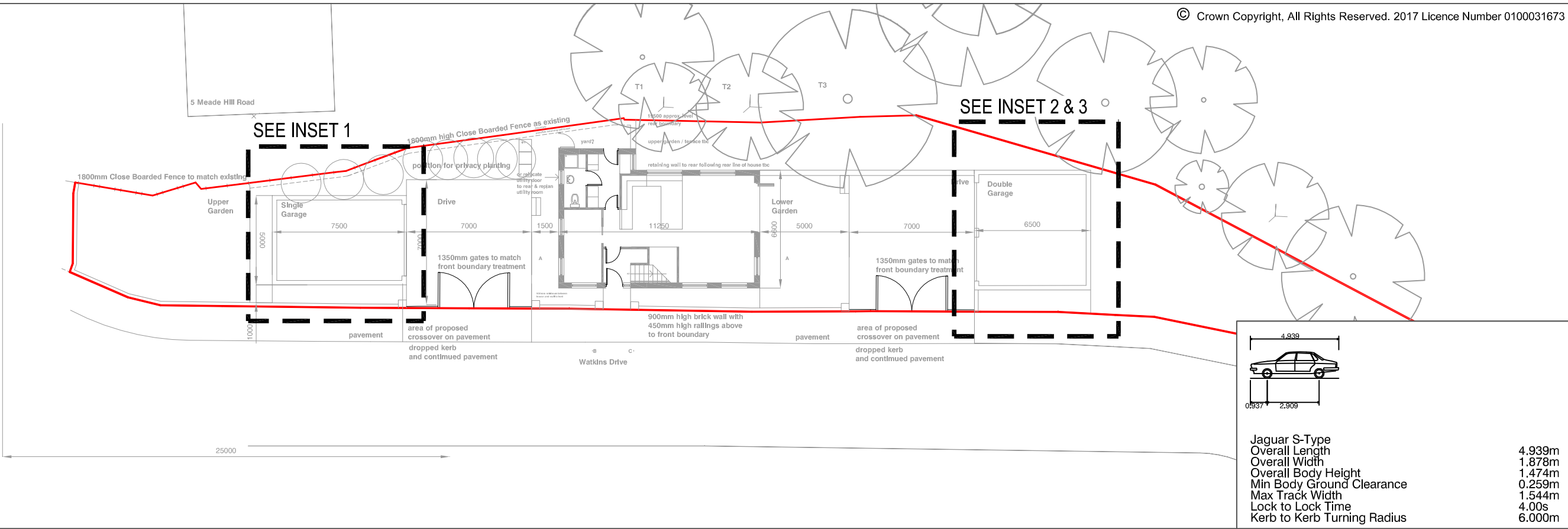
19.11.17 Revision A: retaining wall height shown and amended south western elevation shown
HIGH PEAK ARCHITECTS LTD
2nd Floor, Wharf House, Wharf Road, Whaley Bridge, High Peak, Derbys SK23 7AD
Tel: 01663 719717 Website: highpeakarch.com Email: hpa@highpeakarch.com



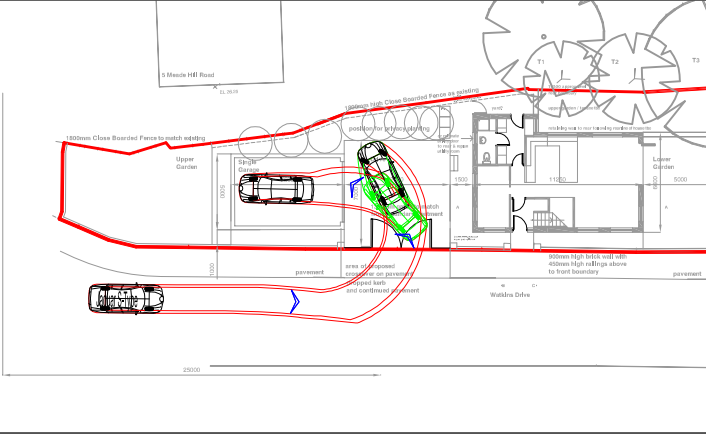


SCALE 1:250

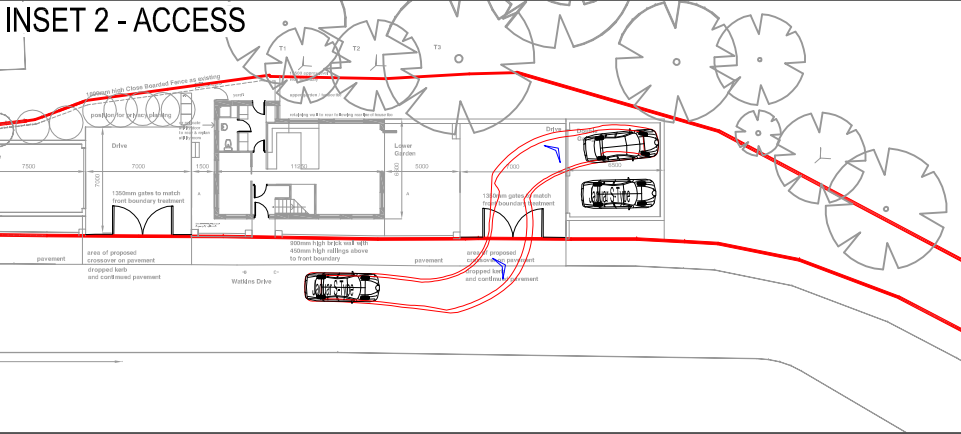
© Crown Copyright, All Rights Reserved. 2017 Licence Number 0100031673



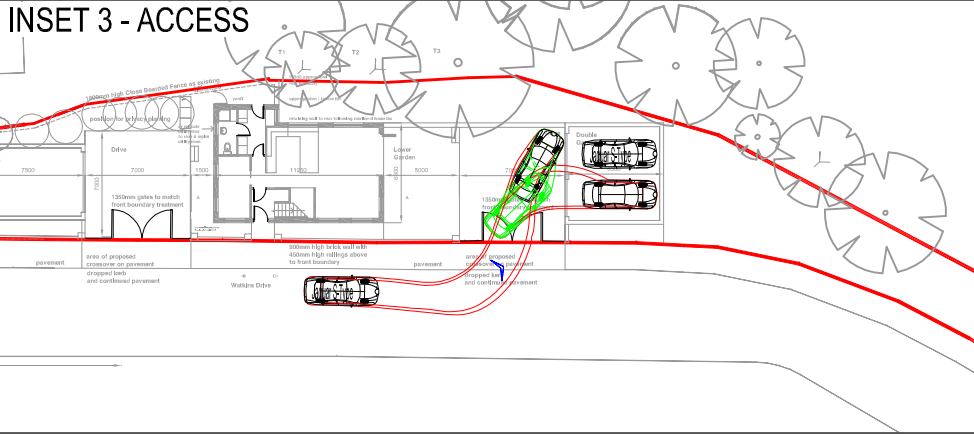
INSET 1 - ACCESS



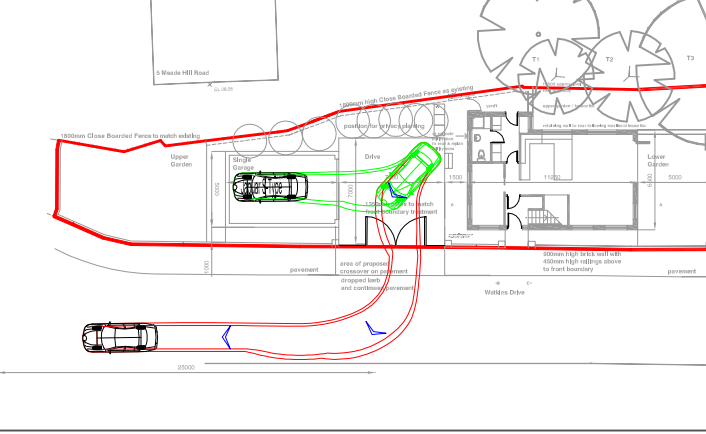
INSET 2 - ACCESS



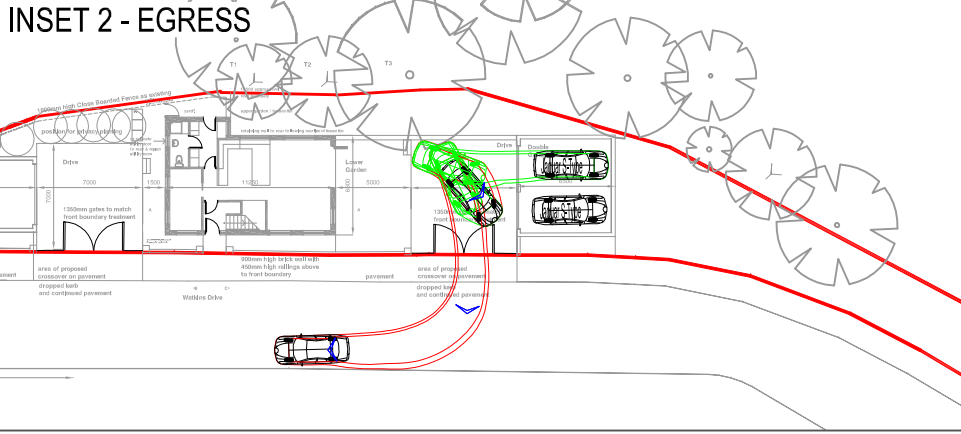
INSET 3 - ACCESS



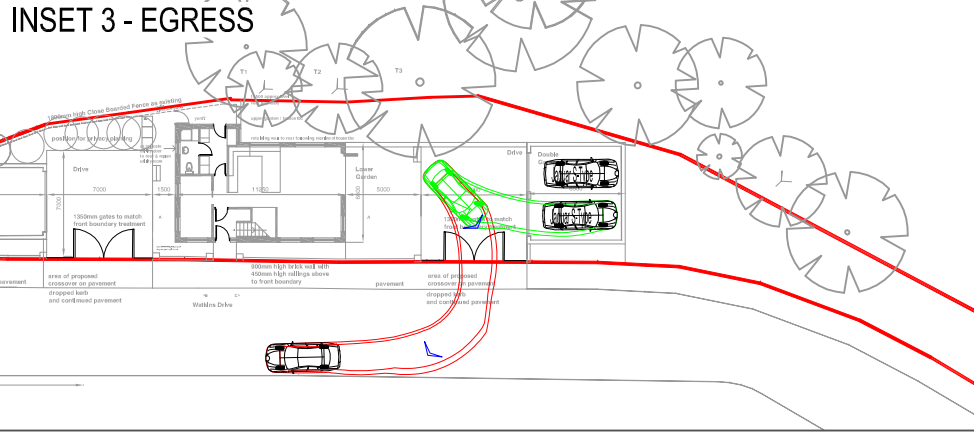
INSET 1 - EGRESS

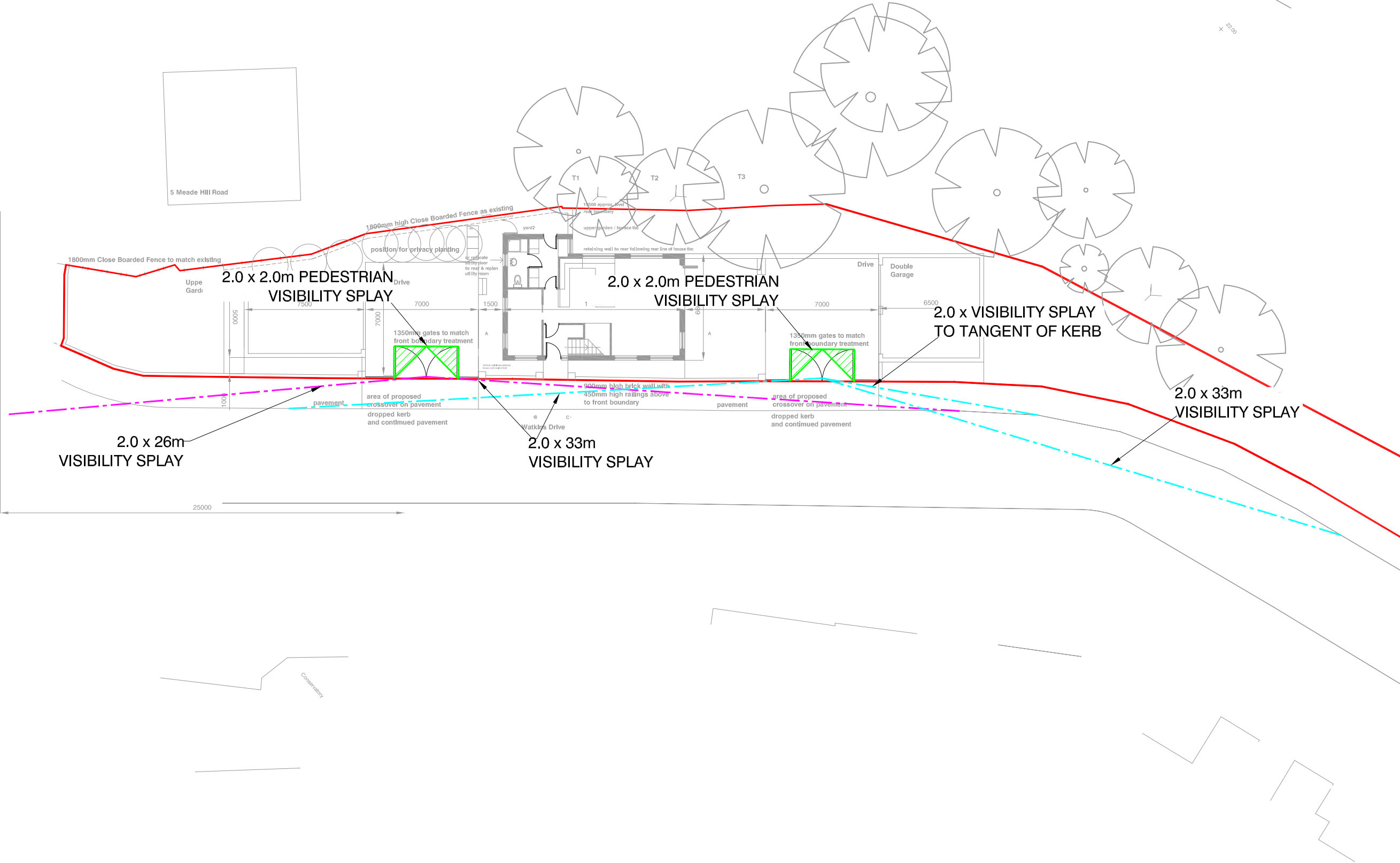
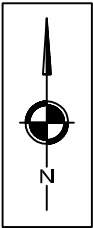


INSET 2 - EGRESS



INSET 3 - EGRESS





Ward: Prestwich - Sedgley

Item 03

Applicant: AM Ventures 1

Location: Land at Mountheath Industrial Estate, George Street, Prestwich, Manchester, M25 9WB

Proposal: Variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of planning permission 59884 to allow the development to be carried out in 2 phases – employment and residential

Application Ref: 62127/Full

Target Date: 02/01/2018

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement for the phasing of the employment land and residential dwellings and the delivery of the works to the junction of George Street/Bury New Road/Kings Road in accordance with Policies EC2/1 and HT2/2 of the Bury Unitary Development Plan and SPD14. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The application site measures 5.14 hectares and forms part of an Employment Generating Area (EGA). The site is located to the south of George Street and contains larger industrial units (9) and smaller units. There is a large hardstanding which surrounds the existing buildings, which are constructed from brick and metal cladding. The area immediately to the south of George Street is used as a car park and contains 4 trees, which are protected by a Tree Preservation Order (TPO).

There is a hotel located to the north west of the site and residential properties to the north. There are existing commercial and employment uses to the east and a golf course, recreation ground and apartments to the south.

Outline planning permission (59984) was granted in February 2017 for the demolition of the existing buildings and the redevelopment of the site for up to 160 dwellings and 2,959 square metres of employment floorspace (Use classes B1/B8). The means of access to the site was included and all other matters (appearance, layout, landscaping and scale) would be dealt with at the reserved matters stage.

Access would be taken from George Street for the residential properties and from Ardent Way for the proposed employment buildings. A pedestrian and cycle link/emergency access would be provided between the residential and employment areas of the site.

Off-site highway works would be undertaken to improve the junction at Bury New Road, Kings Road and George Street to provide a signalised junction.

The proposed development involves the variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of planning permission 59884 to allow the development to be carried out in 2 phases – the first being the employment units and the second being the residential dwellings. The principle and the amount of the proposed development would not change and the proposed development would allow the employment phase to be developed without having to discharge the conditions relating to the residential element of the scheme.

The amendments to the condition are in bold in the Conditions section below. For example, a condition would be amended from,
No development shall commence unless or until'
to
'No development within the respective phase shall commence'

Relevant Planning History

46493 - Erection of industrial unit classes B2 (general industry) or B8 (storage and distribution) including ancillary offices and accommodation at Unit 5, Mountheath Industrial Estate, off George Street, Prestwich. Approved with conditions - 2 October 2006

46993 - Conversion work to existing hotel with 44 bedrooms and fitness and sport centre to form 102 bedroom hotel without sports and fitness facilities at Fairways Lodge & Leisure Club, George Street, Prestwich. Approved with conditions - 24 January 2007

47352 - New office premises (resubmission) at Former garage colony adjacent to 48 George Street, Prestwich. Approved with conditions - 28 February 2007.

48060 - Change of use from general industry (Class B2) to storage units (Class B8) including external alterations at The Village Workshop, Mountheath industrial estate, George Street, Prestwich. Approved with conditions - 21 June 2007.

49646 - Outline application for three four storey office buildings including access and siting at Mountheath business park, off George Street, Prestwich. Refused - 18 June 2008. Allowed on appeal - 7 December 2009.

52328 - Demolition of single storey extension on southern elevation. Cladding of village workshops and units 7, 8, 3 and 2A. Over-clad of existing roof to village workshops at Mountheath industrial estate, George Street, Prestwich. Approved with conditions - 23 April 2010.

59984 - Outline planning application for the demolition of all existing structures and redevelopment for a mixed use development comprising up to 160 dwellings and 2,959 square metres of employment floorspace (Use classes B1/B8) including all associated infrastructure at land at Mountheath industrial estate, George Street, Prestwich. Approved with conditions - 21 February 2017.

Adjacent site

38358 - Change of use of office building to religious study centre (Class D1) at George House, George Street, Prestwich. Approved with conditions - 14 December 2001.

51058 - Car park at front to form 10 no. parking spaces at Rico House, George Street, Prestwich. Approved with conditions - 22 April 2009

50299 - Change of use from office block to private boys grammar school at Rico House, George Street, Prestwich. Refused - 10 September 2008.

59756 - Erection of extension to create a mansard roof to provide additional floor to existing building; external covered staircase; creation of 15 no. car parking and 10 no. cycling spaces at Rico House, George Street, Prestwich. Approved with conditions - 24 May 2016.

60182 - Erection of synagogue (Class D1) and offices (Class B1) together with associated vehicular access, car parking and landscaping at land adjacent to Rico House, George Street, Prestwich. Received - 9 June 2016.

Publicity

The neighbouring properties were notified by means of a letter on 7 November 2017 and a press notice was published in the Bury Times on 16 November 2017. Site notices were

posted on 9 November 2017.

1 letter has been received from the occupiers of 20 George Street, which has raised the following issues:

- The grid lock on exiting George Street at many hours during the day will not be helped by traffic lights. A yellow box is required from Sedgley Park road until Lidl store to allow cars to be able to pull out.
- How would the 100+ cars from the development be able to exit in a morning. How can this development be allowed without another access other than George Street?
- Just putting traffic lights and widening will not solve the problem and adding more cars is ridiculous.
- It is about time our junction was sorted out without the Council trying to get other people to pay for it.
- Now you wish to increase the problem without a viable solution. It will not help, it will be worse. George Street will have cars backed up the whole street.
- Have the plans got greenspace and a park - something that is lacking in the area.

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

Consultations

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

Drainage Section - Any response will be reported in the Supplementary Report.

Environmental Health - Contaminated Land - No objections to the amendment to the wording of condition 4.

Environment Agency - No objections.

United Utilities - Any response will be reported in the Supplementary Report.

GM Ecology Unit - No objections, subject to the requirements of condition 12 being linked to the housing element.

Salford Council - No objections.

Unitary Development Plan and Policies

EC1/1	Land for Business (B1) (B2) (B8)
EC2/1	Employment Generating Areas
EC3/1	Measures to Improve Industrial Areas
EC4/1	Small Businesses
EC5/2	Other Centres and Preferred Office Locations
EC6/1	New Business, Industrial and Commercial
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/7	Throughroutes and Gateways
EN3/1	Impact of Development on Archaeological Sites
EN3/2	Development Affecting Archaeological Sites
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/1	Tree Preservation Orders
RT2/2	Recreation Provision in New Housing Development
HT2/2	Improvements to the Strategic Route Network
HT2/4	Car Parking and New Development
HT4	New Development

HT5/1	Access For Those with Special Needs
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle - The concept and details relating to the site's redevelopment have been approved, with a valid and extant planning permission. This application centres upon the proposed amendment to the conditions to allow the development to be completed in 2 phases - employment and residential.

The proposed amendment to the conditions would allow the applicant to construct the development in two parts, which would allow the employment component to come forward first followed by the residential element. Conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 would be amended to ensure that the relevant information is submitted for discharge prior to the commencement of the relevant phase. The proposed amendment would not change the development proposals, only the delivery mechanism. As such, the proposal would not impact upon the amenity of the neighbouring residents or visual amenity of the site and is considered to be acceptable in principle. Therefore, the proposed development would be in accordance with Policies EC2/1 and H1/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would involve the variation of conditions to allow the development to be carried out in phases and the highways conditions affected are numbers 19, 20, 21 and 22. The proposed amendment raises the question of the delivery of the works to the junction at Bury New Road, George Street and Kings Road amongst other highway considerations.

There is 11,972 square metres of floorspace in the buildings on site, which could be occupied at any time and a plan has been provided to show that 2,829 square metres are currently occupied. The proposed development would provide 2,959 square metres of new employment floorspace and the applicant has confirmed that 2,959 square metres of the existing employment buildings would be demolished prior to occupation of the new units. As such, there would not be a net increase in the amount of floorspace on the site and therefore, no increase in traffic when compared to the existing situation. As such, the employment element could be constructed without impacting upon the amount of traffic passing through the junction and therefore, prior to works commencing on the junction.

There was a concern that splitting the development into 2 phases may have implications for the delivery of the junction works with regard to timing and viability. However, the applicant has agreed to ensure that the works to the junction would be completed within 3 years of the completion of the employment units or by occupation of the first residential dwelling, whichever is the sooner. The works to provide the junction could come forward at any time, but this would provide a backstop. This would be controlled by a legal agreement and would ensure that the necessary works to the junction are completed.

There are some elements of condition 19, which would impact upon both phases of development and as such, condition 19 would be separated into 2 conditions. The first condition would deal with those elements that apply to both phases of the scheme (e.g. the provision of an access from Ardent Way and the secondary emergency access onto George Street) and the second condition would allow information to be presented prior the respective phase commencing.

The Traffic Section has no objections to the principle of the development and further comments will be reported in the Supplementary Report. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies HT2/2, HT4 and HT6/2 of the Bury Unitary Development Plan.

Response to objectors -

- The issues relating to traffic and the junction have been addressed in the report above.
- With regard to the inclusion of greenspace within the development, this would be detailed in the reserved matters application and is not relevant to this application.

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: Mind to Approve

Conditions/ Reasons

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

Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

2. **Before each phase of** the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance and the landscaping of **that phase of the development.**

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

3. This decision relates to drawings numbered KN516/PL/107, Indicative site plan - 15/09/2016, SCP/14342/F01 C, SCP/14342/F03 E 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. No development **within each phase** shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site and shall include a conceptual model of the site indicating sources, pathways and receptors **for that phase of development** shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment **for that phase of development** shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
6. A Travel Plan is required to be submitted for approval **for each phase of development** prior to works commencing on site **for that phase of development** to improve and promote sustainable travel and reduce the need to travel. The Travel Plan shall encourage the use of sustainable travel such as public transport, cycling and walking.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Section 4 of the National Planning Policy Framework.
7. A Dust Mitigation Plan in line with the technical guidance - Guidance on the assessment of dust from demolition and construction, IAQM, February 2014 - for the construction **of each phase of development** is required for submission to the Council prior to works **for each phase of development** commencing on site. The approved details shall be implemented during the construction **of each phase of the development** hereby approved.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to Section 4 the National Planning Policy Framework.
8. Prior to the commencement of any demolition works, the details of Precautionary measures shall be submitted in accordance with the recommendations of the Bat Survey Report, TEP reference 4936.005 Section 7 as already submitted with the planning application and agreed in principle with the LPA prior to determination. If the demolitions hereby approved do not commence before 30th April 2017, all building on site will be reassessed for bat roosting potential and the findings

supplied to and approved in writing by the Local Planning Authority.

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

9. No works to trees or shrubs shall occur or demolition commence between 1st March and 31st August inclusive in any year unless a detailed biord nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

11. A landscaping and ecological mitigation scheme **for each phase of development** shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of **that phase of development**.

The content of the plan should include elements to mitigate for the loss of trees (including native trees), bird nesting habitats, buffering and enhancement of Kersal Moor SBI and enhancement of the Singleton Brook.

The approved plan shall be implemented in accordance with the approved details and no later than 12 months from the date the building(s) **within each phase** 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 EN1/2 - Townscape and Built Design, EN6 - Conservation of the Natural Environment and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

12. Prior to the commencement **of each phase of 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 **for that phase of development** 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.

13. Prior to the commencement **of each phase of development** a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. The sustainable drainage management and maintenance plan shall include as a minimum, **for each phase of development:**

- The arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a Resident's Management Company; and
- Arrangements concerning appropriate funding mechanisms for its ongoing maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as ongoing inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Each phase of the development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development 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.

14. Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage 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.

15. **No development of each phase** shall commence unless or until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works **for that phase of development**. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI), which shall be submitted to and approved in writing by the Local Planning Authority. The **WSI for each phase of development** shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - targeted evaluation trenching
 - dependent on the above, more detailed targeted open area excavation and recording
2. A programme for post investigation assessment to include:
 - production of a final report on the significance of the historic building interest
 - production of a final report on the significance of the below-ground archaeological interest
3. Deposition of the final reports with the Greater Manchester Historic Environment Record
4. Dissemination of the results to commemorate the history, architecture and archaeology of the site
5. Nomination of a competent person or persons/organisation to undertake the works set out in the approved WSI.

Reason. To make a record of buildings and features of archaeological interest pursuant to policies EN3/1 – Impact of Development on Archaeological Sites, EN3/2 – Development Affecting Archaeological Sites and EN3/3 – Ancient Monuments of the Bury Unitary Development Plan and Section 12 of the National Planning Policy Framework.

16. In the event of the development comprising 10 units and a combined floorspace of more than 1000 square metres or 11 units or more (regardless of floorspace), **the residential element of development** authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure recreation provision, which shall include a mechanism for delivery, in accordance with Policy RT2/2 – Recreation Provision in New Housing Development and its associated SPD1 – Open Space, Sport and Recreation Provision in New Housing development. The scheme shall be submitted as part of the first reserved matters application **for the residential phase** and the recreation provision shall be delivered in full accordance with the approved details.

Reason - To ensure that the development would contribute to satisfying the need for recreation provision pursuant to Bury Unitary Development Plan Policy RT2/2 - Recreation Provision In New Residential Development and the associated Supplementary Planning Document 1 - Open Space, Sport and Recreation in New Housing Development.

17. **The residential element of development** authorised by this permission shall not begin unless and until the Local Planning Authority has approved in writing a scheme to secure Affordable Housing provision as part of the development, which shall include a mechanism for delivery, in accordance with policy H4/1 – Affordable Housing and its associated SPG5 – Affordable Housing Provision in New Residential Developments. The scheme shall be submitted as part of the first reserved matters application **for the residential phase of the development** and the affordable housing provision shall be delivered in full accordance with the approved details.

Reason. To ensure that the development would contribute to satisfying the need for affordable housing provision pursuant to Bury Unitary Development Plan Policy H4/1 - Affordable Housing and the associated Development Control Policy Guidance Note 5 - Affordable Housing Provision In New Residential Developments.

18. No trees subject to a Tree Preservation Order, unless indicated otherwise on plans submitted and approved as "reserved matters", shall be felled, lopped or topped without the previous written consent of the Local Planning Authority.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/1 - Tree Preservation Orders, EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

19. Notwithstanding the details indicated on approved plan reference SCP/14342/F03 Revision E, SCP/14342/F01 Revision C and SK3 Revision B, full details of the following highway aspects shall be submitted **as part of each reserved matters application where relevant to the particular phase:**

- Proposed means of access to the site from George Street, including the provision of adequate arrangements at the interface with the adopted highway to form a level plateau, provision of appropriate tactile paving and all necessary modifications to, and improvement of, affected street lighting, road markings and highway drainage;
- In the event that it is intended for the proposed residential estate roads to be adopted, the provision of full structural, construction and drainage details of the proposed embankment supporting the site access road;
- Proposed internal road layout to a specification to be agreed and, in the event that it is intended for the proposed residential estate roads to be adopted, to

current adoption standards;

- Adequate turning facilities within the curtilage of the site and associated swept path analysis for both the residential and employment phases of development;
- A scheme of 20mph traffic calming measures in the George Street area and on the proposed internal roads to a scope to be agreed including details of proposed materials, road markings and signage as required;
- Provision of visibility splays and forward visibility envelopes at all internal junctions and bends in accordance with the standards in Manual for Streets;
- Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure adoptable gradients and minimum 1 in 3 batters can be achieved along and adjacent to the proposed adopted highways;
- Swept path analysis of the **proposed residential estate roads** to ensure a refuse collection vehicle can pass a private car and manoeuvre at both turning heads.
- Provision of a street lighting scheme for the proposed residential development. The details subsequently approved for each phase shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EC6/1 - New Business, Industrial and Commercial

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.

20. **No development of each phase** shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority **for the relevant phase** and shall confirm/provide the following:

- Access route for demolition/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 demolition/construction vehicles together with storage on site of demolition/construction materials.

The approved plan shall be adhered to throughout the demolition/construction period for each phase 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 EC6/1 - New Business, Industrial and Commercial

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.

21. Before the commencement **of each phase of development**, 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 **relative to that phase of development**. 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.

22. The visibility splays indicated on approved plan reference SCP/14342/F01 Revision C shall be implemented before the site access road is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EC6/1 - New Business, Industrial and Commercial
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.
23. A minimum hardstanding of 5.5m measured between the highway/estate road boundary and any proposed garage doors shall be provided to the written satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EC6/1 - New Business, Industrial and Commercial
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.
24. Where dwellings are constructed without a garage, a minimum hardstanding of 5.0m measured from the highway/estate road boundary shall be provided within the curtilage of each dwelling to the written satisfaction of the Local Planning Authority and thereafter maintained.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:
Policy EC6/1 - New Business, Industrial and Commercial
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.
25. The **residential element of development** hereby permitted shall not be commenced unless or until such time as a scheme to divert Singleton Brook within open channel has been submitted to and approved in writing by the Local Planning Authority.
Notwithstanding the provisions contained within the current Flood Risk Assessment and its accompanying addendum' details relating to a scheme that creates and provides an adequate open channel/culvert crossing the site that does not create adverse conditions beyond the development site itself is submitted at first reserved matters stage. The approved details only shall be implemented and where it is proposed that phasing is involved within the delivery of the development, details of hydrological and hydraulic calculations (allowing for the impacts of climate change) and long and cross sections of the new channel and downstream culvert inlet should be submitted and approved in writing by the Local Planning Authority.
Reason. To reduce the risk of flooding to the proposed development, future users and also that flood risk elsewhere is not increased pursuant to Policy EN5/1 - new Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

26. No development **within the residential phase of development** shall take place

until a scheme for the provision and management of an minimum of 8-10m wide buffer zone alongside the Singleton Brook shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and could form a vital part of green infrastructure provision. The schemes shall include:

- Plans showing the extent and layout of the buffer zone
- Details of any proposed planting scheme including planting schedule largely based on native species.
- Details demonstrating how the buffer zone will be protected during development, and details of any proposed footpaths, fencing, lighting etc.
- Details demonstrating that any required sewer diversion is located exterior to buffer zone.
- Detail assessment of potential de-culverting opportunity along existing Singleton Brook culvert and green infrastructure asset.

Reason. To mitigate the impact of the development upon the ecological value of the watercourse pursuant to that encroaches on watercourses has a potentially severe impact on their ecological value 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.

27. Notwithstanding the details indicated on approved plan reference SCP/14342/F03 Revision E, SCP/14342/F01 Revision C and SK3 Revision B, **full details of the following highway aspects shall be submitted at first reserved matters application stage:**

- Signalisation of the Bury New Road/George Street/Kings Road junction, including the removal of the existing pelican crossing and all necessary modifications to and improvement of affected street lighting, road markings and highway drainage and the provision of adequate footway widths to accommodate all signal equipment, pedestrian guardrailling and street furniture;
- Proposed secondary emergency access from Ardent Way to a width and specification to be agreed with Greater Manchester Fire & Rescue Service;
- In the event that it is intended for the proposed residential estate roads to be adopted, all necessary modifications to, and improvement of, Ardent Way to form adoptable turning facilities at the interface with the secondary emergency access and provision of adequate street lighting, road markings and highway drainage on the route to connect to the existing adopted highway;

The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EC6/1 - New Business, Industrial and Commercial
 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**



Ref	Type	No
A	4 bed detached integral	2
Ba	4 bed detached	3
Bf	4 bed detached integral	2
H/M	4 bed detached	5
M/A	4 bed detached	3
SI	4 bed detached	4
SI/A	5 bed detached c/g	2
Su	4 bed detached integral	4
Wf	4 bed detached integral	2
Wn	4 bed detached c/g	1
Wn	4 bed detached c/g	1
D	3 bed detached	1
Du	3 bed detached	6
Ca	3 bed detached	2
Z	3 bed detached integral	2
D	3 bed house	16
Ca	3 bed new/semi	3
Ca	3 bed new/semi	3
M/A	3 bed new/semi 2.5 storey	3
b/f	1/2 bed new	3
Bel	2 bed new	8
Bo	3 storey integral	17
E	2 bed off new	23
ch	3 bed off new	7
ca	3 bed off new	2
b/f	1/2 bed off new	3
a	Apartment a 3 storey	6
b	Apartment b 3 storey	6
c	Apartment c 3 storey	5
e	Apartment e	2
Total		150

INDICATIVE LAYOUT
MOUNTHEATH
1:500 LAYOUT @ A1 SK3B 28/11/15
PRESTWICH

Rev A: 150 mix & emergency link notes 1/12/15
Rev B: Singleton Brook opened up/diverted 31/8/16

INDICATIVE LAYOUT
MOUNTHEATH

VIEW THROUGH TO
PRESTWICH GOLF COURSE

Page 52

TELEPHONE MAST
TO BE RELOCATED

SEWERS DIVERTED
THROUGH SITE

KERVAL MOOR
SITE OF BOTANICAL INTEREST

LINE OF EMBANKMENT
RE CAPTURED FOR WEABLE
REAR GARDEN
EXISTING SEWER
TO BE LOCATED
AND DIVERTED



Ward: Prestwich - Sedgley

Item 04

Applicant: Mulbury Homes / Prestwich Golf Club

Location: Prestwich Golf Club, Hilton Lane, Prestwich, Manchester, M25 9XB

Proposal: Residential development of part of golf course comprising 17 no. dwellings with new access from Kersal Road; Extension and reconfiguration of golf course to provide replacement facility

Application Ref: 62237/Full

Target Date: 12/03/2018

Recommendation: Minded to Approve

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

Description

The application site comprises 2 separate areas. The first is adjacent to Kersal Road, which is currently in use as a golf course and would be the site of the proposed residential development. The second is an area of woodland which is located to the southeast of the existing golf course and would be the proposed golf course extension. The existing golf course is allocated as protected recreation provision and the area of woodland forms part of the wider Mountheath Employment Generating Area. Both sites are bounded by 2 metre high fencing. The club house which serves the golf course is accessed from Hilton Lane and is located to the north of the application sites.

Heathlands Road is located to the north of the proposed residential development site with residential properties beyond. Kersal Road forms the boundary to the west with a playground and residential properties beyond. Singleton Brook forms the boundary to the south and is the borough boundary. The residential properties to the south of the brook are located in Salford.

Kersal Moor recreation ground is located to the south of the proposed golf course extension site and Mountheath industrial estate is located to the east. The golf course is located to the west and north and Heathlands Village complex is located to the northwest.

The proposed development involves the provision of residential development and the extension and re-configuration of the golf course.

The proposed residential development would be located on part of the existing golf course adjacent to Kersal Road. 17 dwellings would be provided and there would be a mix of detached and semi-detached properties. The proposed dwellings would be constructed from brick with a tile roof and access would be created from Kersal Road.

The proposed extension to the golf course would result in the removal of the woodland and landscaping works to ensure the golf course retains a course of 18 holes and there would be no loss of recreation provision.

Relevant Planning History

01971/E - Residential development of part of golf course; Reconfiguration of course to provide replacement at Prestwich Golf Club, Hilton Lane, Prestwich. Enquiry completed - 15

May 2017.

Adjacent site

59884 - Outline application for the demolition of all existing structures and redevelopment for a mixed use development comprising up to 160 residential dwellings and 2,959 square metres of employment floorspace (Use Classes B1/B8) including all associated infrastructure at land at Mountheath Industrial Estate, George Street, Prestwich. Approved with conditions - 21 February 2017

62127 - Variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of permission 59884 to allow the development to be carried out in 2 phases - employment and residential at land at Mountheath Industrial Estate, George Street, Prestwich. Received - 7 November 2017.

Publicity

The neighbouring properties were notified by means of a letter on 15 December 2017 and a press notice was published in the Bury Times on 21 December 2017. Site notices were posted on 20 December 2017.

5 letters have been received from the occupiers of 4 Carlton Court, 64, 65 Kersal Road, 7, 11 Heathlands Drive, which have raised the following issues:

- Objection relates to the inevitable increase in traffic/parking during and after construction works.
- The surrounding roads are already congested due to the lack of facilities at Heathlands Village and further compounded by match days at Salford FC on Moor Lane.
- Traffic management and road safety have not been given due consideration and should be prioritised.
- Detrimental impacts to our property during construction (eg pile driving). Heathlands Drive is a private drive and there is not the infrastructure to support such usage.
- Our main concerns relate to the further development of the area around the 7th green and the impact upon users of the public footpaths in the vicinity. What about the safety of children and residents whilst using the footpaths?
- Will the club be responsible for the upkeep of the footpaths between Heathlands Drive and George Street? Does the Council accept responsibility for any injuries to persons by misplaced balls from golfers aiming to and from the area of the 7, 8, and 12th tee?
- How will the club handle the civil works without disruption to local path users and residents?
- Site access should be restricted to Kersal Road.
- How would this affect Carlton Court?
- A housing estate will inflict more chaos on a heavily congested area
- No traffic measures are in place when Salford City play at home and the proposed entrance to the estate is blocked with cars.
- On match days, pavements are blocked and pedestrians have to walk on the road.
- Finally the increased volume of traffic dangerous for the many children using the park.

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

Consultations

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

Drainage Section - Comments awaited and will be reported in the Supplementary Report.

Environmental Health - Contaminated Land - No objections, subject to the inclusion of conditions relating to contaminated land and an informative relating to air quality.

Public Rights of Way Officer - No objections, subject to the provision of signage near the public rights of way.

Environment Agency - Object on biodiversity and flood risk grounds.

Design for security - No objections, subject to the measures detailed in the Crime Impact Statement being implemented.

GM Ecology Unit - Require further information on the ecological value of the area being provided and subsequent mitigation prior to determination in the extended golf course area. No objections, subject to the inclusion of conditions relating to nesting birds, invasive species, protection of Singleton Brook and disposal of drainage near Singleton Brook.

Salford City Council - No objections.

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

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H1/1	Housing Land Allocations
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/2	Noise Pollution
OL5/2	Development in River Valleys
RT2/2	Recreation Provision in New Housing Development
HT2/3	Improvements to Other Roads
HT2/4	Car Parking and New Development
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
EC2/1	Employment Generating Areas
SPD1	Open Space, Sport and Recreation Provision
SPD2	DC Policy Guidance Note 2: Wildlife Links & Corridors
SPD3	DC Policy Guidance Note 3: Planning Out Crime
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury
NPPG	National Planning Policy Guide

Issues and Analysis

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

Principle (Recreation) - Policy RT1/1 states that development will not be allowed where it would result in the loss of existing and proposed outdoor public or private recreation facilities, including playing fields, sports grounds, parks and gardens, childrens play areas, allotments and golf courses, recreation space within settlements in the Green Belt, indoor facilities and any other unidentified recreation provision.

Exceptions to this policy may be permitted where:

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

Paragraph 74 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built upon unless:

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

The proposed development would involve the development of 0.98 hectares of the existing golf course for 17 dwellings and the redevelopment of an wooded area of land as an extension to the golf course. The proposed extension would equate to 1.08 hectares, which is larger than the existing site and offers a larger golf course area overall. The proposed redevelopment of the layout would be more practicable and would enhance playability, offering opportunities to maintain a challenging course. The site for the proposed extension is located adjacent to the existing course and is in the ownership of the course. As such, it is considered to be a suitable location. Therefore, the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

Principle (Employment) - The site for the proposed golf course extension is a wooded area and forms part of the wider Mountheath Employment Generating Area (EGA), even though it is clearly part of the golf course.

Policy EC2/1 states that the Council will only allow development for B1, B2 and B8 uses within the EGA. Other uses will only be permitted where they constitute limited development or do not substantially detract from the area's value as an EGA.

Planning permission was granted for a mixed use development (employment and residential development) on a significant part of the EGA in 2017. The residential element would effectively sever the wooded area from the remaining part of the EGA and access to it would be severely restricted.

The site would form a limited part of the EGA and because it would be severed from the remainder of the EGA, the proposal would not substantially detract from the area's value for generating employment. Consequently, the proposal would not be in conflict with Policy EC2/1 of the Bury Unitary Development Plan.

Principle (Residential) - 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.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up with sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the five year supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). As such, latest monitoring indicates that the Council is unable to demonstrate a five year supply of deliverable housing land and this needs to be treated as a material factor when determining applications for residential developments.

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 for residential development would be located in the urban boundary and there are residential properties to the north and south of the site. As such, the proposed development would not conflict with the surrounding land uses and would be in a sustainable location with access to public transport and services. As such, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

Design and layout - The proposed development would include a mix of detached and semi-detached dwellings. The proposed dwellings would be predominantly two storeys in height with some including dormers and rooms in the roof space above the garages. The proposed dwellings would be constructed from brick and a tile roof, which would be appropriate and would match the surrounding area. The proposed dwellings would have a vertical emphasis and the use of pikes, glazing, bay windows, dormers, brick bandcourse, headers and cills and varying rooflines would add visual interest to the elevations. As such, the proposed dwellings would not be a prominent feature in the locality.

All of the proposed dwellings would have a side or rear garden, which would provide a suitable level of private amenity space. There would be space within the rear gardens for bin storage and the proposed boundary treatments of brick walls and timber fencing would be appropriate. As such, the proposed development would not be a prominent feature in 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 - SPD6 provides guidance on aspect standards between residential properties and as such, would be relevant in this case. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

There would be a minimum of 20.2 metres between directly facing windows, which would comply with the aspect of 20 metres. There would be a minimum of 9.9 metres from the rear elevation of the proposed dwellings to the boundary garden, which would be in excess of the 7 metre aspect standard.

There would be 10 metres from plot 3 to the garage of the proposed dwelling at the rear. The garage element would be one and a half storeys in height and as such, 10 metres would be acceptable.

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

Ecology - Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising the impacts on biodiversity and providing net gains in biodiversity, where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

The proposed housing site is primarily of low ecological value and the impacts from the proposed development would be limited to the loss of a few trees and a ditch system. The impact would be mitigated within the existing land ownership of the golf course and this would be conditioned.

The proposed extension to the golf course would result in the loss of over 1 hectare of scrub woodland. The initial submission provided no evidence as to how the impact upon biodiversity would be mitigated or compensated for and further information was required with regard to the detail of the landscaping of the golf course extension.

Further information has been provided by the applicant and this is currently being assessed. Further comments from GM Ecology Unit (GMEU) will be reported in the Supplementary Report.

The proposed housing development is adjacent to Singleton Brook and GMEU has no objections to the development, subject to the inclusion of a condition to minimise the risk to the brook from pollutants. The Environment Agency require further information with regard to how the proposed housing development would impact upon the steep wooded valley of Singleton Brook and additional information has been submitted, which is currently being assessed. (Further comments will be reported in the Supplementary Report.) This comprised shortening of the gardens to provide an 8 metre access strip.

Flood risk - Singleton Brook passes to the south east of the residential site and golf course extension site. The proposed site plan indicated that the proposed dwellings and associated gardens would be within 8 metres of the brook. As such, the proposed development would be unacceptable and would be unlikely to receive consent from the Environment Agency for the following reasons:

- The proposal would restrict essential maintenance and emergency access to the watercourse. The permanent retention of a continuous unobstructed area is an essential requirement for future maintenance and improvement works.
- The proposal would result in the loss of the specific access route to the Kersal Road debris screen. Maintenance of the debris screen at the culvert inlet is essential to reduce flood risk associated with blockages.

The applicant has responded positively to this issue by submitting a revised site plan to address these issues and the Environment Agency are assessing this information. Further comments will be reported in the Supplementary Report.

Trees - The proposed development would result in the loss of 4 trees along the frontage of the site with Kersal Road. There would be two category B trees and 2 category C trees, which are classified as medium to poor. However, the proposed development would re-plant 8 trees along the frontage, which would be acceptable mitigation. A further 3 trees (category C) would be removed within the site of the proposed housing development and 14 trees would be planted within the front gardens of the proposed dwellings. As such, there would be more trees planted than removed and the character of the area would not be adversely affected.

The majority of the trees within the proposed golf course extension would be removed and 4 trees would be retained. The applicant has confirmed that they are willing to re-provide areas of tree planting that would be equivalent to the area of woodland lost. These plans will be commented on in the Supplementary Report.

Footpaths - There are a number of public rights of way that pass through the site. The users of the footpath Number 9, Prestwich and Number 10, Prestwich would be made aware of the possibility of golf balls crossing the path and that golfers using holes 7, 8 and 12 would be reminded that pedestrians may be crossing in front of them through the use of signage and good sightlines between the paths and the playing area. As such, the proposed development would safeguard the use of the recreational route and would be in accordance with Policy RT3/4 of the Bury Unitary Development Plan.

Highways issues - The proposed residential development would be accessed from a central point along the frontage of the site with Kersal Road. There would be acceptable levels of visibility and turning facilities would be provided within the site. The Traffic Section has no objections in principle to the proposed development and further comments will be reported in the Supplementary Report. 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 - SPD11 states that the maximum parking standards is 3 spaces per 4 bed dwelling, which equates to 51 spaces.

The proposed development would provide 35 spaces. The proposed dwellings would have access to a garage, which would be large enough to park a vehicle in and would increase

the number of spaces to 51. As such, the level of parking would be acceptable and would comply with the maximum parking standards. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Planning Obligations - A contribution for recreation provision would be required of £49,107.30 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. This would be secured through a section 106 agreement.

Response to objectors

- The proposed development would provide an acceptable level of parking spaces for the development and cannot be responsible for the parking issues caused by other facilities elsewhere.
- The Traffic Section have no objections in principle to the proposed development and pedestrian road safety has been duly considered.
- The issues relating to users of the public footpaths have been addressed in the report above. The health and safety of the users of the public rights of way may require temporary diversion or closure during the construction works. However, this would be dealt with under the Highways Act.
- The issue of impacts to adjacent properties during construction is not a material planning matter 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 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: Mind to Approve

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 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. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site

- shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

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

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

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

Reason. To alleviate any possible risk associated with the production of landfill gas and ground gas in accordance with the recommendations of the Environment Agency and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. No works shall be carried out to the trees that would disturb nesting birds between 1st March and 31st August inclusive in any year unless otherwise agreed in writing with the Local Planning Authority.

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

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

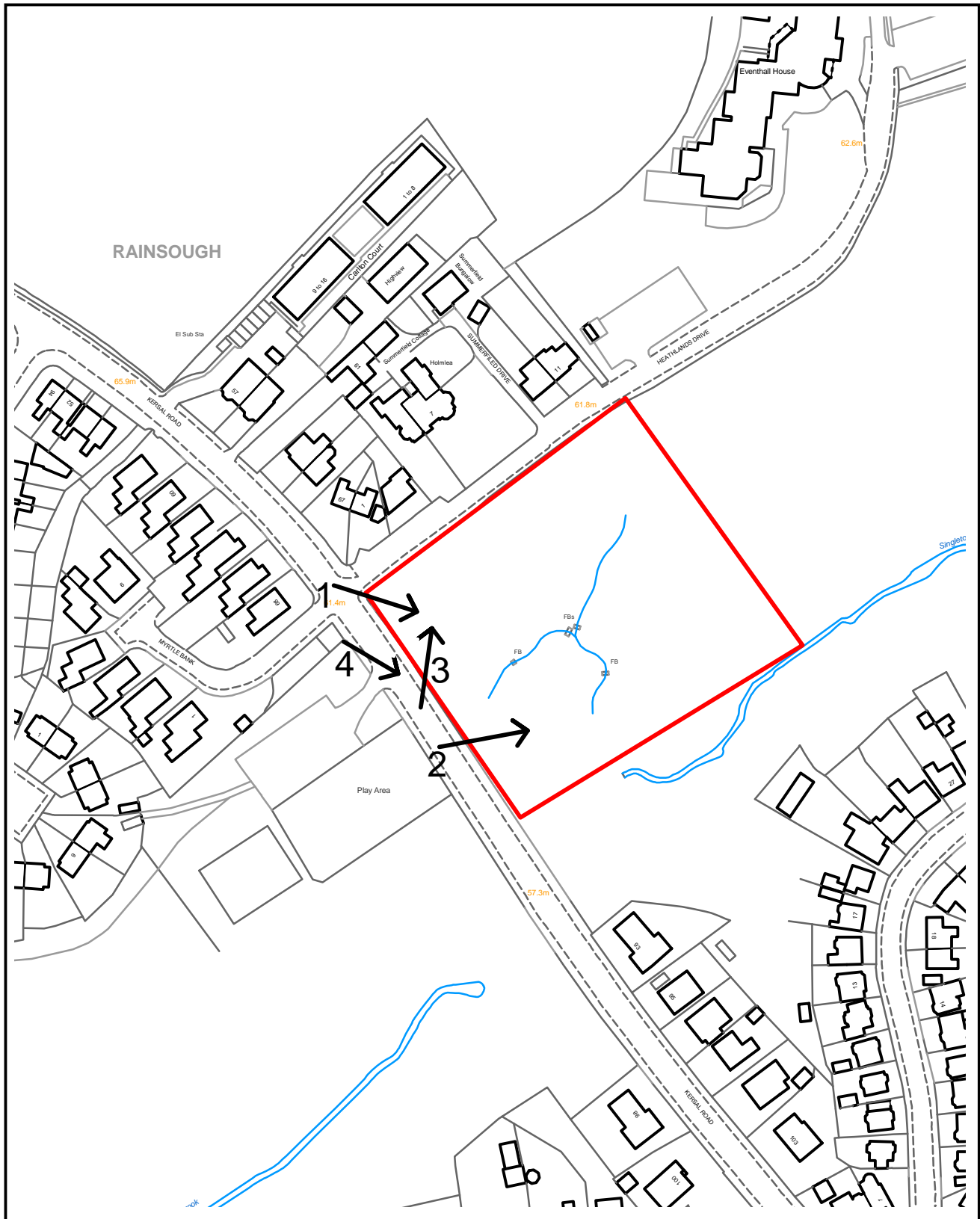
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 -

Conserving and enhancing the natural environment.

9. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
10. No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the Singleton Brook from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.
Reason.
11. No development shall take place until it can be demonstrated that there will be no negative impacts on the ecological status/potential of the Singleton Brook resulting from the disposal of foul water and surface water disposal post-development submitted to and approved in writing by the Local Planning Authority. The details, as approved, shall be implemented in full in accordance with a timetable which has first been agreed in writing by the Local Planning Authority.
Reason.
12. 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.
14. Foul and surface water shall be drained on separate systems.
Reason: To secure proper drainage 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.
15. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being first occupied.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 62237

**ADDRESS: Prestwich Golf Club
Hilton Lane
Prestwich**

Planning, Environmental and Regulatory Services



Bury
COUNCIL

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

62237

Photo 1



Photo 2



62237

Photo 3



Photo 4



NOTE: DO NOT SCALE FROM THIS DRAWING

REV	DESCRIPTION	DATE	DRAWN
P	Wildlife corridor & dims added	29-01-18	AG
Q	Wildlife corridor removed	29-01-18	AG
R	Revisions following consultations	07-02-18	AG

PRESTWICH GOLF CLUB - RESIDENTIAL

DATE: 02/11/2017 Rev: A

HOUSE TYPE	SEMI / DETACHED	BED	SQFT	NO.	TOTAL SQFT	GARAGE TYPE	NO. OF GARAGE SPACES	NO. OF EXTERNAL SPACES MIN	TOTAL SPACES PER UNIT MIN	TOTAL SPACES PER HOUSE TYPE MIN
A	DETACHED	4	1837.9	4	7351.6	Single-Storey	1	2	3	12
B	SEMI	4	1192.3	6	8950	Single-Storey	1	2	3	18
C	DETACHED	4	1941	1	1941	Detached	2	2	4	4
D	DETACHED	4	1492.3	6	8955	Single-Storey	1	2	3	18
TOTAL					17	27603				52

Please note that all areas are approximate and should not be relied upon for any contractual purposes





Bury
COUNCIL

Production Date: 08 Feb 2018

Scale 3500

when printed at A4

© Bury Council 2018

WML Update 18-07-2017

© Crown Copyright and Database Rights 2018. OS 100023063.

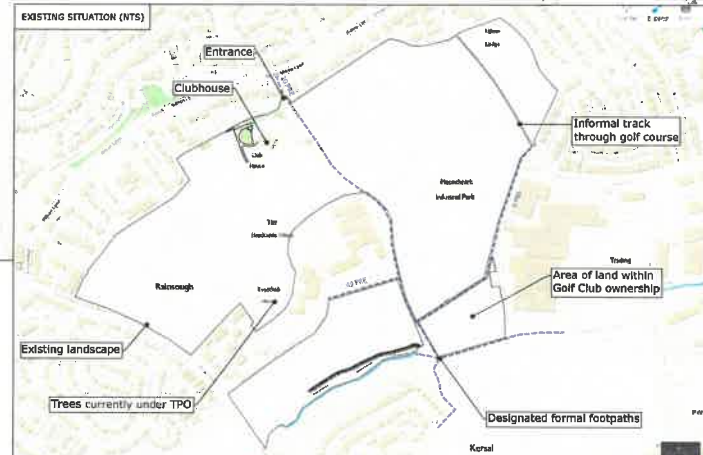
Red edge marks the site for residential development
Blue edge marks the site of the golf course extension

PRESTWICH GOLF COURSE
PROPOSED COURSE AFTER RE-DESIGN (yards)

HOLE	PAR	SI	Yards	HOLE	PAR	SI	Yards
1	4	329	516	10	4	230	220
2	3	174	183	11	3	189	184
3	4	306	530	12	5	456	446
4	4	263	256	13	4	312	296
5	3	161	193	14	4	328	319
6	4	279	280	15	4	358	361
7	4	254	246	16	3	131	130
8	4	228	230	17	4	297	247
9	3	199	182	18	4	348	240
OUT	30	2245	2176	IN	30	2472	2363
TOTAL	60	4490	4539	TOTAL	60	4948	4726

Course Consultant
Dave Thomas Ltd

TYPICAL SIGNAGE



CLIENT:
PRESTWICH GOLF CLUB

PROJECT:
PRESTWICH GOLF CLUB
RE-MODEL

DRAWING TITLE:
EXISTING SITUATION
& PROPOSED LAYOUT

DRAWING NO: 017/412/02
REVISION NO: E LAYOUT: ISO A1
SCALE: VARIOUS DATE: 31/01/2018

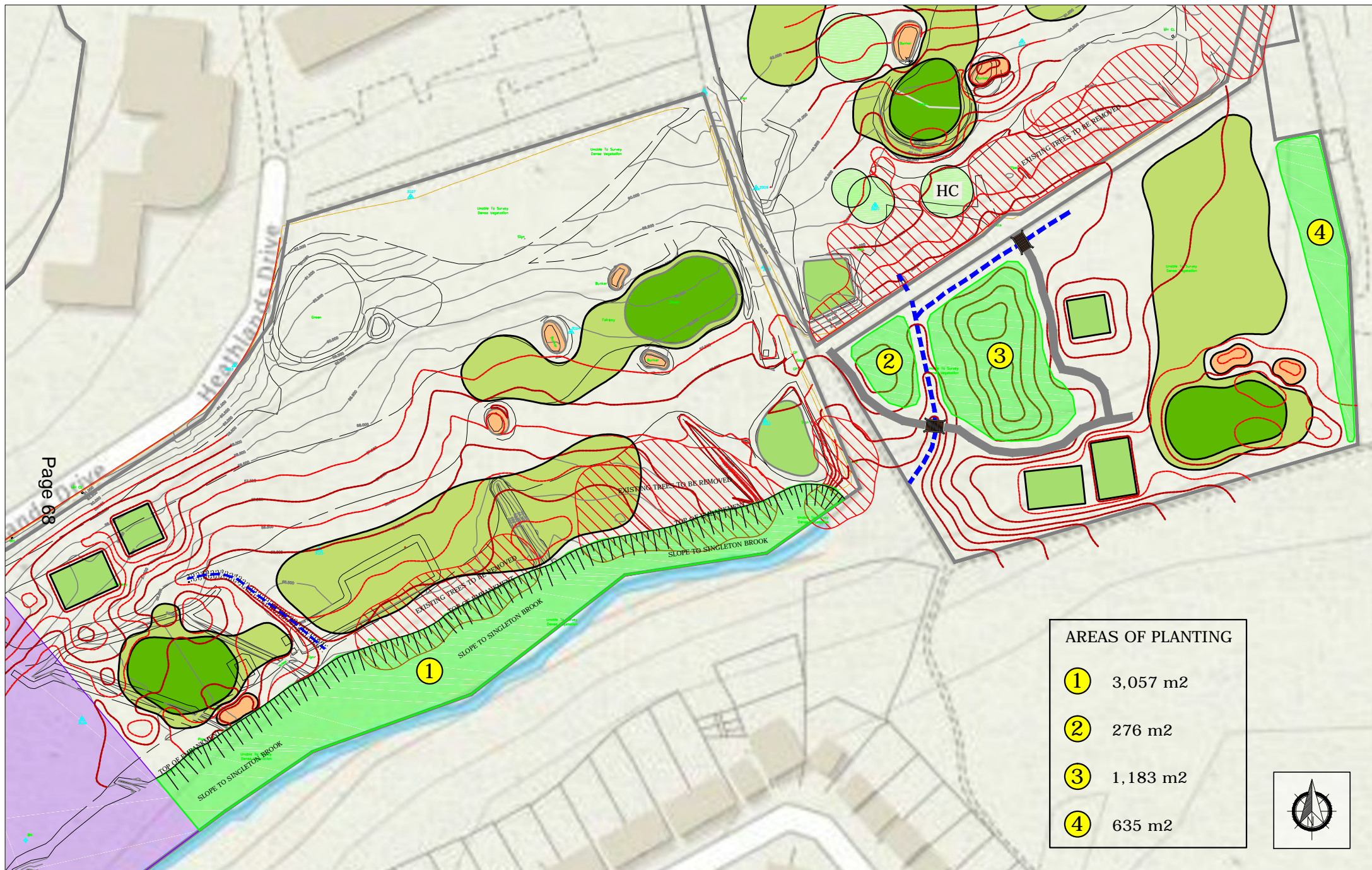


DAVE THOMAS LIMITED

PHILIP HOUSE
6 STAMFORD ROAD
BOWDON
ALTRINCHAM
CHESHIRE WA14 2JU


TEL: +44 161 929 8600
FAX: +44 161 929 5060

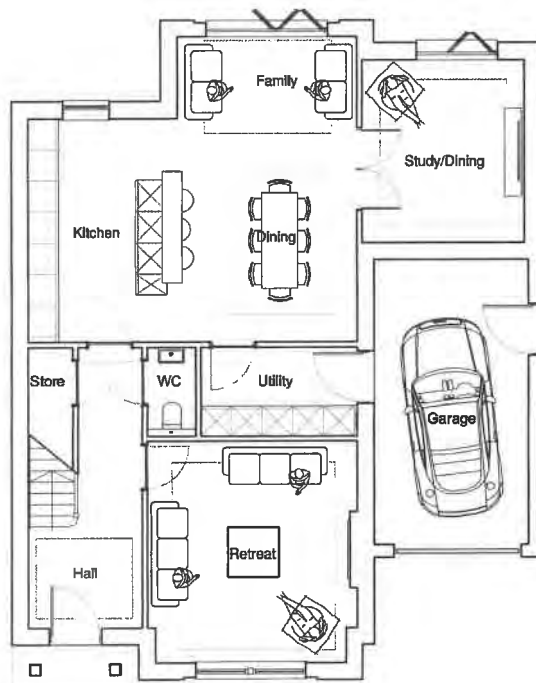
EMAIL: design@dtgolf.com
WEB: www.dtgolf.com



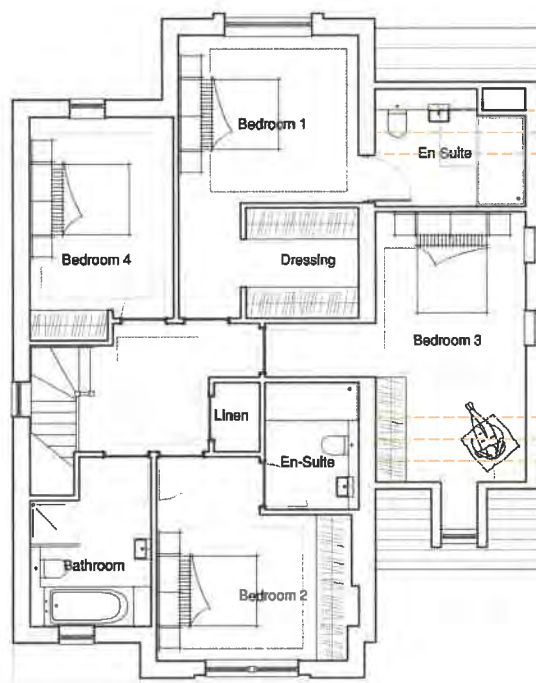
AREAS OF PLANTING	
①	3,057 m2
②	276 m2
③	1,183 m2
④	635 m2



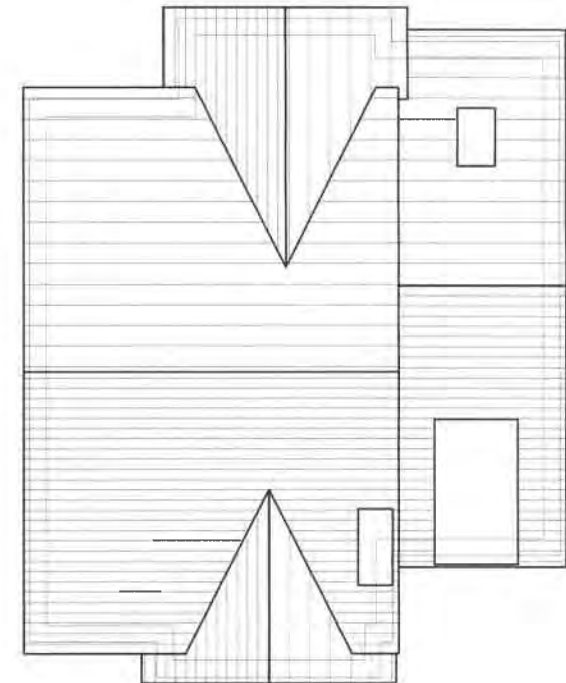
PROJECT:	DRAWING TITLE:	CLIENT:			 DAVE THOMAS LIMITED	PHILIP HOUSE 6 STAMFORD ROAD BOWDON ALTRINCHAM CHESHIRE WA14 2JU	TEL: +44 161 929 8600 FAX: +44 161 929 5060 EMAIL: design@dtlgolf.com WEB: www.dtlgolf.com
PRESTWICH GOLF CLUB RE-MODEL	PROPOSED LANDSCAPING SINGLETON BROOK & ADJACENT LAND	DRAWING NO:	SCALE:	DATE:			
		N/A	1:1250 @ A4	31/01/2018			



Type A - Detached
Ground Floor



First Floor



Roof Plan



Front Elevation



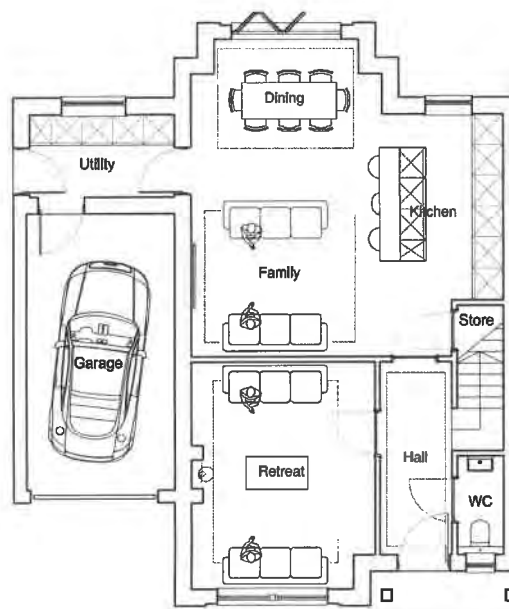
Side Elevation 1



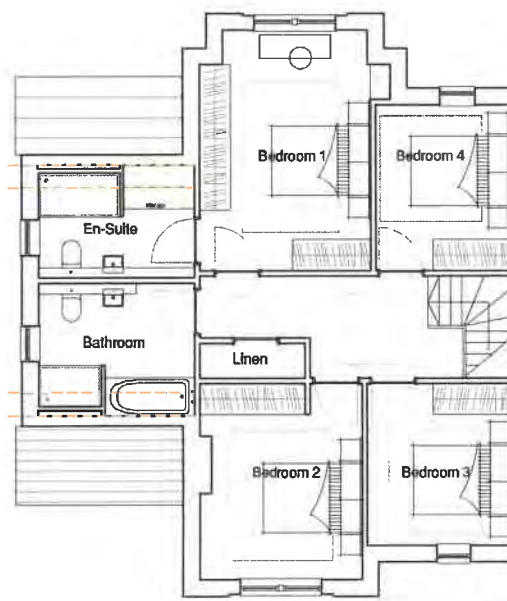
Rear Elevation



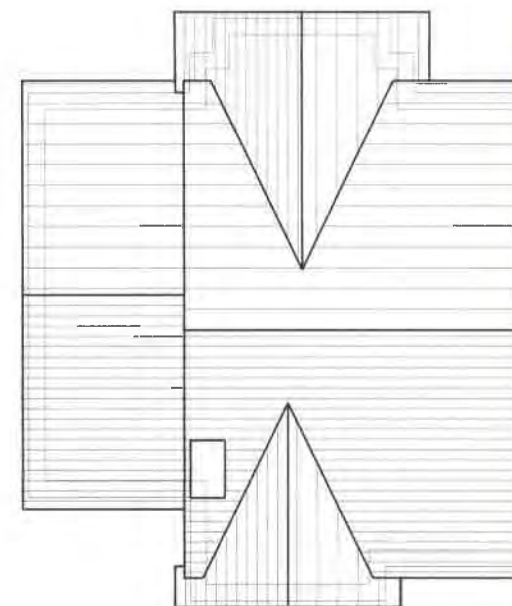
Side Elevation 2



Type B - Semi Detached
Ground Floor



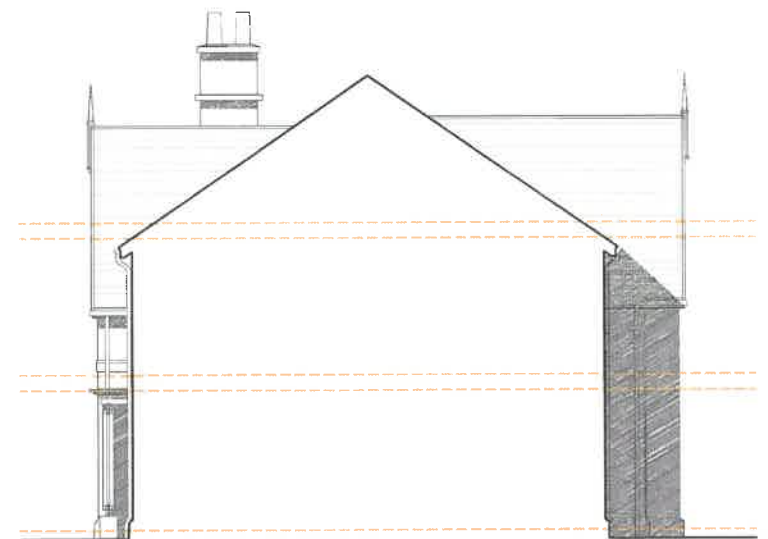
First Floor



Roof Plan



Front Elevation



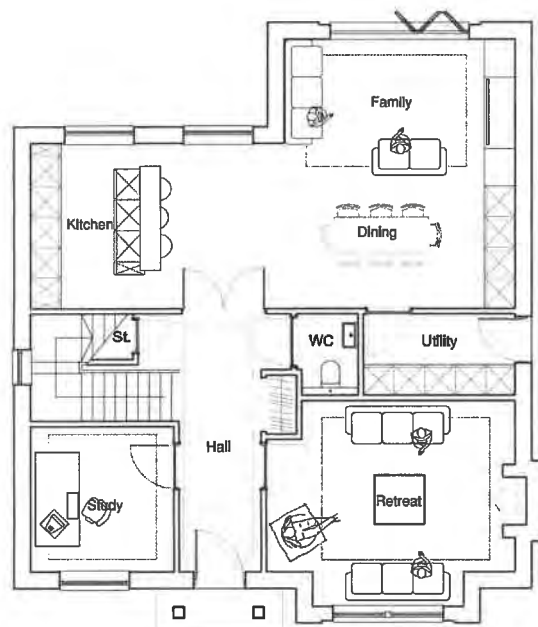
Side Elevation 1



Rear Elevation



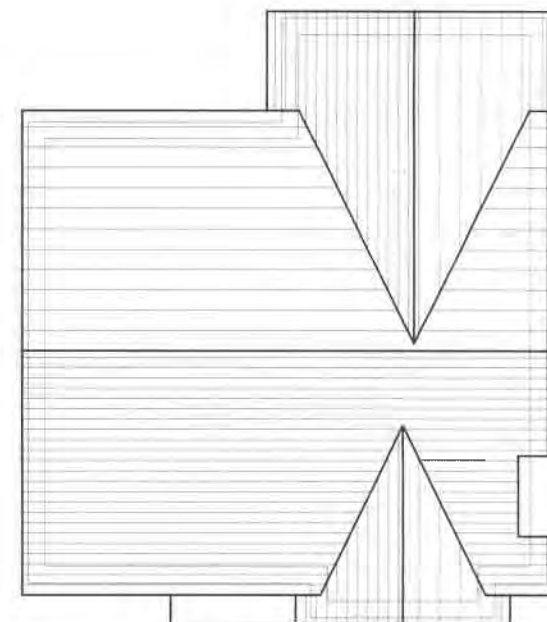
Side Elevation 2



Type C - Detached
Ground Floor



First Floor

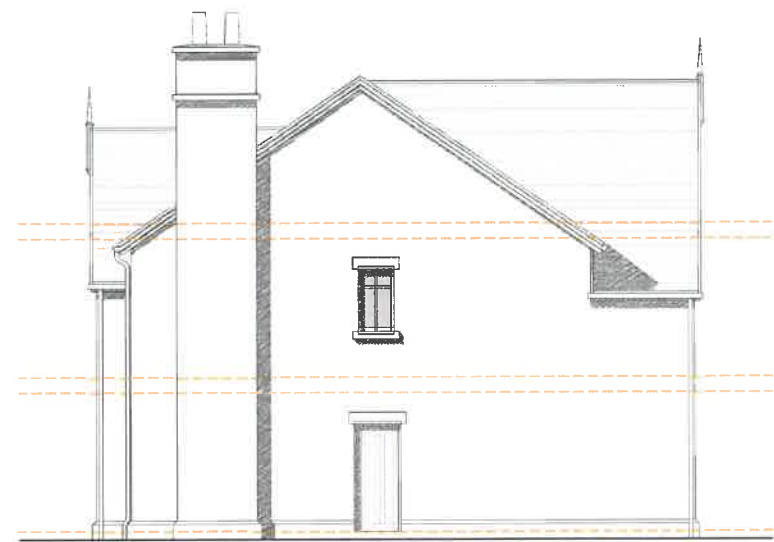


Roof Plan





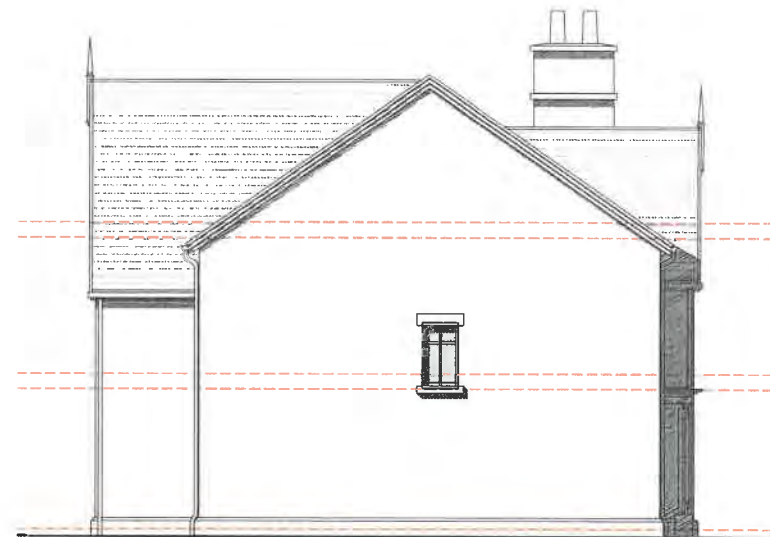
Front Elevation



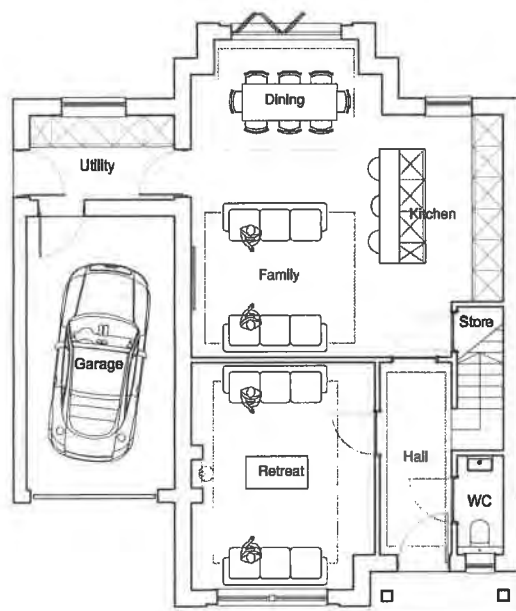
Side Elevation 1



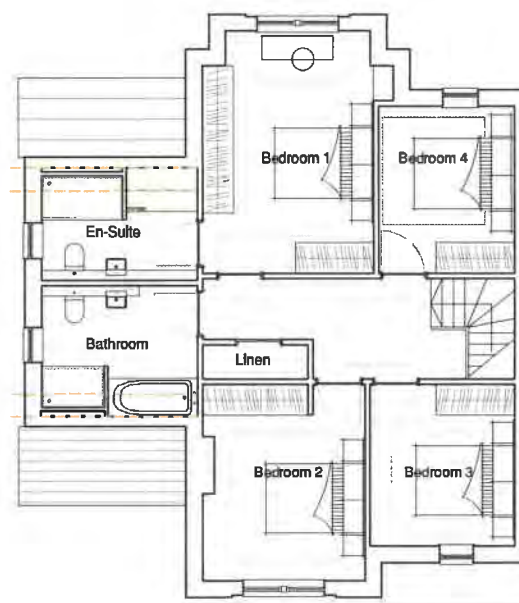
Rear Elevation



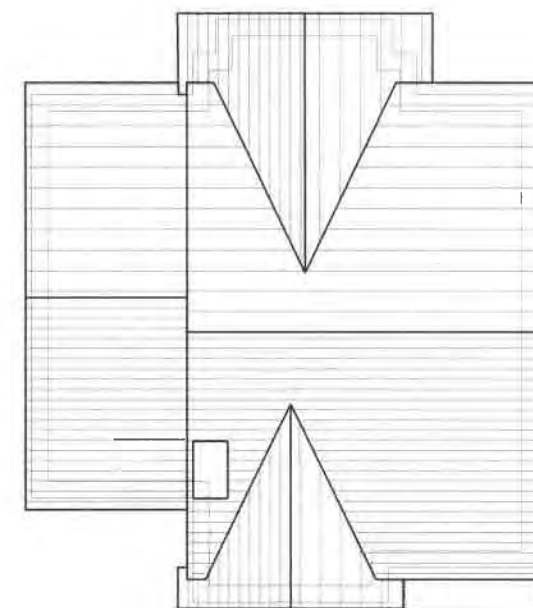
Side Elevation 2



Type D - Detached
Ground Floor



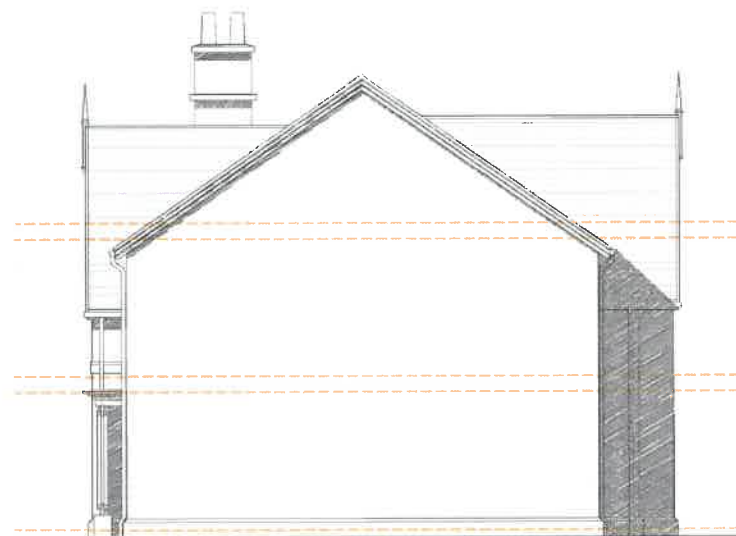
First Floor



Roof Plan



Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2



Plot 2. Plot 5. Plot 6. Plot 7. Plot 10.

Datum +50.00

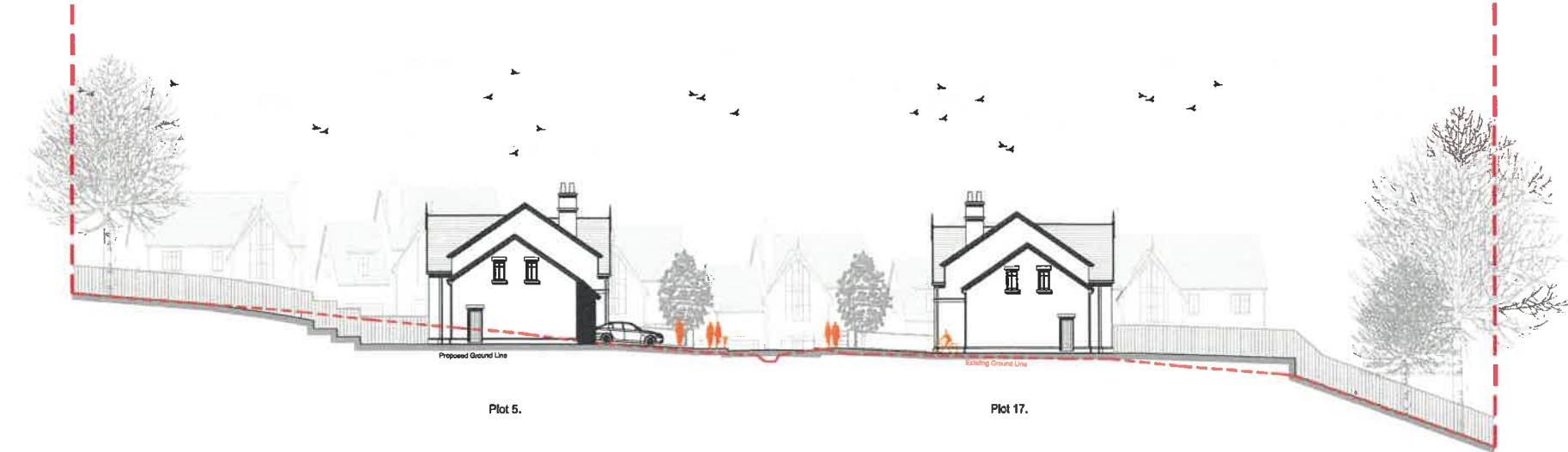
Proposed Site Section A



Plot 8. Plot 9. Plot 10. Plot 11. Plot 12. Plot 13.

Datum +50.00

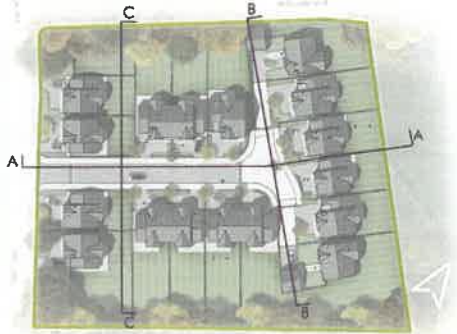
Proposed Site Section B



Plot 5. Plot 17.

Datum +50.00

Proposed Site Section C



This page is intentionally left blank

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 February 2018

SUPPLEMENTARY INFORMATION

Item:01 Land at Rear of Warwick House, Castle Brook Business Park, Hollins Brook Way, Bury, BL9 8RR Application No. 60525

Retention of existing car park and re-location of car park gate onto Aviation Road for egress only; alterations and improvements to the junction of Aviation Road and Pilsworth Road, including repositioning of existing gate on Aviation Road to improve pedestrian access (north side) and provision of a horse stile (south side) and associated signage.

The following condition has been added:

5. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing with the Local Planning Authority and shall confirm/provide the following for each phase of development:

- Hours of operation in relation to vehicle movements during construction and delivery;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site in relation to *Allocated Provision for Parking* within the applicant's site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent streets and ensure adequate off street parking provision and materials storage arrangements for the duration of the construction period and to minimise pedestrian/vehicle conflict on the Bridleway pursuant to adopted UDP policies HT2/4 - Car Parking and New Development, HT2 - The Highway Network, HT6/2- Pedestrian and Vehicle Conflict, HT2/3 - Improvements to Other Roads, HT6/1 - Pedestrian and Cyclist Movement, RT3/3 - Access to the Countryside.

Item:02 Land at western end of Watkins Drive, Prestwich, Manchester, M25 0DS Application No. 62007

Erection of 1 no. new dwelling and two detached garages

Nothing further to report.

Item:03 Land at Mountheath Industrial Estate, George Street, Prestwich, Manchester, M25 9WB Application No. 62127

Variation of conditions 2, 4, 6, 7, 10, 12, 13, 14, 16, 17, 18, 20, 21, 22, 26, 27 of planning permission 59884 to allow the development to be carried out in 2 phases – employment and residential

Consultations

Traffic Section - Nothing further to report.

Drainage Section - No objections.

Item:04 Prestwich Golf Club, Hilton Lane, Prestwich, Manchester, M25 9XB
Application No. 62237

Residential development of part of golf course comprising 17 no. dwellings with new access from Kersal Road; Extension and reconfiguration of golf course to provide replacement facility

Publicity

1 letter has been received from the occupiers of 65 Kersal Road, which has raised the following issues:

- Golfers will be playing across a public footpath on at least 3 occasions - what about the general public who use the path every day?
- The path is busy on the Jewish sabbath - what measures will be in place to ensure public safety?
- Are the committee aware that the area that the area is enclosed in an eruv?
- The redevelopment will be detrimental to the wildlife and people who enjoy using the footpath.
- Little thought has been given to the goodwill of the residents.

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

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to access works on Kersal Road, construction traffic management plan, measures to prevent mud, visibility splays, turning facilities and car parking.

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

Environment Agency - No objection subject to conditions.

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to a landscape and environmental management and enhancement plan.

Issues and Analysis

Ecology - Revised plans were submitted in relation to the landscaping proposals and Singleton Brook and these plans identified areas for mitigation for the loss of the woodland area and compensatory planting. GM Ecology Unit consider that the proposal is acceptable in principle and mitigation is proposed. However, it is considered that further details in relation to the areas of planting is still required to ensure that there is no net loss of woodland. As such, GM Ecology Unit have no objections, subject to the inclusion of conditions relating to a landscape and environmental management and enhancement plan (Condition 23). Therefore, the proposed development would not cause harm to an ecological feature and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Flood risk - Revised plans were submitted, which confirmed that the maintenance and emergency access to the brook would be maintained via Kersal Road and the debris screen retained. This would ensure that maintenance of the debris screen at the culvert inlet can take place, which is essential to reduce flood risk associated with access to resolve blockages and maintenance. The Environment Agency have no

objections, subject to the inclusion of conditions.

Therefore, the proposed development would not pose a risk in relation to flood risk and would be in accordance with Policy EN5/1 of the Bury Unitary Development Plan and the NPPF.

Planning obligations - The Section 106 agreement would secure a contribution of £49,107.30 in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. This would be spent on the following projects:

- Improvements to play equipment, furniture, infrastructure and landscaping at St. Mary's Park (Phase 1)
- Improvements to the surfacing and play equipment at Kings Road Play Area.
- Improvements to paths, access and landscaping to raise the quality standard at Barnfield Park (Phase 1).
- Improvement to landscaping and paths at Eagles Nest Wood.
- Improvements to the Public Rights of Way footpaths 9, 10 and 49 on land at Prestwich Golf Course outside the application site to improve access.

Response to objectors

The issues raised have been addressed in the main committee report.

Conditions

Therefore, conditions 2, 12, 15 and 23 should be amended to reflect the revised plans and consultation responses and conditions 16 - 22 should be added in relation to access works on Kersal Road, construction traffic management plan, measures to prevent mud, visibility splays, turning facilities and car parking, signage for the Public Right of Way and recreation land.

2. This decision relates to drawings numbered Dw17095 (su) 001 A, 17095 (su) 100 B, 01848/Topo A Sheet 1 of 2, 01848/Topo A Sheet 2 of 2, 17095 (PI) 003 B, 17095 (PI) 101 B - Proposed house type A - floor plans and elevations, 17095 (PI) 102 B - Proposed house type B - floor plans and elevations, 17095 (PI) 103 B - Proposed house type C - floor plans and elevations, 17095 (PI) 104 B - Proposed house type D - floor plans and elevations, 17095 (PI) 106 - Proposed detached garage, 17095 (PI) 001 R, 17095 (PI) 200, Prestwich Golf Club Re-Model - Proposed Landscaping Singleton Brook & Adjacent Land, 2840 104 A, 2840 105 A, 2840 106, 017/412/02 F 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.

12. Amended to read:

Prior to the commencement of any development, excluding the trees works indicated on plan 2840 104 A, a surface water drainage scheme, which shall ensure that there is no infiltration of surface water drainage into the ground where contamination is suspected and 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: Information not submitted at application stage 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.

15. The car parking indicated on approved plan reference 17095 (PI) 001 Revision R shall be surfaced 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.

16. Notwithstanding the details indicated on approved plan reference 17095 (PI) 001 Revision R, no development, other than the trees works indicated on plan 2840 104 A and the first two bulletpoints within this condition, shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Dilapidation survey of the proposed access route along Kersal Road in the event that subsequent remedial works are required following construction of the development;
- Formation of the proposed site access onto Kersal Road, incorporating the reinstatement of the redundant southerly footway crossing, relocation, if required, of the existing bus stop/street lightning column on Kersal Road to the north of the proposed site access, full reconstruction of the footway abutting the site, demarcation of the limits of adoption, provision of tactile paving and all associated highway and highway drainage remedial works;
- Provision of a street lighting assessment and scheme for the proposed residential development and junction with the adopted highway, including the section of Kersal Road abutting the site;
- Provision of a scheme of waiting restrictions at the junction of the site access with Kersal Road to a scope to be agreed;
- A scheme of 20mph traffic calming measures on the proposed estate road to a scope to be agreed, including details of proposed materials, road markings and signage;
- In the event that it is intended for the proposed residential estate road to be adopted, proposed internal road layout to current adoption standards and associated swept path analysis to ensure that a refuse collection vehicle can pass a private car at the junction with Kersal Road and along the length of the estate road and manoeuvre at the turning head;
- In the event that it is intended for the proposed residential estate road to be adopted and as part of the above scheme of waiting restrictions, investigation into the provision of a pedestrian refuge in the vicinity of the proposed site access with Kersal Road in a position and to a specification to be agreed;
- In the event that it is intended for the proposed residential estate road to be adopted, boundary treatments abutting the adopted highway incorporating adequate visibility at the back edge of the footway, foundations that do not encroach under the adjacent adopted highway;

The details subsequently approved shall be implemented to an agreed programme.

Reason: Details were not provided as part of the application to 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.

17. 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 in relation to number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and construction vehicles together with storage on site of construction materials.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials

Reason. Details were not provided as part of the application details 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

18. No development shall commence unless and until details have been 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 demolition/construction

Reason. Details were not provided as part of the application details 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.

19. The visibility splays indicated on approved plan reference 17095 (PI) 001 Revision R shall be implemented before the new access is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to 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

20. The turning facilities indicated on approved plan reference 17095 (PI) 001 Revision R shall be provided before the dwellings are 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.

21. The works to the golf course extension hereby approved shall not commence unless or until a scheme for signage near the Public Rights of Way informing of the proximity of golf activities in the immediate proximity has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the golf course extension being brought into use.

Reason. No details have been submitted and to ensure access for pedestrians to the Public Rights of Way pursuant to Policy RT3/4 of the Bury Unitary Development Plan.

22. No development shall commence on the dwellings site hereby approved unless or until the area of the golf course extension is cleared and available for use as recreation land. The dwellings hereby approved shall not be occupied unless or until the works to the golf course extension have been completed.

Reason. To ensure there is no loss of recreation facilities pursuant to Policy RT1/1 - Protection of Recreation Provision in the Urban Area of the Bury Unitary Development Plan.

23. Amended to read:

Prior to the commencement of the development hereby approved, a 5 year ecological management and enhancement plan, to ensure no net loss of woodland on site, shall be submitted to and approved in writing by the Local Planning Authority. The ecological management and enhancement plan must demonstrate how the woodland would be enhanced and maintained over the 5 year period including long term design objectives and management responsibilities. Only the approved ecological management and enhancement plan will be implemented to an agreed timetable.

The scheme shall include the following elements:

- detail extent and type of new planting including planting schedule largely based on native species, and to include groundflora as well as tree and shrub species.
- details of maintenance regimes
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around the Singleton Brook waterbody.
- details of any new surface water connections to watercourse, with these preferably based on Sustainable Urban Drainage design principles.
- evidence showing avoidance of any land remodelling or infilling of wooded stream valley to achieve new golf course design.
- details of management responsibilities
- details of any new sensitively designed maintenance access to watercourse.

Reason. Information not submitted at application stage to ensure the protection of wildlife and supporting habitat and 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 and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

24. The residential element of development hereby permitted shall not be commenced until such time as details of the alternative access provision for Singleton Brook debris screen has been submitted to, and approved in writing by, the local

planning authority.

The scheme shall include details of the steps and access gates from Kersal Road. The scheme shall be fully implemented in accordance with an agreed programme.

Reason. No details have been submitted and to ensure access is retained to the watercourse from Kersal Road to reduce the risk of flooding pursuant to Policy EN5/1 - New Development and Flood Risk and Chapter 10 of the National Planning Policy Framework.

25. No development, other than the trees works indicated on plan 2840 104 A, shall be commenced until such time as details of existing and proposed ground levels associated with the golf course extension has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include details of the line and level of Singleton Brook culvert and be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason - Insufficient details have been submitted at the application stage to ensure that the structural integrity of the existing Singleton Brook culvert is not affected pursuant to UDP EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

TREE PRESERVATION ORDER
Town and Country Planning Act 1990
The Metropolitan Borough of Bury (Bleaklow Hall, Hawkshaw)
Tree Preservation Order (No. 341) 2017

The Metropolitan Borough of Bury (Bury Council) in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as the Metropolitan Borough of Bury (Bleaklow Hall, Hawkshaw) Tree Preservation Order (No. 341) 2017

Interpretation

2.—(1) In this Order “the authority” means Bury Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.—(1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 5th day of September 2017.

The Common Seal of the Metropolitan Borough of Bury
was affixed to this Order in the presence of—



Authorised by the Council to sign in that behalf



CONFIRMATION OF ORDER

This Order was confirmed by the Metropolitan Borough of Bury without modification on the
day of 20

OR

This Order was confirmed by the Metropolitan Borough of Bury, subject to the modifications
indicated by , on the day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Metropolitan Borough of Bury on the
day of 20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Metropolitan Borough of Bury on the day of
20 by a variation order under reference number a copy of which is
attached

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Metropolitan Borough of Bury on the day of
20

Signed on behalf of the Metropolitan Borough of Bury

.....
Authorised by the Council to sign in that behalf

SCHEDULE

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-------------------------	--------------------	------------------

None.

Trees specified by reference to an area (within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-------------------------	--------------------	------------------

None.

Groups of Trees (within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-------------------------	--------------------	------------------

G1.	6 x Sycamore	T1, T8, T9, T10, T14, T15
	5 x Ash	T2, T5, T7, T12, T13
	3 x Cherry	T3, T4, T6
	1 x Oak	T11

Woodlands (within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
-------------------------	--------------------	------------------

None.

Map referred to in the Metropolitan Borough of Bury
(Bleaklow Hall, Hawkshaw) Tree Preservation Order
(No.341) 2017

THE COMMON SEAL OF THE METROPOLITAN
BOROUGH OF BURY was hereunto affixed
in the presence of:-

[Signature]
Council Solicitor

Bleaklow
Hall

T15

G1

238

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T12 T13 T14

BOLTON ROAD

189.9m

THE COMMON
SEAL of THE
METROPOLITAN
BOROUGH OF BURY
was hereunto affixed on the
5th day of September 2017
in the presence of :-

[Signature]

Council Solicitor

Water

ESS

El Sub Sta

Hawkshaw Lodge

1 to 25

This copy has been produced specifically for Planning and Building Control
purposes only. No further copies may be made.

Reproduced from the Ordnance Survey mapping with the permission of the Controller
of Her Majesty's Stationery Office.(C) Crown Copyright
right and database right 2015. Ordnance Survey 100023063
Unauthorised reproduction infringes
Crown Copyright and may lead to civil proceedings.

PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE



Bury
COUNCIL

REPORT FOR DECISION

Agenda Item 5

Bury
COUNCIL

Agenda
Item

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 February 2018
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers
Between 15/01/2018 and 12/02/2018



Ward: **Bury East**

Application No.: 59067 **App. Type:** FUL 31/01/2018 Approve with Conditions
Location: Bell Lane Car Centre, Bell Lane, Bury, BL9 6DJ
Proposal: Demolition of existing car showroom and erection of new car showroom with car valet

Application No.: 62067 **App. Type:** FUL 30/01/2018 Approve with Conditions
Location: 1A Market Street, Bury, BL9 0BR
Proposal: Change of use of shop (Class A1) to mixed use café (Class A3) and hot food take away (Class A5)

Application No.: 62213 **App. Type:** ADV 18/01/2018 Approve with Conditions
Location: 44 Bell Lane, Bury, BL9 6BA
Proposal: 3 No. non-illuminated fascia signs

Application No.: 62254 **App. Type:** FUL 23/01/2018 Approve with Conditions
Location: 115 Rochdale Road, Bury, BL9 7BA
Proposal: Change of use from retail (Class A1) to education tuition centre (Class D1)

Application No.: 62256 **App. Type:** FUL 23/01/2018 Refused
Location: 609-621 Rochdale Old Road, Bury, BL9 7TL
Proposal: Installation of 2 no. electric vehicle charging stations with associated equipment

Application No.: 62281 **App. Type:** GPDE 17/01/2018 Prior Approval Not Required - Extension
Location: 38 Second Avenue, Bury, BL9 7RL
Proposal: Prior notification of proposed single storey rear extension

Application No.: 62309 **App. Type:** FUL 02/02/2018 Approve with Conditions
Location: 27 The Rock, Bury, BL9 0JP
Proposal: Change of use of part of first floor from non-residential institution (Class D1) to charity shop (Class A1)

Application No.: 62326 **App. Type:** GPDE 02/02/2018 Prior Approval Not Required - Extension
Location: 1 Audlum Court, Bury, BL9 7PN
Proposal: Prior notification of proposed single storey rear extension

Ward: **Bury East - Moorside**

Application No.:	62085	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	240 Walmersley Road, Bury, BL9 6NH				
Proposal:	Addition of fence and alterations to existing boundary walls to maximum total height of 2.5 metres				
Application No.:	62168	App. Type:	FUL	25/01/2018	Approve with Conditions
Location:	Silver Point, Moor Street, Bury, BL9 5AQ				
Proposal:	Erection of external fire escape stair				
Application No.:	62216	App. Type:	FUL	16/01/2018	Refused
Location:	Unit 5, Fernhill Mill, Hornby Street, Bury, BL9 5BL				
Proposal:	New access with roller shutter				
Application No.:	62274	App. Type:	FUL	25/01/2018	Approve with Conditions
Location:	17 Milner Avenue, Bury, BL9 6NG				
Proposal:	Single storey extension at rear				
Ward:	Bury East - Redvales				
Application No.:	61977	App. Type:	FUL	23/01/2018	Refused
Location:	Fishpool County Infants School, Parkhills Road, Bury, BL9 9AP				
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 58866 for residential development - 8 no. dwellings; Change of windows from white upvc double glazed to anthracite grey upvc double glazed. Change of band course from artificial stone to soldier course of Ibstock smooth buff facing bricks. Omission of artificial stone cills and lintol heads to rear of properties Change of artificial stone cills and lintol heads to soldier course of Ibstock smooth buff facing bricks.				
Application No.:	62141	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	Land at rear of 227 Manchester Road, Bury, BL9 9HJ				
Proposal:	Siting of 2 no. storage sheds				
Application No.:	62196	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	12 Manchester Old Road, Bury, BL9 0TB				
Proposal:	Change of use from public house (Class A4) with first floor flat to offices (Class B1a) at ground/first floors with first floor flat: External alterations				
Application No.:	62233	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	90 Cornwall Drive, Bury, BL9 9EX				
Proposal:	Single storey rear extension				
Application No.:	62265	App. Type:	FUL	08/02/2018	Refused
Location:	434 Manchester Road, Bury, BL9 9NS				
Proposal:	First floor extension at side with supporting pillar at front/side				

Application No.: 62280 **App. Type:** GPDE 17/01/2018 Prior Approval Not Required - Extension
Location: 23 Hampson Mill Lane, Bury, BL9 9UA
Proposal: Prior notification of proposed single storey extension at rear

Application No.: 62282 **App. Type:** FUL 19/01/2018 Approve with Conditions
Location: 84 Cornwall Drive, Bury, BL9 9EX
Proposal: Single storey rear extension and loft conversion

Ward: **Bury West - Church**

Application No.: 62124 **App. Type:** FUL 23/01/2018 Refused
Location: 15 Bidston Close, Bury, BL8 2UN
Proposal: Repositioning of existing boundary fence at side/rear

Application No.: 62207 **App. Type:** FUL 19/01/2018 Approve with Conditions
Location: 106 Fieldhead Avenue, Bury, BL8 2NA
Proposal: Single storey extensions at side / rear

Application No.: 62217 **App. Type:** FUL 17/01/2018 Approve with Conditions
Location: 6 Skipton Close, Bury, BL8 2JX
Proposal: Demolition of existing garage and erection of two storey side extension

Application No.: 62227 **App. Type:** FUL 16/01/2018 Approve with Conditions
Location: 12 Whitby Close, Bury, BL8 2TX
Proposal: Loft conversion with dormers at front and rear

Application No.: 62242 **App. Type:** FUL 24/01/2018 Approve with Conditions
Location: 14 Ribbleton Close, Bury, BL8 2TH
Proposal: First floor extension at side above existing garage; Single storey extension at rear

Application No.: 62279 **App. Type:** FUL 29/01/2018 Approve with Conditions
Location: 32 Clitheroe Drive, Bury, BL8 2JU
Proposal: Single storey extensions at front and side

Ward: **Bury West - Elton**

Application No.: 62017 **App. Type:** FUL 15/01/2018 Approve with Conditions
Location: 2A Burrs Close, Bury, BL8 1JT
Proposal: New garage door; single storey rear extension to form garden / bike store

Application No.:	62087	App. Type:	ADV	16/01/2018	Approve with Conditions
Location:	Killelea House, Brandlesholme Road, Bury, BL8 1JJ				
Proposal:	2 No. externally illuminated fascia signs, 1 no. non-illuminated fascia sign and 2 no. externally illuminated free standing post signs				
Application No.:	62226	App. Type:	FUL	29/01/2018	Refused
Location:	5 Stow Close, Bury, BL8 1XS				
Proposal:	Two storey extension at side				
Application No.:	62229	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	92 Trimmingham Drive, Bury, BL8 1EL				
Proposal:	Two storey extension at side; Part conversion of garage to utility room with porch alterations to front, new duo roof pitch over existing ground floor areas and render to external elevations				
Application No.:	62258	App. Type:	FUL	30/01/2018	Refused
Location:	296 Tottington Road, Bury, BL8 1TA				
Proposal:	Change of use from barbers shop (A1) to hot food takeaway (A5) and single storey extension and extraction flue to rear				
Application No.:	62269	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	4 Thornham Close, Bury, BL8 1HH				
Proposal:	Single storey extension at front; First floor/two storey extension at side; Two/single storey extension at rear with juliet balcony				

Ward: **North Manor**

Application No.:	62228	App. Type:	LDCP	17/01/2018	Lawful Development
Location:	6 Larkfield Close, Tottington, Bury, BL8 4QJ				
Proposal:	Certificate of lawfulness for proposed single storey extension at rear				

Ward: **Prestwich - Holyrood**

Application No.:	62142	App. Type:	FUL	15/01/2018	Approve with Conditions
Location:	227-229 Bury Old Road, Prestwich, Manchester, M25 1JE				
Proposal:	Change of use of ground floor shop and workshop at rear (Class A1) to 2 no. flats with shared garage (Class C3); External alterations to the ground floor and workshop.				
Application No.:	62182	App. Type:	FUL	15/01/2018	Approve with Conditions
Location:	130 Cuckoo Lane, Prestwich, Manchester, M25 2NG				
Proposal:	Single storey/two storey rear extension; Hip to gable roof conversion and new dormer to rear; New front porch and bin storage area.				
Application No.:	62183	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ				
Proposal:	Variation of condition 2 & 7 of planning permission 60286 to amend boundary treatment and regularise approved site layout plan				

Application No.:	62224	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	19 Nursery Road, Prestwich, Manchester, M25 3DU				
Proposal:	Two storey side extension; single storey rear extension; dormer loft conversion with juliet balcony and single storey side garage extension				
Application No.:	62276	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	60 Heys Road, Prestwich, Manchester, M25 1JY				
Proposal:	Two storey extension at front, single storey extensions at side/rear and two storey extension at rear				
Application No.:	62359	App. Type:	GPDE	25/01/2018	Prior Approval Required Refused - Ext
Location:	1 Maple Grove, Prestwich, Manchester, M25 3DQ				
Proposal:	Prior notification for proposed single storey rear extension				

Ward: **Prestwich - Sedgley**

Application No.:	62153	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	38 Richmond Avenue, Prestwich, Manchester, M25 0LZ				
Proposal:	Demolition of the existing sukkah and raised decking area and erection of part single/part two storey extension at the rear and raised decking area at the rear with external alterations.				
Application No.:	62178	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	72 Park Road, Prestwich, Manchester, M25 0FA				
Proposal:	Demolition of existing dwelling and erection of 4 no. dwellings (2 no. detached and pair of semi-detached)				
Application No.:	62189	App. Type:	FUL	05/02/2018	Approve with Conditions
Location:	78 Kings Road, Prestwich, Manchester, M25 0FY				
Proposal:	Installation of automated teller machine (ATM)				
Application No.:	62190	App. Type:	ADV	05/02/2018	Approve with Conditions
Location:	78 Kings Road, Prestwich, Manchester, M25 0FY				
Proposal:	2 No. internally illuminated ATM surround signs				
Application No.:	62202	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	28 Fairway, Prestwich, Manchester, M25 0JH				
Proposal:	Variation of condition no. 2 of planning permission 61237 to amend the approved plans: 1. Insertion of 2 no. velux rooflights on existing rear roof slope. 2. Insertion of window at ground floor level and reduction in size of window at 1st floor level in side elevation of proposed extension. 3. Alterations to the front porch by changing the roof style to a mono-pitched roof and insertion of a window to the side elevation				
Application No.:	62264	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	13 Eastleigh Road, Prestwich, Manchester, M25 0BQ				
Proposal:	Two storey extension at front/single storey extension at side; First floor extension and single storey extension at rear				

Application No.:	62271	App. Type:	FUL	18/01/2018	Approve with Conditions
Location:	40 Bishops Road, Prestwich, Manchester, M25 0AS				
Proposal:	Three storey extension (including basement) at side and single storey extension at rear				
Application No.:	62272	App. Type:	LDCP	26/01/2018	Lawful Development
Location:	15 Sheepfoot Lane, Prestwich, Manchester, M25 0BN				
Proposal:	Lawful development certificate for the proposed use of the existing dwellinghouse for the residential occupation (Class C3(b)) of no more than six persons living together as a single household where care is provided				
Application No.:	62288	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	16 Arlington Avenue, Prestwich, Manchester, M25 9NF				
Proposal:	Loft conversion with dormers at front				
Application No.:	62289	App. Type:	FUL	07/02/2018	Approve with Conditions
Location:	48 Parksway, Prestwich, Manchester, M25 0JB				
Proposal:	Erection of two storey side and rear extensions, pitched roof over existing two storey flat roof extension and front porch				
Application No.:	62299	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	4 Silverdale Avenue, Prestwich, Manchester, M25 0FD				
Proposal:	Single storey/two storey extensions to front/side and rear				
Application No.:	62306	App. Type:	FUL	30/01/2018	Approve with Conditions
Location:	82 Park Road, Prestwich, Manchester, M25 0DY				
Proposal:	Single storey rear succah extension.				
Application No.:	62340	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	6 Rectory Avenue, Prestwich, Manchester, M25 1DE				
Proposal:	Two storey rear extension				
Ward:	Prestwich - St Mary's				
Application No.:	62084	App. Type:	FUL	29/01/2018	Refused
Location:	Alpine Lodge, St Anns Road, Prestwich, Manchester, M25 9GD				
Proposal:	Replacement boundary wall and gate at front				
Application No.:	62225	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	16 Lynmouth Grove, Prestwich, Manchester, M25 9TH				
Proposal:	Erection of timber outhouse at rear				
Application No.:	62230	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	42 Swarbrick Drive, Prestwich, Manchester, M25 9TD				
Proposal:	Front porch, single story extension at front/side, two storey extension at side/rear and single storey extension at rear				

Application No.:	62246	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	119 St Anns Road, Prestwich, Manchester, M25 9QL				
Proposal:	Removal of existing single storey extension and car port and erection of two storey side extension and single storey rear extension				
Application No.:	62263	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	130 Prestwich Hills, Prestwich, Manchester, M25 9PY				
Proposal:	Single storey extensions at side and rear				
Application No.:	62266	App. Type:	FUL	01/02/2018	Approve with Conditions
Location:	37 Gardner Road, Prestwich, Manchester, M25 3HX				
Proposal:	Increase in eaves height and new pitched roof above existing rear extension and reposition of windows / door				
Application No.:	62267	App. Type:	FUL	05/02/2018	Approve with Conditions
Location:	Heathlands, Heathlands Drive, Prestwich, Manchester, M25 9SB				
Proposal:	Single storey extension to existing morgue including brick retaining wall and perimeter paving				
Application No.:	62278	App. Type:	ADV	30/01/2018	Approve with Conditions
Location:	558 Bury New Road, Prestwich, Manchester, M25 9ND				
Proposal:	1no. externally illuminated fascia sign and 1 no. externally illuminated vinyl sign				
Application No.:	62298	App. Type:	LDCP	29/01/2018	Lawful Development
Location:	60 Agecroft Road West, Prestwich, Manchester, M25 9RH				
Proposal:	Certificate of lawfulness for proposed single storey rear extension				
Application No.:	62301	App. Type:	FUL	07/02/2018	Approve with Conditions
Location:	3 Knowle Drive, Prestwich, Manchester, M25 9RN				
Proposal:	First floor rear extension; New window to first floor side elevation				
Application No.:	62329	App. Type:	GPDE	12/02/2018	Prior Approval Not Required - Extension
Location:	42 Duckworth Road, Prestwich, Manchester, M25 9QH				
Proposal:	Prior notification for proposed single storey rear extension				

Ward: Radcliffe - East

Application No.:	62218	App. Type:	FUL	22/01/2018	Approve with Conditions
Location:	9 Stand Lane, Radcliffe, Manchester, M26 1NW				
Proposal:	Change of use of ground floor/rear, first and second floors to 6 person House in Multiple Occupation (HMO) (Sui Generis); New shop front and window and new doorway to rear; Bin store at rear.				
Application No.:	62240	App. Type:	ADV	29/01/2018	Approve with Conditions
Location:	Lidl, Dale Street, Radcliffe, Manchester, M26 1AA				

Proposal:	2 no. internally illuminated fascia signs; 4 no. externally illuminated wall mounted billboard signs; 1 no. internally illuminated totem sign and 1 no. internally illuminated poster display unit		
Application No.:	62259	App. Type: FUL	05/02/2018 Approve with Conditions
Location:	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR		
Proposal:	Erection of new storage and loading building		
Application No.:	62285	App. Type: FUL	22/01/2018 Approve with Conditions
Location:	7 Belgrave Drive, Radcliffe, Manchester, M26 4DH		
Proposal:	Two storey side and single storey rear extensions		
Application No.:	62295	App. Type: FUL	05/02/2018 Approve with Conditions
Location:	54a Church Street West, Radcliffe, Manchester, M26 2SQ		
Proposal:	Variation of condition no. 2 (approved plans) of planning permission 59628 to amend floor layout and alteration to extension at rear.		

Ward: **Radcliffe - North**

Application No.:	62284	App. Type: GPDE	17/01/2018 Prior Approval Not Required - Extension
Location:	10 Thompson Avenue, Ainsworth, Radcliffe, Bolton, BL2 5RJ		
Proposal:	Prior notification of proposed single storey rear extension		
Application No.:	62310	App. Type: LDCP	29/01/2018 Lawful Development
Location:	16 Old Oak Close, Radcliffe, Bolton, BL2 6SF		
Proposal:	Cerificate of lawfulness for proposed single storey rear extension		

Ward: **Ramsbottom + Tottington - Tottington**

Application No.:	62197	App. Type: FUL	18/01/2018 Approve with Conditions
Location:	114 Booth Way, Tottington, Bury, BL8 3JT		
Proposal:	Single storey rear extension and two storey side extension (amendment to roof design)		

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.:	61942	App. Type: FUL	01/02/2018 Refused
Location:	109A Holcombe Old Road, Ramsbottom, Bury, BL8 4NF		
Proposal:	Erection of timber pergola in rear garden		
Application No.:	62039	App. Type: FUL	12/02/2018 Approve with Conditions
Location:	49 Tanners Street, Ramsbottom, Bury, BL0 9ES		
Proposal:	Single/two storey extension (ground floor/basement level) at front with extension of first floor balcony; new boundaary fence to side.		

Application No.: 62194 **App. Type:** FUL 17/01/2018 Approve with Conditions
Location: 28 Tanners Street, Ramsbottom, Bury, BL0 9ES
Proposal: Conservatory at rear

Application No.: 62200 **App. Type:** P3CPA 23/01/2018 Prior Approval Required and Granted
Location: 62 Bridge Street, Ramsbottom, Bury, BL0 9AG
Proposal: Prior approval for proposed change of use from shop (Class A1) to cafe (Class A3)

Application No.: 62238 **App. Type:** FUL 08/02/2018 Approve with Conditions
Location: 14 Hawthorn Crescent, Tottington, Bury, BL8 3NG
Proposal: Single storey rear extension and porch to the side

Application No.: 62248 **App. Type:** FUL 05/02/2018 Approve with Conditions
Location: 36 Carrwood Hey, Ramsbottom, Bury, BL0 9QT
Proposal: Demolition of existing garage and erection of two storey side extension

Application No.: 62251 **App. Type:** LDCP 26/01/2018 Refused
Location: Top O'th Hoof, Manchester Road, Ramsbottom, Bury, BL9 6SY
Proposal: Certificate of lawfulness for proposed erection of detached domestic garage

Application No.: 62411 **App. Type:** CON 12/02/2018 Raise No Objection
Location: Fishermans Retreat, Riding Head Lane, Ramsbottom, Bury, BL0 0HH
Proposal: Article 18 Consultation - Variation of Condition 2 (approved plans) pursuant to Planning Approval 2016/0002, to enable the construction of a dual pitched roof and to enable alterations to fenestration.

Ward: **Whitefield + Unsworth - Besses**

Application No.: 62245 **App. Type:** LDCP 29/01/2018 Lawful Development
Location: 15 Ridge Crescent, Whitefield, Manchester, M45 8EQ
Proposal: Certificate of lawfulness for proposed single storey side extension to be used as WC

Application No.: 62268 **App. Type:** FUL 05/02/2018 Approve with Conditions
Location: Whitefield Spiritualist Church, Victoria Avenue, Whitefield, Manchester, M45 6BZ
Proposal: Demolition of existing and construction of new place of worship

Application No.: 62292 **App. Type:** FUL 24/01/2018 Approve with Conditions
Location: 16 Lancaster Avenue, Whitefield, Manchester, M45 6DE
Proposal: Two storey extension at rear

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

Application No.:	62235	App. Type:	LDCP	25/01/2018	Lawful Development
Location:	37 Ringley Drive, Whitefield, Manchester, M45 7LX				
Proposal:	Lawful development certificate for proposed single storey extension at rear				
Application No.:	62239	App. Type:	FUL	19/01/2018	Approve with Conditions
Location:	32 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Addition of railings to boundary wall at front and vehicle entrance to a maximum total height of 2.5m				
Application No.:	62302	App. Type:	FUL	08/02/2018	Approve with Conditions
Location:	8 The Fairways, Whitefield, Manchester, M45 7BN				
Proposal:	Two storey side extension and single storey rear extension				
Application No.:	62305	App. Type:	FUL	29/01/2018	Approve with Conditions
Location:	67 Radcliffe New Road, Whitefield, Manchester, M45 7QZ				
Proposal:	Single storey side extension				
Application No.:	62324	App. Type:	FUL	09/02/2018	Approve with Conditions
Location:	Clarkes Hill House, Clarkes Hill, Whitefield, Manchester, M45 7TG				
Proposal:	Proposed detached garage / store				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	62243	App. Type:	FUL	16/01/2018	Approve with Conditions
Location:	Park 66, Pilsworth Road, Bury, BL9 8RS				
Proposal:	Vary third criterion of condition 15 of approved planning application 60998 to read: "Unit C shall comprise a predominantly non-food unit in Class A1 of 1,394 sq.m GIA, including, for the avoidance of doubt, any mezzanine floorspace, of which no more than 30 per cent shall be used for the sale of food, non-alcoholic and alcoholic beverages, newspapers and magazines; and"				
Application No.:	62270	App. Type:	LDCP	26/01/2018	Lawful Development
Location:	20 Cartmel Close, Bury, BL9 8JA				
Proposal:	Lawful development certificate for proposed roof extension at the rear				

Total Number of Applications Decided: 88

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 February 2018
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 15/01/2018 and 12/02/2018**



Application No.: 61922/FUL

Appeal lodged: 02/02/2018

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Mr Graham Lowe

Location Bungalow 3, Watling Street, Tottington, Bury, BL8 3QP

Proposal First floor extension

Total Number of Appeals Lodged: 1

**Planning Appeals Decided
between 15/01/2018 and 12/02/2018**



Application No.: 61039/FUL	Appeal Decision: Dismissed
Decision level: DEL	Date: 09/02/2018
Recommended Decision: Refuse	Appeal type: Written Representations
Applicant: Mr Duncan Baxter	
Location: Barn adjacent to the Byre, Redisher Lane, Ramsbottom, Bury, BL8 4HX	
Proposal: Conversion of barn to dwelling with extensions	
Application No.: 61641/FUL	Appeal Decision: Dismissed
Decision level: DEL	Date: 07/02/2018
Recommended Decision: Refuse	Appeal type: Written Representations
Applicant: Mr Neil Hunter	
Location: 96 Watling Street, Tottington, Bury, BL8 3QL	
Proposal: Demolition of existing dwelling and erection of 1 no. new dwelling	
Application No.: 61683/FUL	Appeal Decision: Allowed
Decision level: DEL	Date: 12/02/2018
Recommended Decision: Split Decision	Appeal type: Written Representations
Applicant: Mr Kristopher Overlunde	
Location: 20 Prestwich Park Road South, Prestwich, Manchester, M25 9PE	
Proposal: A - Retention of replacement windows to side and rear elevations	
B - Retention of replacement windows to front elevation	
Application No.: 61793/FUL	Appeal Decision: Dismissed
Decision level: DEL	Date: 31/01/2018
Recommended Decision: Refuse	Appeal type: Written Representations
Applicant: Mr Peter Lowe	
Location: 71 Milbourne Road, Bury, BL9 6PU	
Proposal: Two storey side extension	



Appeal Decision

Site visit made on 3 January 2018

by Darren Hendley BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 9th February 2018

Appeal Ref: APP/T4210/W/17/3178910

Barn adjacent to the Byre, Loe Farm, Redisher Lane, Ramsbottom BL8 4HX

- 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 Mr Duncan Baxter against the decision of Bury Metropolitan Borough Council.
 - The application Ref 61039, dated 27 November 2016, was refused by notice dated 10 March 2017.
 - The development proposed is the conversion of a barn to a dwelling.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. The appellant submitted a Bat Emergence Survey (dated 15th May 2017) (BES) with the appeal. As the Council and interested parties have had the opportunity to comment on the BES, I have considered this document in coming to my decision.

Main Issues

3. The main issues are a) whether the proposal would constitute inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework (Framework) and the development plan policy, b) its effect on the character and appearance of the building and the area, c) its effect on the living conditions of the occupiers of 'The Byre' with regard to privacy, and d) if it is inappropriate development, whether the harm by reason of inappropriateness and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

4. The appeal property comprises of a barn which is of a 2 storey height, and is constructed of rendered blockwork with a tiled roof. It is used for ancillary storage purposes, although historically its use has related to agriculture, and this is reflective in its form and appearance. The main openings are positioned so that the barn faces towards a stable yard, which is found immediately adjacent and contains a number of buildings related to equestrian use and with associated outdoor storage. To the rear of the barn is a grassed area which currently forms part of the garden of the neighbouring property, The Byre.

5. The area maintains a semi-countryside appearance, with fields and rolling countryside, with a small number of other dwellings found to the east of the site. Beyond the fields to the south are a number of dwellings that are found on the edge of Ramsbottom, along Bolton Road West. As well as lying in the Green Belt, the site also lies within a Special Landscape Area (SLA), under the Bury Metropolitan Borough Council, Bury Unitary Development Plan Adopted Plan (1997) (UDP).

Inappropriate Development

6. Paragraph 90 of the Framework states that certain forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.
7. The building subject of the proposal is, based on the submitted structural assessment and my site visit, not temporary in nature, of sound construction and in a reasonable state of repair. I am therefore satisfied that the building is of permanent and substantial construction.
8. Openness is an essential characteristic of the Green Belt. The works proposed to the barn would increase its size by way of single storey additions consisting of a garage to its side and an entrance porch. In terms of the visual component of openness, there would be some visibility from the adjoining fields and, more distantly, from Bolton Road West, as well as from The Byre. Thus whilst buildings around the existing stable yard would provide some screening, overall there would be a loss, albeit limited, of openness.
9. There is no dispute between the parties that the proposal would not conflict with the purposes of including land in the Green Belt and, given that nature of the works involved, I see no reasons to disagree. I also accept that the proposed dimensions of the garage and the porch would not result in disproportionate additions over and above the size of the original building, with regard to the exception to the construction of new buildings as inappropriate in the Green Belt, under paragraph 89 of the Framework.
10. However, as I find that the proposal would not preserve the openness of the Green Belt, when judged against the Framework, I consider it would constitute inappropriate development in the Green Belt.
11. The proposal would also not comply with 'Saved' Policy OL1/4 of the UDP as it would have a materially greater impact than the present use, and conflict with the openness of the Green Belt and, similarly, with regard to guidance in Development Control Policy Guidance (DCPG) Note 9 Conversion and Re-use of Buildings in the Green Belt Supplementary Planning Document (2007) (SPD9). Due to the effect on the openness, the proposal would also not comply with the intentions of 'Saved' Policy OL1/2 and DCPG Note 8 New Buildings and Associated Development in the Green Belt Supplementary Planning Document (2007) (SPD8).
12. I do, however, attach limited weight to the conflict with 'Saved' Policies OL1/4 and OL1/2, and SPDs 8 and 9, as they refer to criteria that are based on PPG2: Green Belts, which has been superseded by more up to date Green Belt

national policy in the Framework. The references to character in SPD9 are also not consistent with the Framework, as regards Green Belt.

Character and Appearance

13. The barn, with its form and appearance, fits comfortably within its surroundings of the stable yard and its semi-countryside location. Due to its age, it shows some signs of wear although not to the extent this detracts appreciably from its character which is maintained. The pleasing visual qualities of its surroundings are also reflective of the SLA designation.
14. The proposed additions and alterations to the barn are, however, significant. The proposal would alter its main orientation, so that its front elevation would face in a southerly direction over the garden, rather than the stable yard. This would result in substantial alterations to the elevational treatment, with the insertion of a large number of new openings in the current blank wall of this elevation facing the garden. In addition, the current openings facing the stable yard would be blocked up, and there would also be changes in the positions of the openings on the side elevations.
15. The addition of the proposed garage and the porch, with their design and combined size, and massing, would also give the proposal a notably domestic appearance. The location of the proposed garage to the side would not significantly reduce this effect. The use of uPVC frames in the proposed openings would further contribute to this appearance and, overall, the proposal would be akin to a dwelling found more typically in an urban context. The dwellings nearest the site are domestic in appearance and have a southerly orientation; however these are not qualities shared by the barn.
16. The proposal would, therefore, markedly change the character of the barn, and as a consequence, it would appear discordant and unsympathetic in its location. The proposal fails to adequately utilise the qualities of the barn in order to properly inform the design.
17. I conclude the proposal would have an unacceptable effect on the character and appearance of the building and the area and, as such, it would not comply with 'Saved' Policies EN1/1 and EN9/1 of the UDP which state that development will not be permitted where proposals would have a detrimental effect on visual amenity and, with regard to SLAs, are also required to be sympathetic to its surroundings in terms of its visual impact.

Living Conditions

18. The barn is set forward of The Byre, so that its side elevation faces towards the rear garden of that property. A first floor bedroom window is proposed in this elevation that would face over this rear garden. The distance to the boundary would be considerably less than the 7m advised by DCPG Note 6 Alterations and Extensions to Residential Properties Supplementary Planning Document, as updated (2010) (SPD6). With the proximity of the window to the boundary and as it relates to a room with a habitable use, I consider there would be potential for significant overlooking of the rear garden of the neighbouring dwelling, and as a result a loss of privacy for occupiers of this property.
19. The appellant has suggested modifications to the window, so as to address the overlooking concern. This is not, though, shown on the plans before me and so I cannot be sure it would not materially alter the proposal, especially as it is

the only proposed window which relates to a bedroom, with regard to the effect on the living conditions of its future occupiers. I have, therefore, based my deliberations on the plans before me.

20. I conclude the proposal would have an unacceptable effect on the living conditions of the occupiers of The Byre with regard to privacy and, therefore, it would not comply with 'Saved' Policy H2/1 of the UDP which states that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area, and that factors to be considered will include the impact of developments on residential amenity, and the position and proximity of neighbouring properties. It would also not comply with SPD6 as it would reduce privacy through the direct overlooking of the adjoining property from the window.

Other Considerations

21. The BES recorded no bats emerging or re-entering the barn and that where bats were observed, this was in the garden to the south. It notes possible historical use of the barn by a bat, and makes recommendations in respect in the unlikely event of bats been encountered during construction and the provision of a bat box. It was carried out at the appropriate time of the year by a suitably qualified surveyor and I find its scope properly allows for the likely effect on bats to be considered as a protected species. The Council also now find no reason to object the proposal based on the effects on bats, and having regard to the BES, I agree with the Council's conclusions. The provision of the bat box would be necessary, in my view, given the bat activities in the area. Although I consider the likely effects on bats to be acceptable, overall, this attracts neutral weight, given the protection which is afforded under the planning system and the Habitat Regulations¹ to protected species.
22. The appellant has drawn my attention to a new dwelling which has been constructed on Bolton Road West. However, this is found adjacent existing development along this road and on the edge of the town. In contrast, the proposal concerns the conversion of an existing building and, as I have set out, it lies in semi-countryside. I am satisfied that the circumstances are sufficiently different so as to not alter my conclusions.
23. I am also not persuaded that the extent of the alterations to the barn is required in order to provide the future occupiers with a southerly aspect, given the number of openings that are proposed in the elevation facing the garden, resulting from the internal layout. In my view, this further serves to demonstrate that the proposal is not adequately informed in its design by the existing barn.
24. The appellant considers that the Framework should be given greater weight than the policies of the UDP. The age of the UDP does not mean, though, that its policies are not consistent with the Framework and this does not address, in particular, the conflict with the strong protection afforded to the Green Belt within the Framework itself. As regards the relevant approach to decision-making, the presumption in the favour of sustainable development does not apply because, under paragraph 14, specific policies in the Framework indicate the development should be restricted. This includes Green Belt policies. Conditions would not overcome the harm that I have identified, and permitted

¹ The Conservation of Habitats and Species Regulations 2017

development rights that apply to the change of use from agricultural buildings to residential are of limited weight, as the building is not now in that use.

25. The Council's reasons for refusal conflate Green Belt with character and appearance issues. Nevertheless, they are sufficiently definite to enable the Council's concerns to be understood. Whilst I am aware that the planning application was an amended resubmission of an earlier application, I have determined the appeal on the basis of the scheme before me. Matters such as how the Council dealt with the planning application are not for my consideration in the determination of this appeal.

Conclusion

26. The proposal would be inappropriate development in the Green Belt because, although it would constitute the re-use of buildings that are of permanent and substantial construction, it would not preserve the openness of the Green Belt, albeit to a limited degree. Paragraph 88 of the Framework, establishes that substantial weight should be given to any harm to the Green Belt.
27. Further harm would also arise as the proposal would have an unacceptable effect on the character and appearance of the building and the area, and on the living conditions of the occupiers of The Byre with regard to privacy. Other considerations do not clearly outweigh the totality of the harm. Consequently, very special circumstances do not exist. The proposal would not comply with the Framework in respect of Green Belt national policy; 'Saved' Policies OL1/4, OL1/2, EN1/1, EN9/1 and H2/1 of the UDP; and SPDs 6, 8 and 9. For these reasons, I conclude the appeal should be dismissed.

Darren Hendley

INSPECTOR

Appeal Decision

Site visit made on 16 January 2018

by Helen Hockenhull BA(Hons) B.PI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 February 2018

Appeal Ref: APP/T4210/W/17/3187674

96 Watling Street, Tottington, Bury BL8 3QL

- 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 Mr Neil Hunter against the decision of Bury Metropolitan Borough Council.
 - The application Ref 61641, dated 16 June 2017 was refused by notice dated 15 August 2017.
 - The development proposed is a replacement two bedroom dwelling.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this case are:
 - whether the proposed development is inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework (the Framework) and development plan policy;
 - the effect of the development on the openness of the Green Belt and the character and appearance of the area;
 - the effect of the proposal on the significance of a non-designated heritage asset;
 - the effect of the development on highway safety;
 - if the proposal is inappropriate development, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

Reasons

3. The appeal property forms a traditional stone built farmhouse located in the countryside on the outskirts of Affetside village. It occupies a stand-alone elevated position to the east of Watling Street. Three residential cottages lie approximately 70 metres to the north, a farm lies opposite and a further farm is sited around 60 metres to the south. The site comprises a two storey stone built dwelling with a single storey garage to the south which I understand is not within the site boundary or in the ownership of the appellant. The property is

set back to the rear of the site with a small front garden area bounded by low stone walls. The appeal proposes the demolition of the dwelling and its replacement with a new two bedroom house in a different position within the site. The site is located within the Green Belt, a Special Landscape Area as defined by Saved Policy EN9/1 of the Bury Unitary Development Plan (UDP) and is also within the West Pennine Moors.

Inappropriate development

4. Paragraph 89 of the Framework regards the construction of new buildings in the Green Belt as inappropriate development. The Framework outlines a number of exceptions to this. The most relevant in this case is the replacement of a building providing the new building is in the same use and not materially larger than the one it replaces.
5. Policy OL1/2 of the Bury UDP considers new buildings in the Green Belt and is generally consistent with the Framework. In the supporting text it advises that proposals should have regard to the Council's Supplementary Planning Guidance. Guidance Note 8 concerns development in the Green Belt. It states in paragraph 4.24 that the Council may, as part of a proposal for a replacement dwelling, allow the original volume to be increased by up to a third. However it goes on to state that each proposal will be considered on its individual merits and such an increase may not be appropriate in certain situations such as in particularly sensitive areas.
6. I am advised by the Council that the proposed replacement dwelling would be approximately 38% greater in volume and 48% larger in footprint than the existing property. The proposed dwelling would therefore be materially larger than the one it replaces and just above the third increase in volume referred to in the SPG. As a result the appeal proposal would not comply with any of the exceptions in paragraph 89 of the Framework, would conflict with Saved Policy OL1/2 of the Bury UDP and the guidance in the Council's Green Belt SPG. Consequently the proposal would form inappropriate development in the Green Belt.

Openness and character and appearance

7. A fundamental aim of Green Belt policy, as set out in paragraph 79 of the Framework is to keep land permanently open; the essential characteristic of Green Belts is their openness and permanence. As discussed above the appeal proposal would result in a replacement dwelling over a third greater in volume than the existing house. The footprint of the dwelling would be increased by just under a half, and the new property would also be around one metre higher than the existing house.
8. I consider that the significantly increased size of the replacement dwelling would cause harm to the openness of the Green Belt. Furthermore it would undermine the Green Belt purpose of safeguarding the countryside from encroachment.
9. The area in which the appeal site is located is characterised in the main by stone built properties with slate roofs in a traditional rural style. The proposed dwelling would be constructed in reclaimed stone with a slate roof. The Council has raised concern that reclaimed stone would not be in keeping with the 'Watershot' stone used in the local area. I agree that local stone should be

used if at all possible to maintain the character and appearance of the area. However I consider that the matter of materials could be the subject of an appropriate condition should the appeal be allowed. As such I consider this matter would not weigh against the scheme.

10. The appellant argues that the replacement dwelling has been designed to reflect other buildings in the area, but to also include contemporary elements. The proposed south east elevation would have a generally traditional design with a small porch feature. The north west elevation however includes full length ground and first floor windows. These features would not be in keeping with the design of other traditional properties in this rural area. As a result of the properties position on the top of a ridge, this elevation would be particularly prominent especially when travelling south up Watling Road towards Affetside village. I therefore consider that these aspects of the design would form incongruous features out of character in this rural area. The proposed design also includes a variety of other fenestration detailing including full height narrow strip windows on the north east and south west elevations. Again these would not reflect the local vernacular.
11. I have had regard to the sites location in a Special Landscape Area and in the West Pennine Moors. In this context, it is clearly important to ensure that the design of the replacement dwelling is sensitive to the area. However in this case, I consider that the proposed design would be inappropriate and cause harm to the character and appearance of the locality. The appeal proposal would conflict with Saved Policies EN1/1 and EN9/1 of the Bury UDP which aim to protect visual amenity in the Green Belt and in Special Landscape Areas and also ensure that development is sympathetic to its surroundings.

Non designated heritage asset

12. The Framework in paragraph 135 indicates that the effect on the significance of a non-designated heritage asset should be taken into account in determining a planning application. A balanced judgement would be required having regard to the scale of a harm or loss and the significance of the heritage asset.
13. There is disagreement between the parties with regard to the historic, communal and aesthetic value of the appeal dwelling and whether it should be considered to form a non-designated heritage asset. Whilst the building is not on a 'local list' of non-designated heritage assets, this does not mean that it has no heritage value. The Council has provided a detailed assessment of the building and its context to support its view that the dwelling is of significance as a heritage asset. This indicates that the significance of the appeal building lies in its age, likely to be late 18th or 19th Century, it's location alongside a Roman Road and packhorse route, the largely complete nature of the building despite some minor alterations and the contribution it makes to the historic setting of Assetside. I find this evidence to be thorough and compelling. I consider that the building forms a non-designated heritage asset, the loss of which would cause harm to the historic environment.
14. The Council have argued that the building is capable of extension, particularly to the northern elevation. This would provide a larger family home but also retain the historic fabric of the building. Accordingly I am not satisfied that the proposed demolition of the building and the construction of a replacement dwelling is the only feasible option in this case.

15. I note that the Greater Manchester Archaeological Advisory Service has commented that the archaeological interest of the site would not be sufficient to stop the proposed development. They advise that a photographic record and an archaeological watching brief could be undertaken if the proposal were to proceed. However it seems to me that this body is primarily concerned with archaeology considerations. Whilst their observations are relevant they do not consider the wider heritage implications as set out in the Framework.
16. Having regard to the significance of the appeal building as a heritage asset, I consider that its loss would result in significant harm to the historic environment. In this regard the proposal would fail to comply with Saved Policies EN1/1 and EN9/1 of the Bury UDP and section 12 of the Framework which aim to ensure that new developments make a positive contribution to local character and distinctiveness and conserve and enhance the historic environment.

Highway safety

17. The appellant states in evidence that the existing dwelling takes its access directly from Watling Street through a large gap in the stone wall at the site frontage. It is also indicated that there are no proposals to alter the existing vehicular access arrangements. However it is clear from photographs provided by the appellant taken in 2009, that there was only a pedestrian access to the entrance of the dwelling through the front boundary wall. Vehicular access was taken from the farm gate that led to the adjoining garage. Consequently the appeal property does not benefit from an established vehicular access. As the appeal scheme would make such provision, the appellant's argument that the proposal would improve an existing access is flawed.
18. The appeal scheme includes two car parking spaces to serve the dwelling. I observed on my site visit that the existing stone wall to the southern site boundary restricts the view to the south. The wall on the western site boundary runs alongside the edge of the road. The lack of any footway between the wall and the carriageway and the slight curvature of the road results in poor visibility looking north. Due to the lack of space to manoeuvre on site, vehicles would be most likely to reverse onto the road. With the substandard sight lines as outlined above, this would be detrimental to the safety of other road users.
19. The Council's reason for refusal with regard to parking and access makes reference to Saved Policy EN1/2. This policy concerns townscape and built design and aims to ensure that proposals do not have an unacceptable adverse effect on character and townscape. The policy includes reference amongst other things to the design and appearance of an access, parking and servicing. The Council's evidence does not explain why this is of concern in this case. I consider that the proposed access arrangements would be acceptable in this regard and would not be detrimental to the character of the area. There would therefore be no conflict with this policy.
20. Notwithstanding the above, I have found that the appeal proposal would cause harm to highway safety due to restricted and substandard visibility. It would fail to comply with Saved Policy HT2/4 and paragraph 32 of the Framework which seek to achieve a safe and secure access for all people.

21. The appellant has suggested that if I find the proposal to be unacceptable on highway grounds that a condition could be imposed to require a suitable access arrangement to be agreed with the Council. A plan is provided to illustrate how two car parking spaces could be provided parallel to the proposed dwelling. However the appeal process is not a mechanism by which to pursue amendments to overcome reasons for refusal. On the basis of the information provided, I cannot be satisfied that a suitable arrangement could be agreed. It would therefore not be appropriate, in the event that I allowed this appeal, to impose such a condition.

Other considerations

22. The appellant has put forward a number of other considerations to support the proposal. Firstly it is argued that the building is in need of modernisation, has no insulation and limited internal headroom. Considerable funds would be required to upgrade the dwelling. I am also advised that the building does not meet current Building Regulations. Whilst I acknowledge that the building is currently in a poor condition, I have no evidence before me to demonstrate that improvements could not be undertaken or that compliance with current Building Regulations could not be achieved.
23. The existing dwelling is sited close to the southern and eastern site boundaries. The appellant considers that this has contributed to the lack of maintenance of the building and its current poor appearance. It is argued that this situation would continue unless action is taken. However the building dates from the late 18th or early 19th century and to still remain today must have been maintained over this time. I consider this to be a minor difficulty which does not justify the demolition and replacement of the existing property.
24. Finally the appellant refers to permitted development rights under which a significant extension of the property could theoretically be undertaken. This could represent as much as 150% increase in the volume of the dwelling, significantly in excess of the threshold of a third in the Council's Green Belt SPG. However in this case, this would not be achievable as the property could not be extended to the rear without additional land being acquired. Consequently whilst I accept that there is some scope for the existing dwelling to be extended under permitted development rights, this would not create a comparable fall-back position. I therefore give only limited weight to this consideration.

Conclusions

25. The Framework indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except, in very special circumstances. Very special circumstances will not exist unless the harm to the Green Belt and any other harm is clearly outweighed by other considerations.
26. The proposed development would result in significant harm to the openness of the Green Belt. It would also cause harm to the character and appearance of the area, result in the loss of a non-designated heritage asset and give rise to harm to highway safety. Cumulatively this harm carries substantial weight.
27. In terms of the other considerations in this case, I accept that the existing dwelling is in a poor state of repair but this does not justify its replacement with a materially larger house. Furthermore maintenance issues do not lend

any support to the scheme. I acknowledge that under permitted development rights the house could be extended, certainly to the side and front elevations. I consider that this carries limited weight in favour of the proposal.

28. In conclusion, the substantial harm to the Green Belt in this case is clearly not outweighed by other considerations. Very special circumstances necessary to justify the development do not therefore exist. The scheme would conflict with the development plan and the Framework.
29. For the above reasons and having considered all other matters raised, I dismiss this appeal.

Helen Hockenhull

INSPECTOR



Appeal Decision

Site visit made on 29 January 2018

by G J Fort BA PGDip LLM MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 February 2018

Appeal Ref: APP/T4210/D/17/3186980

20 Prestwich Park Road South, Prestwich M25 9PE

- 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 Mr Kristopher Overlunde against the decision of Bury Metropolitan Borough Council.
 - The application Ref 61683, dated 23 June 2017, was refused in part in respect of the front windows by notice dated 22 September 2017.
 - The development proposed is the replacement of 27 windows across the front, rear and side of the property.
-

Decision

1. The appeal is allowed and planning permission is granted for the replacement of 27 windows across the front, rear and side of the property at 20 Prestwich Park Road South, Prestwich M25 9PE in accordance with the terms of the application, Ref 61683, dated 23 June 2017 and the plans submitted with it.

Procedural Matters

2. The appeal property is within the St Mary's Conservation Area, and an Article 4 Direction¹ is in place. This Direction restricts development that would otherwise be permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Consequently, express planning consent is required in the area for, amongst other things, the installation of windows.
3. The application that led to this appeal was retrospective in nature, and at my site visit I saw that the windows, as described, had been installed. I have assessed the appeal on this basis.
4. The appeal follows the Council's issue of a split decision in relation to the development as described in the banner heading above. The Council's decision notice indicated that the windows installed to the rear and the side of the appeal dwelling received planning permission and those in the front elevation did not. However, the whole proposal as described above is before me in this appeal and I am mindful of section 79(1)(b) of the Town and Country Planning Act 1990(as amended) , which allows the Secretary of State (and by corollary planning inspectors appointed by the Secretary of State) to deal with "the application as if it had been made to him in the first instance". Consequently, I

¹ The Metropolitan Borough of Bury St Mary's Conservation Area (Prestwich) Article 4 Direction 2009

have considered the planning merits of the development as described in the banner heading above, as it relates to the windows at the front, side and rear of the property.

5. In the banner heading above, I have used an abbreviated and slightly amended version of the description of development given in the application form². I have used this form of words as it captures the scope of the appeal development more clearly and succinctly.

Main Issues

6. The main issues in this appeal are whether the windows as installed preserve or enhance the character and appearance of the St Mary's Conservation Area, and their effects to the character, appearance and significance of the locally listed host building.

Reasons

7. Located in St Mary's Conservation Area, the appeal dwelling is a substantial semi-detached property set well-back from a road lined with mature trees. It is part of a row (14 to 42) of similar dwellings included in the Council's Draft Local List, of four storeys, brick faced with black and white timber square bays at second floor. Whilst the appeal property and its attached neighbour differ to some extent to those elsewhere within the row, with its pair of black and white timber bays centrally located rather than at either end of its gable roof, it otherwise features elevational detailing consistent with the other dwellings, including tall window openings in projecting two-storey brick bays.
8. Taken together with the smaller windows above the front door, the pattern, proportion and prominence of the appeal dwelling's structural openings contribute considerably to its architectural character and significance, and give a sense of balance with its attached neighbour. These aspects of the appeal dwelling's façade also contribute to the Conservation Area's character and appearance the significance of which derives, to some degree from the architectural quality of the large period buildings of the 19th Century residential suburb along Prestwich Park Road South.
9. The appeal development comprises the installation of windows in the front, side and rear elevations of No 20. The windows have uPVC frames with a matte finish.

² Which says: "Replace 27 windows across the front, rear and side of the property. The key reasons for changing are:

- Many of the windows are rotten and causing damp internally which I am concerned could impact on my young children's health.
- Some of the existing windows are of basic standard upvc finish and are not in keeping with the style of the property.
- To ensure there is a consistent finish across all window in the property as currently they are many different types of window.
- To drastically improve the energy efficiency of the property as most windows are currently single glazed and badly fitted.
- To improve the safety of the windows, including instillation of safety (toughened) glass and safety catches, as per latest Building Regulations. This safety feature is key as we have young children and the existing, rotten, single glazed annealed glass are dangerous particularly in the two upper floors.
- To provide increased security as some windows are faulty and would be easy for intruders to enter. Several burglaries have occurred in the area.
- To increase safety if there were to be a fire in the house as some of the windows can no longer be opened.

The windows chosen are of timber effect to provide an authentic aspect sympathetic to the area. It will improve the visual aspect of the property in keeping with the architectural heritage of the area."

10. I saw that window frames vary in terms of materials and styles elsewhere within the row including the use of uPVC frames of a more standard finish in other properties, and I note the planning permissions³ drawn to my attention by the appellant in respect of Nos 28 and 32. Of these No 32 has windows installed with uPVC frames, and No 28 has uPVC-framed windows albeit with sash horn detailing. I note from the Officer Report that other windows present in the row may not benefit from planning consent, and that the Council is contemplating enforcement action. However, I have been supplied with no substantive evidence to suggest that these other windows are not lawful in planning terms. I saw that few, if any, original windows were in situ in the row, and I note that the windows installed at the appeal property have replaced a mixture of timber-framed casement windows and uPVC windows.
11. I am conscious that the frames of the installed windows are bulkier than sash or indeed other types of timber-framed windows, and the glazing has a flat profile. Nevertheless, due the varied window framing and glazing profiles along the street, including more visually prominent standard uPVC units, the installed windows do not read as incongruous elements in a generally more harmonious pattern. Moreover, the depth of their reveals and the matte finish of their frames reduces the visual prominence of the windows in the context the host front façade, allowing its proportions, and resultant balance with its attached neighbour to remain the dominant elements of its architectural character. I note references to Historic England guidance with regard to the thickness of double glazing units; however, as I have detected no harm in these regards, this advice does not weigh heavily against the appeal development in the overall planning balance.
12. Consequently, for these reasons, and mindful of the duty arising from section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, I conclude that the windows have preserved the character and appearance of the Conservation Area, and that they have not harmed the significance of their host listed building. As a result, the proposed development would not conflict with Policies EN1/2, EN2/1 and EN2/2 of the Bury Unitary Development Plan (adopted August 1997); or the National Planning Policy Framework insofar as they seek, amongst other things, to conserve heritage assets in a manner appropriate to their significance; to preserve the character of conservation areas; and to ensure that proposals do not have unacceptable adverse effects on character and townscape.

Other Matter

13. I note the comments of interested parties relating to the porch present at the appeal building. However, as this element does not form part of the development as applied for, an assessment of its planning merits is not relevant to the subject matter of this appeal.

Conditions

14. Whilst I have been supplied with a list of suggested conditions by the Council, as the development has already been carried out there is no necessity to attach either the standard implementation condition, or a condition which specifies the approved plans, or, given the subject matter of the appeal, a condition requiring the use of matching materials.

³ Council references 55378 and 56635.

Conclusion

15. The appeal development does not conflict with the development plan insofar as the above-referenced policies are concerned. Accordingly, for the reasons set out above, and taking into account all other matters raised, I conclude that the appeal should succeed.

G J Fort

INSPECTOR

Appeal Decision

Site visit made on 16 January 2018

by Helen Hockenhull BA(Hons) B.PI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 January 2018

Appeal Ref: APP/T4210/D/17/3188255
71 Milbourne Road, Bury BL9 6PU

- 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 Mr Peter Lowe against the decision of Bury Metropolitan Borough Council.
 - The application Ref 61793/FUL, dated 1 August 2017, was refused by notice dated 22 September 2017.
 - The development proposed is a double storey extension to the side of the property.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the development on the character and appearance of the area.

Reasons

3. The appeal property forms a semi-detached house with a two storey front bay window located on the corner of Milbourne Road and Halsall Close in Bury. As a result of the variation in levels, the appeal property is set in a position slightly higher to the surrounding roads. The front and side boundaries are enclosed by low walls and planting and there are mature conifers to the rear boundary.
4. The area is characterised by mainly two storey dwellings with some bungalows. The dwellings are set back from the road with landscaped front garden areas bounded by low walls. This gives the area a relatively spacious and green appearance. Corner dwellings such as the appeal property are generally sited around 3 metres away from their side boundaries and are also in the main bounded by low walls and planting.
5. The appeal proposes the erection of a two storey side extension with a width of around 3.1 metres. It would have a sloping gable roof extending from the existing half hip and would extend the full depth of the house.
6. The Council's Alterations and Extensions to Residential Properties Supplementary Planning Document (SPD) updated 2010, advises that two storey side extensions on corner plots should not normally occupy more than

half of the available width to the side area. They should also leave a minimum of 3 metres from the boundary with the public highway.

7. There appears to be some disagreement between the parties on the distance between the proposed extension and the side boundary. The Council states that the gap would be around 1.2 metres while the appellant suggests it would be in the region of 1.5 metres. In any event, it would be well below the 3 metre distance required by the SPD.
8. The SPD goes on to state that a lesser setback may be acceptable where the site area will be well screened or where the prevailing pattern of development in the locality is typified by relatively shallow frontages. I note from the original planning application form that it is proposed to remove the existing side boundary planting and create a path running along the side of the proposed extension. The lack of planting to the side boundary of the property would contrast with other dwellings in the immediate locality and impact negatively on the character and appearance of the area.
9. The property is in a prominent corner position at the crossroads of Milbourne Road, Greymont Road and Halsall Close. Its floor level, slightly higher than the surrounding roads, increases its prominence in the street scene. Together with the lack of planting to the side boundary, I consider that the appeal scheme would form a visually prominent development adversely affecting the street scene.
10. The appellant has brought my attention to a number of properties in the wider residential area that extend to their side boundaries. These include dwellings at the corner of Lowes Road and Talbot Grove and the corner of Hampton Grove and Halvard Avenue. I have been provided with no further details or history with regard to these properties. Following my site visit, it appears to me that some of these properties may have been originally designed to extend to the side boundaries, whilst others form extensions which may pre date current planning policy. In any event such examples are not representative of the overall character of the area in which the appeal site is located.
11. The appellant has also made reference to the new build properties on Greymont Road. These are built within a metre of the footway running along Hampton Grove. However the character of this area is one of generally narrower side and front boundaries, particularly along Sefton Road. This scheme is therefore not completely comparable to the case before me, which I have determined on its individual merits having regard to its context.
12. Bringing the above points together, I consider that the appeal scheme would cause harm to the character and appearance of the area. It would therefore conflict with Saved Policy H2/3 of the Bury Unitary Development Plan and the Council's Alterations and Extensions to Residential Properties SPD. These policies aim to ensure that extensions are of a high design standard and sympathetic to the original building and surrounding area.

Other matters

13. I have had regard to the lack of objection to the scheme from neighbouring

residents and that the proposal would cause no harm to the amenity of neighbouring occupiers. I also acknowledge that the proposal would be of an acceptable design and materials. However these matters do not outweigh my finding that the proposal would cause harm to the character and appearance of the area.

Conclusion

14. For the reasons given above and having had regard to all other matters raised, I dismiss this appeal.

Helen Hockenhull

INSPECTOR

REPORT FOR DECISION

Agenda Item 7

Bury
COUNCIL

**Agenda
Item**

7

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20th FEBRUARY 2018
SUBJECT:	DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report outlines the updated checklists that are required for the validation process of planning applications submitted
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note and approve the report.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? YES
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

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

1.0 Background

- 1.1 The Town & Country Planning (Development Management Procedure)(England)(Amendment) Order 2013 at that time required validation checklist criteria, required in connection with the documents that would be needed to be submitted with planning applications, to be kept up to date and reviewed every two years. This order has since been withdrawn and replaced by the Town & Country Planning (Development Management Procedure)(England) Order 2015.
- 1.2 The regulations introduced are set out in the Article 12 - Validation Dispute and enacted through Article 34(6)(d)– Time Periods for Decisions, that validation checklists should be updated every two years and that they are published on the Council's website, require information for applications that are commensurate with the scale of development proposed and require *material* planning information in relation to a scheme.
- 1.3 Bury's checklists are now due for review and renewal on 15th March 2018 and they are duly attached to this report.

2.0 Bury's Checklists

- 2.1 Bury has always acted in a reasonable way in terms of validating applications and it has not insisted on reports being submitted for submitting sake, simply because an item is on a checklist. Instead, the Local Planning Authority has always been reasonable, and always considered what a development is and whether the proposals can reasonably be consulted upon and determined with the submitted information. Where it was considered that information was required, this is requested. Where an agent or applicant disagreed, an application will be validated and will be considered on its merits, taking on board the representations made by an applicant or their agent.
- 2.2 It is reasonable that all participants in the planning process are operating on a level playing field with no ambiguity over what is needed to accompany a development proposal, so that all who are involved, including the public during consultation, can see and understand a development proposal.
- 2.3 The validation checklist criteria sets a local standard by which information accompanying planning applications can start and ensure that applications are reasonably standardised when submitted.
- 2.4 It must be noted that the process of validation is not a judgement on the merits of a scheme. Validation is about whether there is sufficient information to understand a proposal and consult upon it. The assessment process is then carried out by the team, who then determines the acceptability of a proposal,

following the usual steps of consultation and consideration and where required, referral to the planning committee for determination.

3.0 Conclusion

3.1 The attached validation checklists attached have been updated to reflect the current requirements for planning applications, particularly in light of various changes to legislation and of course the introduction of the NPPF. These include:

- Advertisement Consent
- Householder development
- Prior Notifications
- Wind Turbine developments
- SuDS advice note (AGMA note)
- Local Requirements – All Applications
- Waste applications

3.2 It is therefore requested that the Committee endorse and accept the validation lists.

List of Background Papers:-

SI. 2015 - No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015

Validation checklists – Proposed to operate from 15 March 2018

Contact Details:-

David Marno

Development Manager

Development Management

Department of Communities and Neighbourhoods

3 Knowsley Place

Bury

BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

LOCAL REQUIREMENTS

The National Criteria in relation to planning applications are set out in the Town & Country Planning (Development Management Procedure)(England) Order 2015 in Part 3. These provisions consider a standardised basis for the submission of applications and information contained therein and appeal procedures where there are validation disputes.

In addition to this criteria, local provisions can apply, which are set out below and in other accompanying checklists.

1. Supporting Planning Policy Statement - To explain how the proposal relates in policy terms to national and regional planning guidance, the development plan and adopted Supplementary Planning Guidance; and as they emerge, the Local Development Framework (LDF) and Supplementary Planning Documents.

Threshold:

- All “major” developments
- Developments not in accordance with the development plan
- And other developments if specified in pre-application advice.

The Town & Country Planning (General Development Procedure)(England) Order 2015 Article 9 sets out the requirements for a Design and Access Statement. These should genuinely add value to the application. This includes major development, listed building consents and developments in conservation areas where one or more dwellings are proposed or the floor space to be created would exceed 100m².

2. Planning Obligations/Draft Heads of Terms

To explain how the applicant proposes to resolve planning requirements in relation to infrastructure and service provision made necessary by the development and any other matters which it is anticipated would need to be the subject of a s106 planning agreement or planning obligation.

Threshold:

- All applications which generate requirements for planning obligations in accordance with the Council's adopted Unitary Development Plan and the associated Supplementary Planning Guidance Notes on specific topics;
- Other developments if specified in pre-application advice; and in all cases
- The submission of a proforma stating contact details of the acting solicitor including title documents and deed plans (to be no older than 6 months from the submission date).

Examples of such requirements include: -

- recreation provision for future residents of a housing development or in the local area (see 5)
- the provision of affordable housing (see 3)
- Employment land contributions (see 23)
- Canal improvements as required by UDP policies R4/7, EN1/7, EN10/2 and OL5/3

One of the reasons for delays on major applications is the failure to reach completion on a s106 Agreement without which the proposal would be unacceptable. The complex nature of legal agreements means that it can lead to a lengthy process for drafting them. It is, therefore, a requirement that all such legal agreements and their contents should be discussed with the Council as fully as possible **during pre-application discussions** and that all applications where such an agreement is required shall include with them Heads of Terms and all the required information required via the s106 pro-forma in order to make the application valid. Where this information is not submitted the application will be considered to be invalid.

3. Affordable Housing Statement

To explain what, if any provisions are to be made for affordable housing, including size and tenure of dwelling units and arrangements with social housing providers. Statements should take into account the Council's adopted Supplementary Planning Guidance contained in Development Control Policy Guidance Note 5 – Affordable Housing Provision in New Residential Developments.

Threshold:

- All applications providing 25 or more dwellings,
- Other cases where the proposal specifically provides for affordable housing.

Furthermore, a pro-forma is available on request and should be completed and accompany any application where there is an intention to complete a s106 Agreement concerning affordable housing provision.

4. Sunlighting/Daylighting Assessment

To assess the impact of proposals on adjoining properties, including associated gardens or amenity space, in respect of day lighting and sun lighting.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed land,
- Situations where the application site is itself subject to significant shading from adjoining buildings or trees.
- And other developments if specified in pre-application advice.

5. Amenity Space/ Recreational Provision

All applications involving new residential development will be required to show amenity space to be associated with the development or justify under provision.

Threshold:

- A new residential development of 10 units with a maximum combined floorspace exceeding 1000 square metres; and
- All new residential proposals of 11 dwellings or more; and
- Any other developments if specified in pre-application advice.

Applications involving dwellings will be required to make provision for the recreation needs of the prospective residents in accordance with Policy RT2/2 of the Bury Unitary Development and Supplementary Planning Document1 – Open Space, Sport and Recreation provision in New Housing Development (adopted June 2015 or as subsequently amended) by either on site provision or by providing a commuted sum to the Council for the equivalent enhancement of public open space or recreational provision in the nearby area. The provision through a commuted sum will require a s106 Agreement and the application needs to be accompanied by a completed pro-forma which will be provided on request.

6. Heritage Statements/ Listed Building Character Assessment/Conservation Area Appraisal

Applications for listed building consent will be required to be accompanied by a heritage - design and access statement. The statements should indicate the design principles and concepts that have been applied to the proposed works, and (other than in the case of works only affecting the interior of the building) how issues relating to access to the building and its fabric have been considered. The statement should explain how the principles and concepts referred to, have been applied to the aspects of scale, layout and appearance, and have taken account of

- (i) the special architectural or historic interest of the building;
- (ii) the particular physical features of the building that justify its designation as a listed building; and
- (iii) the building's setting.

A contextual Conservation Area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas, or affecting the setting of a conservation area.

The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area. The appraisal could form part of a Design and Access Statement.

Any proposals that involve a Listed Building or may affect the setting of a Listed Building, scheduled monument or conservation area will be required to be accompanied by a statement of any impact. Any statements, assessments or appraisals submitted should reflect the content of "A Charter for English Heritage Advisory Services" produced by Historic England.

Any Design and Access Statement or Conservation Area Appraisal should be accompanied by appropriate photographs.

7. Transport Assessment/Transport Statement

A Transport Assessment will be required for developments likely to have significant transport impacts. It should quantify and assess the impact of the proposals on traffic movement and highway safety; the availability of alternative transport modes and how alternative modes would be promoted, including, where appropriate, green travel plans; and providing details of any proposals for access or transport improvements.

A Transport Statement will be required when the development is expected to generate relatively low numbers of trips or traffic flows with minor transport impacts. Its purpose would be to cover matters such as trip generation resulting from the development, improvements to site accessibility, car parking provision and internal vehicular circulation, traffic impacts of servicing requirements and the net level of change over any current development within the site.

Land use	No assessment	Transport Statement	Transport Assessment and Travel Plan
A1 Food Retail	<250m ²	>250 <800m ²	>800m ²
A1 Non-Food Retail	<800m ²	>800 <1500m ²	>1500m ²
B1 Business	<1,500m ²	>1,500 <2,500m ²	>2,500m ²

B2 General Industrial	<2,500m ²	>2,500 <4,000m ²	>4,000m ²
B8 Storage or Distribution	<3,000m ²	>3,000 <5,000m ²	>5,000m ²
C1 Hotels	<30 beds	>30 <50 beds	>50 beds
C3 Dwelling Houses	<50 units	>50 <80 units	>80 units

Thresholds:

The above requirements are not exhaustive and there may be a need for additional information and assessments, depending on local circumstances. The key issue is that the scope of any Transport Statement or Transport Assessment should be agreed at the pre-application stage between the appropriate authorities and the developer. In addition to the thresholds which relate to the size of the development, there are also a number of other factors which would indicate that a development may require a full Transport Assessment. These include any development:

- That does not conform to the local development plan
- Generating 30 or more two-way vehicle movements in any hour
- Generating 100 or more two-way vehicle movements per day
- Proposing 100 or more parking spaces
- That is likely to increase accidents
- Generating significant freight movements
- Proposed in a location where local transport infrastructure (including public transport, walking/cycling facilities) is inadequate
- Proposed in a location within or adjacent to an Air Quality Management Area

8. Parking and Servicing Details

Details of existing and proposed parking provision, including cycle parking, and to justify the level of provision.

Thresholds:

- All non householder applications
- For major applications, applicants will be required to justify proposals which exceed the Council's maximum parking standards.

- In the case of householder applications, details of existing and proposed parking details may be required for proposals where existing parking would be lost.
- And other developments if specified in pre-application advice.

9. Environmental Pollution

In situations not covered by the Regulations, Environmental Assessments may nevertheless be required, to explain how the proposal addresses and mitigates against issues such as air quality, external noise and contaminated land.

Thresholds:

- **A) Air Quality** – To cover where a development because of its scale and nature is likely to have significant impacts on air quality particularly where such impact is likely to be particularly important, for example as follows:
 - Where the development is being proposed inside or adjacent to an Air Quality Management Area (AQMA)
 - Where it could in itself result in the designation of an AQMA
 - Where a development would conflict with or render unworkable elements of the Council's Air Quality Action Plan.
- **B) Noise** – For developments that could lead to a noise nuisance to nearby occupiers and/or amenity users and for development close to a permanent source of noise e.g. a main road or motorway.

During pre-application discussions advice should be sought from both the planning officer and the environmental health officer about requirements for sound insulation in residential and commercial developments.

Sound insulation issues should be covered in the supporting statement for applications for change of use of premises under, over or adjacent to residential development or which propose noise sensitive uses adjacent to sources of noise or for uses that would in themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals or schools.

- **C) Contaminated Land** – For all new development with a sensitive end use (e.g. residential, nurseries, schools) a minimum of a Preliminary Risk Assessment (PRA) will be required regardless of the history of the site, contaminated or otherwise. Also, for all new developments on land which

has the potential to be affected by contamination a PRA will be required as a minimum.

Dependent on the site and end use and the potential for contamination to affect the development proposals, it may be a requirement that a PRA, Site Investigation and Risk Assessment and Remediation Strategy need to be submitted with the application.

In regard to householder applications it will not be a requirement to for a PRA to accompany these. However, in cases where the property is within 250m of a known landfill site then remediation/precautionary measures may be required.

It is essential for applicants to address potential pollution matters early in pre application discussions with planning officers. Also, additional technical advice should be sought from Environmental Services or, in the case of water environment pollution concerns, from the Environment Agency.

10. Retail Impact Assessment

To assess the impact of a retail development on the vitality and viability of the town centre and other local shopping centres, in accordance with the NPPF and Local Plan.

Thresholds:

- Assessments will be required in respect of all proposals resulting in significant changes in the level of retail floor space on site.
- Retail developments of over 2,500 sq metres gross floor space (if there is no locally set floorspace threshold).
- and other developments if specified in pre-application advice.

11. Flood Risk Assessment

A flood risk assessment (FRA) should address the issue of flood risk to both property and people. The NPPF Chapter 10 – Meeting the challenge of climate change, flooding and coastal change, and its accompanying technical notes, provides guidance in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Thresholds:

- Development within in flood zone 2 or 3 including minor development and change of use;
- Development of more than 1 hectare (ha) in flood zone 1;
- Development of less than 1 hectare in flood zone 1, including a change of use in development type to a more vulnerable class (eg from commercial to residential), where they could be affected by sources of

- flooding other than rivers and the sea (eg, surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

11 (b) Sustainable Urban Drainage Systems (SuDS)

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, safety or viability. Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards¹ which should be used in conjunction with the National Planning Policy Framework (NPPF), and the associated National Planning Practice Guidance (NPPG).

Thresholds:

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non-Residential Development with provision of a building or buildings where the total floor space to be created is 1000m² or more where the floor area is not yet known, a site area of 1 hectare or more.

Planning applications for major development shall be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare. The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

Within Appendix 1 is the full technical guidance note to accompany this section on the provision of SuDS within development that should form part of applications subject to the stated thresholds and details expected.

12. Archaeology

To address issues relating to archaeological investigation of the site and the preservation and/or recording of archaeological deposits.

Thresholds:

- Development involving the disturbance of ground in areas that are the subject of major development proposals or significant infrastructure works, where archaeological remains may survive, or where archaeological remains may survive as identified in the Sites and Monuments Register.
- And other developments if specified in pre-application advice.

13. Ecology Assessment

An ecological impact report shall be provided to assess the impacts up on protected flora and fauna and potential impacts and the mitigation for such impacts.

Thresholds:

- Proposals on sites within or adjacent to Sites of Biological Importance, Local Nature Reserves and Wildlife Links and Corridors as identified in the Unitary Development Plan.
- Proposals to demolish or remove a building, roof or roof space, remove trees, scrub, and hedgerows or alter water courses will need to include information on species present and potential impacts and the mitigation for such impacts.

- In respect of sites with known protected or priority species and habitats. Further information can be accessed through

www.bury.gov.uk/Environment/LandAndPremises/Conservation/Biodiversity/interest.

14. Tree Surveys and Tree Works Proposals

The survey should be undertaken by or under the guidance of a qualified arboriculturalist in accordance with the recommendations set out in BS 5837:2005 and should include the positions of all trees of 75mm stem diameter at a height of 1.5 metres within the site and adjoining or overhanging the site boundaries; the canopy spread of such trees; all shrub masses and hedges, and any other relevant features of the site such as banks, slopes, walls and fences and water features. Details of the species and location of trees should be recorded and the trees should be categorised in accordance with the tree categorisation method set out in BS 5837:2005. Works proposed should be set out and justification for the works and details of replacement mitigation. An Ordnance Survey location plan should identify the site 1:1250 in scale and a site plan of 1:200 identifying the trees within the site (or as otherwise appropriate).

Thresholds:

- All applications involving new development on sites containing significant tree cover, or individual specimen trees, or trees which are the subject of a Tree Preservation Order,
- For householder applications, any proposals involving development within two metres of the canopy spread of any tree(s) should indicate the position and spread of the tree(s) on the application plans.
- All applications for tree works proposals made under the Town & Country Planning (Tree Preservation) (England) Regulations 2012

15. Hard and Soft Landscaping Details

All developments (apart from change of use not involving works) should be formulated with the landscaping of the site in mind. Landscaping should form part of the design concept for the site, and not as a separate process or afterthought after the buildings have been designed. There should be reference to landscaping in the design and access statement and detailed landscaping proposals should be included which follow from the design concept. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

Landscaping schemes should include:

- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas

hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);

(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);

(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/planting densities where appropriate;

(d) Existing vegetation to be retained together with measures for its protection during the course of construction.

Thresholds:

- Applications for full planning permission (apart from change of use) should preferably be accompanied by a fully detailed scheme, as above. There is a minimum requirement for proposals to indicate the intended landscape structure, which should be cross-referenced with the design and access statement.
- Applications for reserved matters for landscaping will not normally be considered separately from layout and scale.
- Householder applications should be accompanied by landscaping proposals, in circumstances where the proposal would be particularly prominent or result in the loss of significant existing landscape features.
- And other developments if specified in pre-application advice.

16. Ventilation/Extraction Details

Details are required for the position and design of ventilation and extraction equipment, including elevational plans of the ducting, odour abatement techniques and acoustic (Noise) characteristics.

Thresholds:

- All applications for the use of premises for purposes within Use Classes A3, A4 and A5.
- This information should be accompanied with HVAC compliance specialist confirmation of acceptability (excluding odour abatement techniques unless specifically required) and will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction is proposed to be installed.

17. Refuse Disposal Details

Details of proposed facilities for the storage and collection of refuse, including recycling facilities and access for refuse collection vehicles.

Thresholds:

- All proposals involving the creation of new dwellings or new retail, business, industrial or leisure or other similar developments; and
- And other developments if specified in pre-application advice.

18. External Lighting Details

Details of any external lighting and the proposed hours when the lighting would be switched on will be required where they are proposed. These details shall include a layout plan with beam orientation, a schedule of the equipment in the design, and a lighting diagram showing the intensity of illumination.

Thresholds:

- All proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, or where external lighting would be provided or made necessary by the development, that may have long range views of the lighting.
- And other developments if specified in pre-application advice.

19. Statement of Community Involvement

This will be required where proposals are likely to generate significant public interest and the statement shall include the views of the local community, and where appropriate the views of Statutory Consultees have been sought and taken into account in the formulation of development proposals.

Thresholds:

- All major planning applications
- And other developments if specified in pre-application advice.

20. Structural Survey

This will be required to support applications for the conversion of a rural building in the Green Belt to demonstrate that it is capable of conversion without major or complete reconstruction.

To support applications for the erection of buildings on sites where there is a possibility of land instability.

In some cases structural information would be required to support applications for listed building consent or conservation area consent.

21. Existing and Proposed Levels

It is necessary for applications to demonstrate how proposed buildings relate to existing site levels and neighbouring development.

Plans should, therefore, show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining land and buildings. Levels should also be taken into account in the formulation of design and access statements be evident on elevations.

Thresholds:

- All applications involving new buildings or extensions.

22. Crime Impact Statements

A statement of how the application has taken into account existing crime in the area and how the development has been designed to both address issues of crime and minimise its impact on the safety and security of the area.

Thresholds:

- **All major planning applications**
- **Residential**
 - Residential Development (new or conversions) where ten or more units are created
 - New build or conversion to student accommodation where six or more units are created
 - New build schemes or conversions for supported housing e.g. rest homes, nursing homes and hostels
- **Office/ Industrial / Warehousing**
 - Any scheme where 500sqm gross or more of floor space is created
- **Retail**
 - Any retail scheme where 500sqm gross or more of floor space is created
- **Community facilities**
 - All schools new or significant extensions thereof where 500sqm gross or more of floor space is created
 - All health facilities new or significant extensions thereof where 500sqm gross or more of floor space is created
 - Community centres / meeting halls
 - Religious buildings
 - Day nurseries / crèches
- **Leisure /Recreation**
 - All new leisure/recreation facilities, both public and private, or significant extensions thereof where 500sqm gross or more of floor space is created
 - New Public open space, canal developments
 - New Hotels
 - Licensed premises
 - Clubs/discos

Transport Infrastructure

- New train /tram stations or significant alterations / extensions to existing facilities.

- New bus / coach stations or significant alterations / extensions to existing facilities.
- All free standing and multi storey car parks.
- And other developments if specified in pre-application advice.

23. Employment Land

In situations where permission is proposed to develop existing employment land for an alternative use (eg residential) a report will be required justifying the proposals in the context of UDP policy EC2/2 where the Council are seeking to retain existing employment land and premises. The report will need to demonstrate that the site is no longer suited to employment use and further satisfy the requirements of the Development Control Policy Guidance Note 14 – Employment land and Premises.

24. Coal Mining Reports

All new developments will need to have regard to previous or current mine workings and features. For the majority of the Borough, standing advice will suffice. In some instances there may be a higher level of risk and in these instances, a coal mining report assessing the proposal and the ground will be required.

Thresholds

- All development that breaks the ground within areas of pre-identified area of high risk (using Coal Authority mapping),
- Areas of land subject to development that have known mine shafts or capping.

25. TV Impact Assessment

To assess the impact of proposals on adjoining properties in respect of TV reception.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed residential land,
- And other developments if specified in pre-application advice.

APPENDIX 1

Sustainable Drainage Pre-application Standing Advice Bury Council

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, safety or viability.

Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards² which should be used in conjunction with the National Planning Policy Framework (NPPF)³, and the associated National Planning Practice Guidance (NPPG).

² The Non-Statutory Technical Standards provided by Government relate to the design, construction, operation and maintenance of sustainable drainage systems (SUDS) and have been published as guidance for those designing schemes.

³ The NPPF (and associated PPG) related to Government policy on the provision and long term maintenance of sustainable drainage systems.

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non Residential Development with provision of a building or buildings where the total floor space to be created is 1000m² or more where the floor area is not yet known, a site area of 1 hectare or more.

Planning applications for major development should be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

The benefits of sustainable drainage systems (SuDS)

Development can harm water resources if a traditional approach to drainage is adopted. Removing water from site too quickly through piped systems can increase flood risk downstream and reduce infiltration impacting on ground water levels. Surface water run off can also contain contaminants such as oil, toxic metals etc. and can affect water quality in rivers and streams.

SuDS mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments. This approach uses a range of techniques including swales, permeable paving and green roofs to mimic the natural drainage of a site. They increase infiltration of water where it lands and reduce the speed of run-off and in addition can provide amenity and

biodiversity benefits. When specifying SuDS, early consideration of the potential multiple benefits and opportunities will help deliver the best results.

Hierarchy of drainage techniques

A prioritised order of methods for management of surface water, which is to be considered at all stages of design. Wherever possible the natural drainage of surface water from new developments into the ground will be preferred. Surface water runoff should be managed as close to its source as possible in line with the following drainage hierarchy

The hierarchy of techniques to be used is:

- Prevention of runoff by good site design and reduction of impermeable areas.
- Source control, dealing with water where and when it falls (e.g. infiltration techniques).
- Site control, management of water in the local area (e.g. swales, detention basins).
- Regional control, management of runoff from sites (e.g. balancing ponds, wetlands).

Developers should demonstrate how they have considered and used these techniques.

Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- Ground (infiltration),
- Surface water body,
- Surface water sewer, highway drain or other drain,
- Combined sewer.

All SuDS feature design should be completed in accordance with the SuDS Manual (CIRIA C697) with consideration of CIRIA C609B, Sustainable drainage systems: hydraulic, structural and water quality advice.

Pre-application engagement

National Planning Practice Guidance stresses the importance of pre-application engagement with stakeholders to improve efficiency and effectiveness of the planning application system, the planning applications

and likelihood of success. Drainage systems considered at the earliest stages of site selection and design are easier to integrate into developments influencing other aspects of the site (i.e. design, layout and function) and reducing impermeable areas wherever possible.

Evidence from case studies suggests that SuDS are cheaper to install and maintain for many new developments. Where SuDS are predominantly green landscaped SuDS measures such as swales and basins much of the maintenance forms part of the site landscaping and is at little or no extra cost.

Effective early engagement can also help deliver SuDS as part of a developments core green infrastructure e.g. in multi-functional spaces such as car parks, landscaped areas, communal spaces etc. and improve cost effectiveness and integration within the development.

Bury Council encourages prospective developers to first contact the local planning authority as in doing so it can help to determine whether your development proposal is acceptable in principle and reduce the likelihood of submitting invalid applications.

The following points should be noted:

- Pre-application advice may be charged for..
- The Environment Agency will continue to provide pre-application advice for developments within Flood Zone 2 or 3; however this is chargeable and needs to be addressed separately.
- The likely drainage method should be identified as early as possible to ensure appropriate drainage can be delivered through sustainable development.
- Bury Council have UDP planning policies which should be taken into account and identified at pre-application stage.

Contact Details

Development Management Section

Planning Services | Department for Resources and Regulation | Bury Council
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Tel: +44 (0) 161 253 5432

Email to: development.control@bury.gov.uk

Web site: www.bury.gov.uk/e-planning

Outline Planning Application

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission will be granted subject to conditions requiring subsequent approval of one or more reserved matters.

The applicant should include the following information as a minimum to enable the LLFA to provide an informed substantive response when advising applicants and when consulted by Local Planning Authorities on planning applications in their role as a statutory consultee.

Outline Planning Application
<i>Compulsory information required to validate the applications.</i>
Drainage statement which includes:
Outline Drainage Assessment to incorporate the following: <ul style="list-style-type: none">• Topography of the development site, showing existing surface water flow routes, drains, sewers and watercourses• Geological and soil types.• Initial scoping of flood risk issues to inform where applicable the flood risk assessment which may include any of the following:<ul style="list-style-type: none">• Flood risk from main river• Surface water• Groundwater flood risk
Indicative Site Drainage Strategy, including: <ul style="list-style-type: none">• Preliminary sustainable drainage proposals• Outfall locations• Discharge rates• On-site storage requirements
Further information that may be required to validate the application.
An appropriate/proportionate site-specific flood risk assessment where one is required. Guidance can be found: <ul style="list-style-type: none">• https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications• https://www.gov.uk/guidance/flood-risk-assessment-standing-advice• http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/
A flood risk assessment (FRA) will be needed for developments in:

- flood zone 2 or 3 including minor developments and change of use
- more than 1 hectare in flood zone 1
- less than 1 hectare in flood zone 1, including change of use in development type to a more vulnerable class (e.g. commercial to residential), where they could be affected by sources of flooding other than rivers (e.g. surface water, drains, reservoirs)
- in areas within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency's web site.

Full Planning Application, Reserved Matters, Discharge of Conditions

Full Planning Application, Reserved Matters (in addition to the information required at Outline stage)
<i>Site and Drainage Layout</i>
Proposed site plan showing exceedance flow routes and identification of catchment area(s)
Drainage layout plan, to include: <ul style="list-style-type: none"> • Sustainable drainage system • Sewers • Drains • Watercourses
Site investigation report, including the results for each sustainable drainage system feature of: <ul style="list-style-type: none"> • Boreholes or Trial Pits • Infiltration (Permeability) Testing • Factual Ground Investigation Report (GIR) • Geotechnical Design Report (GDR)
Sustainable drainage system flow calculations (<i>PDF files showing the input and output data for flow calculations</i>) and storm simulation plan for: <ul style="list-style-type: none"> • 1 in 1 year; • 1 in 2 year; • 1 in 30 year, and; • 1 in 100 year + 30% climate change

Discharge of Conditions <i>(in addition to the information required at Full/Reserved Matters)</i>
Drawings and Calculations
<p>Detailed design drawings, including:</p> <ul style="list-style-type: none"> • Details of inlets, outlets and flow controls • Long and cross section drawings of proposed drainage system(s), including design levels • Details of appropriate water quality treatments
Construction
<ul style="list-style-type: none"> • Specification of materials • Phasing of development including Construction Management Plan • Construction phase Surface Water Management Plan • Construction details • Operational Maintenance Plan • Location plan and as built drawings to be provided (Flood Risk Asset Register – Flood and Water Management Act 2010).
Operation and maintenance plan for a full planning application.
<ul style="list-style-type: none"> • Whole life cycle costing for the SuDS including replacement cost. • Details of funding arrangements for SuDS maintenance. • Details of the party / organisation responsible for, and maintenance of, each feature. • Specification for inspection and maintenance, including frequency of maintenance tasks required for each proposed SuDS, setting out a minimum standard to which the SuDS system must be maintained an estimate of the expected useful life of the suds provision before replacement required. • Details of additional cleansing, repair and maintenance following flooding events where SuDS features are located in a designated flood zone. • Where SuDS features are attached to private property, confirmation of any associated maintenance / adoption / ownership requirements should be provided. For example, if SuDS features are to be included in property deeds, or if householders are required to pay into a communal fund to fund ongoing maintenance. • Details of proposed contingency plans for failure of any part of the drainage system that could present a hazard to people.
Adoption
<ul style="list-style-type: none"> • Proposed arrangements for adoption / ownership to secure the operation of the scheme throughout its lifetime, including physical access arrangements for maintenance and establishment of legal rights of access in perpetuity.

Safety and Access

Consideration should always be given to safety in design and appropriate consideration of access during the design of SuDS. CDM Regulations 2015 must also be considered and applied to the planning, design and construction and long term maintenance of SuDS systems.

ADVERTISEMENT CONSENT APPLICATIONS VALIDATION CHECKLIST 15 March 2018

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received:	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none">• be at a scale of 1:1250 or 1:2500• show at least two (if practicable) named roads• show surrounding buildings (named and numbered) and• show the direction of North. The application site should clearly be edged with a red line and any other land you own should be edged with a blue line.	Yes/No
In the case of advertisements to be erected on land - 2 copies of the existing and proposed site layout or block plan (where changes are proposed) at a scale of 1:100 or 1:200 or 1:500. This should include: <ul style="list-style-type: none">• direction of north• all buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths, access and car parking at your property:• position of all trees on Land adjoining the site:• hard and soft landscaping details: and• adjacent houses and buildings including the location of any windows In the case of advertisements on buildings – 2 copies of the existing and proposed relevant elevations drawn at a scale of not less than 1:100	Yes/No
2 copies of the Advertisement drawings at a scale of not less than 1:100 showing – Size, siting, materials, colour, height above ground level, extent of projection and details of method and colours of illumination	Yes/No
The following information may assist your application, if in doubt please check with us at the number below or via email.	
Photographs and montage	Yes/No
A Tree Survey if any trees are to be removed, lopped or topped	Yes/No

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.

HOUSEHOLDER APPLICATIONS VALIDATION CHECKLIST 15 March 2018

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
A signed Certificate of Ownership and Agricultural Holdings Certificate (or declaration made if submitted electronically) <ul style="list-style-type: none"> The Certificates of Ownership are at the end of the application form. If you own the application site complete Certificate A. If not, you will need to complete Certificate B and notify the owner that you are making a planning application (or C or D if you do not know who the owner is – please seek advice if this applies) 	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received:	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none"> be at a scale of 1:1250 or 1:2500 show at least two (if practicable) named roads show surrounding buildings (named and numbered) and show the direction of North. The application site should clearly be edged with a red line (including all the necessary land and land required for access to/from the adopted highway) and any other land you own should be edged with a blue line.	Yes/No
2 copies of the existing and proposed site layout or block plan (where changes are proposed) at a scale of 1:100 or 1:200 or 1:500. This should include: <ul style="list-style-type: none"> direction of north all buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths, access and car parking at your property: position of all trees on Land adjoining the site: hard and soft landscaping details: and adjacent houses and buildings including the location of any windows 	Yes/No
2 copies of the existing and proposed relevant elevations at a scale of not less than 1:100	Yes/No
2 copies of the existing and proposed relevant floor plans at a scale of not less than 1:100	Yes/No
The following information may be needed to validate your application, if in doubt please check with us at the number below or via email.	
Details of any new or altered access to any, Public Highway, access ways or a Public Right of Way inc. footpaths	Yes/No
Details of any works that need to be taken in the proposed development to prevent any risk from land contamination . i.e. gas protection membranes (to prevent ingress of landfill gas or other gases) and garden cover systems (to prevent contact with contaminated soils).	Yes/No
Listed Building Character Assessment/Conservation Area Appraisal if applicable	Yes/No
Ecological Assessment/survey where protected species may be affected by the development	Yes/No

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Control team on development.control@bury.gov.uk or phone them on 0161 253 5432.

PRIOR APPROVAL FOR TELECOMMUNICATIONS EQUIPMENT VALIDATION

CHECKLIST 15 March 2018

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Your application MUST include the following:	
2 copies of the completed planning application form, signed and dated (unless submitted electronically)	Yes/No
Have you spoken about the scheme with any planning staff before? Please tell us who you spoke to and send in any copies of letters or emails you have received:	Yes/No
The correct fee can be found on the planning portal website.	Yes/No
Ownership certificates	Yes/No
Evidence that the developer has given notice of the development	Yes/No
The following plans <u>will</u> be required: (all dimensions must be metric)	
2 copies of an Ordnance Survey based location plan. It should <ul style="list-style-type: none"> be at a scale of 1:1250 or 1:2500 show at least two (if practicable) named roads show surrounding buildings (named and numbered) and show the direction of North. The application site should clearly be edged with a red line and any other land you own should be edged with a blue line.	Yes/No
2 copies of the existing and proposed site plans of the equipment showing: <ul style="list-style-type: none"> Siting and layout (with dimensions) at a scale of 1:100 or 1:200 or 1:500 direction of north all buildings and structures, property/ownership boundaries, gardens, walls, hedges and fences, open spaces, roads, footpaths and access: position of all trees on Land adjoining the site: hard and soft landscaping details: and adjacent houses and buildings including the location of any windows accurate and dimensioned siting/position of any free standing equipment 	Yes/No
2 copies of all elevation plans at a scale of not less than 1:100	Yes/No
2 copies of the supporting statements including: <ul style="list-style-type: none"> ICNIRP certificate Evidence of the need for the facility Evidence of alternative locations, areas of search and alternative solutions Map showing relationship to schools and other telecommunications equipment in the vicinity Supplementary information template (Annex F of the Code of best practice) 	Yes/No
The following information may be needed to validate your application, if in doubt please check with us at the number below or via e-mail	Yes/No
Environmental pollution Statement of community involvement Photographs and montage Tree survey Listed building character assessment/conservation area appraisal Visual impact assessment	

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.

GUIDANCE NOTES FOR WASTE PLANNING APPLICATIONS

WASTE PLANNING APPLICATION GUIDANCE NOTE

Detailed Checklist of Mandatory and Additional Information to Assist with the Preparation of Applications for Waste Management Facilities

Pre-Application Discussions - In light of the rapidly evolving policy context and the legislative, commercial and timetabling drivers that affect Greater Manchester, and of course the complex nature of proposals in these categories, **all applicants are encouraged to seek pre-application discussions with the relevant LPA and WDA.**

WASTE PLANNING APPLICATION GUIDANCE NOTE INTRODUCTION

All decisions on waste planning applications in Greater Manchester are made by the relevant local planning authority (referred to in this document as the 'Waste Planning Authority' (WPA).

To determine applications for waste development, the WPA must have sufficient information and clarity on which to base their development control decisions, and therefore will require submission of a full planning application for any such development. Developers should ensure that they have submitted alongside their applications any additional information which will support their application.

Pre-application consultation with the WPA is essential in terms of establishing what supporting information is likely to be required and as such is strongly encouraged as an important element of applying for permission for waste development. Such liaison will also help ensure that planning applications are processed efficiently and effectively. In line with good practice, it is strongly encouraged that developers consult on their proposals with the local community at the earliest stage.

INFORMATION REQUIRED

The SI 2015 No. 595 - Town & Country Planning (Development Management Procedure)(England) Order 2015, sets out the scope of information nationally required prior to validation of an application for planning permission.

The list includes both compulsory requirements and additional information. Where the required information is not submitted the application will be declared invalid by the WPA unless the applicant can provide written justification as to why it is not appropriate to submit additional information in the particular circumstances.

COMPULSORY REQUIREMENTS

The Submission - Agree with the WPA the way in which the application shall be submitted i.e. through the planning portal or directly to the WPA.

The application should be in digital format and no should not contain any reports exceeding 10Mb. If any documents do, then break the report down accordingly into separate files.

Unless the authority states otherwise, **2 hard copies** of the application form and **one electronic copy** are required to be submitted.

1 The completed application form

2 The correct fee

3 Ownership Certificates

Under section 65(5) of the Town and Country Planning Act 1990, read in conjunction with section 5 of the Town and Country Planning (General Development Procedure) Order 1995 (GDPO), WPAs cannot entertain an application for planning permission unless the relevant certificates concerning the ownership of the application site have been correctly completed.

All applications **except** for approval of reserved matters, discharge or variation of conditions, tree preservation orders and express consent to display an advertisement must include the appropriate certificate of ownership.

An ownership certificate must be completed stating the ownership of the property (Certificates 2 A, B, C and D). For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years.

4 Agricultural Holdings Certificate

This certificate is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application. This certificate is not required if the applicant is making an application for reserved matters, renewal of temporary planning permission, discharge or variation of conditions, tree preservation orders, or express consent to display an advertisement.

5 Part 1 Notice – Requirements to serve notice before submitting

A notice to owners of the application site must be used if Certificate B has been completed and may be required if Certificate C has been completed. A copy should be served on each of the individuals identified in the relevant certificate.

6 The location plan

All applications must include copies of a location plan based on an up-to date Ordnance Survey map at a scale of 1:1250 or 1:2500.

Plans should where ever possible show at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure that the exact location of the application site is clear.

The application site must be edged clearly with a **red** line. It should include all land necessary to carry out the proposed development for example, land required for access to the site from a public highway, visibility spays, landscaping, car parking and open areas around buildings.

A **blue** line must be drawn around any other land owned or controlled by the applicant, close to or adjoining the application site.

7 Site Plan - Copies of the site plan should be submitted. This should be drawn at a scale of 1:500 or 1:200 and should accurately show:

- The direction of North;

- The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those of the boundaries outlined in red;
- All the buildings, roads and footpaths on land adjoining the site including access arrangements;
- The species, position and spread of all trees within 12 metres of any proposed building works;
- The extent and type of any hard surfacing;
- Boundary treatment including walls or fencing where this is proposed.

8 Drawings (including Floor Plans) These should be drawn to a scale of 1:50 or 1:100 and show clearly the proposed works in detail. Where existing features, such as buildings, walls or hedges are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building (s) and features as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).

9 Elevations These should be drawn to a scale of 1:50 or 1:100 or as appropriate and show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

10 Section drawings drawn at a scale of 1:50 or 1:100 or as appropriate showing a cross section(s) through the proposed building(s). In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels. On sloping sites, full information is required concerning alterations to levels, the way in which a proposal sits within the site and in particular the relative levels between existing and proposed buildings. The drawings may take the form of contours, spot levels or cross or long sections as appropriate.

11 Flood Risk Assessments - A flood risk assessment will be required in all cases.

12 Noise Impact Assessments - Almost all minerals and waste applications have potential for generating noise, either through the operation of plant and machinery or from vehicle movements. Therefore unless otherwise agreed in writing by the WPA, all applications should be accompanied by a Noise Impact Statement prepared by a suitable qualified acoustician.

13 Transport Assessment - The nature of waste applications are such that the impact upon and effects of traffic movement serving the site will require assessment. As such, the scope of a Transport Assessment should be first discussed with the Waste Planning Authority and any other required consultees.

ADDITIONAL INFORMATION

Where appropriate the Planning Application should be supported with the following additional information:

1 Supporting Planning Statement

Information will include how the proposed development accords with policies in the development plan and the National Planning Policy Framework. It should include details of consultations with the Waste Planning Authority and wider community/statutory Consultees undertaken prior to submission.

The statement should also include section on community involvement

The supporting planning statement could include information about the following:

- Site assessment - location and setting including physical features and surroundings, as well as planning history (including details of previous planning permissions, applications and appeals and current planning permission).
- Need assessment in response to the Greater Manchester Joint Minerals and Waste Plan, as amended.
- Full description of the development and how it will operate - development proposals including time-scale, types of waste to be managed, quantities of waste to be managed
- Development plan assessment – planning policy context (national and local level) taking into account any provisions set out in the GMJMW
- Restoration and aftercare proposals including timing for implementation.

2 Transport Assessment

Information will include all existing and proposed commercial and residential vehicular and pedestrian movements to and from the site. Loading areas and arrangements for manoeuvring, servicing and parking of vehicles should also be clearly identified. It should describe and analyse existing transport conditions, how the development would affect those conditions and any measure proposed to overcome any problems.

3 Travel Plan

In certain instances it may be appropriate to submit a travel plan which outlines the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts.

4 Planning Obligations

This could include brief draft heads of terms for a section 106 agreement or unilateral undertaking. Applicants should clarify the WPA requirements in pre-application discussions and confirm any planning obligations that they agree to provide in brief heads of terms.

5 Listed Building appraisal and Conservation Area appraisal (Heritage Statement)

A written statement which includes a schedule of works to the listed building(s) and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed

buildings may be required.

The scope and degree of detail necessary in the written justification will vary according to particular circumstances of each application. Applicants are advised to discuss proposals with either a planning officer or conservation officer before any application is made.

6 Sustainability Statements

A sustainability statement should outline the elements of the scheme that address sustainability issues, including the positive environmental, social and economic implications.

7 Landscaping

Applications may be accompanied by landscaping details and include proposals for long term maintenance and landscape management.

8 Tree Survey/Arboriculture Statements

Where the application involves works that affect any trees within the application site, the species, spread, roots and position of trees should be illustrated accurately on the site plan. This must indicate any trees which are to be felled or affected by the proposed development. The location of any trees within adjacent properties that may be affected by the application should also be shown. A statement in relation to the measures to be adopted during construction works to protect those trees shown to be retained on the submitted drawings may also be necessary.

9 Historical Archaeological Features and Scheduled Monument information

Supporting information may include plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, and historic battlefields. If an application affects such a site an applicant may need to commission an assessment of existing information and submit the results as part of the application in accordance with advice which should include discussions with the Greater Manchester Archaeological Advisory Service.

10 Nature Conservation/Ecological Assessment/Natural Beauty information

Plans should show any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 or Protection of Badgers Act 1992. Applications for development in the countryside that will affect sensitive areas must be accompanied by ecological assessments and include proposals for long term maintenance and management. This information might be incorporated into an Environmental Statement, if one is necessary.

11 Surface Water Drainage Strategies

This should include measures to show how surface water runoff will be dealt with within the application site area and the provisions for SUDS. The all applications checklist includes an appendix in relation to SuDS which should be referred to.

12 Air Quality Assessments

Application proposals that impact upon air quality or are potential

pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.

13 Assessments for the Treatment of Foul Sewage

This should include a description of the type, quantities and means of disposal of any trade waste or effluent.

14 Utilities Statement

This should include how an application connects to existing utility infrastructure systems.

15 Energy Statements

The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficient standards.

16 Sound Insulation Requirements

Advice should be sought from the local Environmental Health Service through a planning pre-application discussion for individual Council requirements for sound insulation in residential and commercial developments and from Building Control about the need to submit either a 'Full Plans' application under the building regulations or a Building Notice for the erection of most types of buildings, material alterations to existing buildings. Works will need to be inspected on site during the construction process.

17 Source of waste/details of plant capacity (minimum and maximum)/emergency storage capacity/destination of final endproduct (where appropriate)

Details of the likely sources of waste to be received at the proposed development, together with details of the plant capacity, and the destination of any end product from the site, should be submitted.

18 Lighting Scheme/Light Pollution Assessment

Details of the method of lighting/illumination at the site, together with measure to minimise/avoid light pollution should be submitted.

19 Photographs/Photomontages

These provide useful background information and can help to show how large developments can be satisfactorily integrated within the street scene. Photographs should be provided if the proposal involves the demolition of an existing building or development affecting a conservation area or listed building.

ENVIRONMENTAL IMPACT ASSESSMENT

Environmental Impact Assessment (EIA) is a means of drawing together in a systematic way an assessment of a project's likely significant effects. The result of an EIA is an Environmental Statement.

For planning applications, the EIA process is governed by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011. The WPA will refer to these Regulations and the National Planning Practice Guidance notes deciding whether an Environmental Statement should be submitted alongside a planning application for waste development. Planning applications falling within the scope of the Regulations will not be determined until a

satisfactory Environmental Statement has been submitted and its information taken into consideration.

Where an EIA is required, developers are encouraged to ask the WPA for an opinion as to what should be included in its scope, prior to submitting any application for planning permission. The WPA will consult other relevant conservation and information-holding bodies (including the Environment Agency) before an opinion is given to ensure that all relevant environmental issues are identified and addressed.

The Regulations prescribe two schedules of development that will either always require an EIA (Schedule 1 development) or may require an EIA if they are likely to have significant effects on the environment by virtue of factors such as their nature, scale or location (Schedule 2 development).

Waste developments that fall under Schedule 1 include proposals for:

- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste; and
- waste disposal installations for the incineration or chemical treatment of non-hazardous waste with a capacity exceeding 100 tonnes per day.

Waste developments that fall under Schedule 2 include installations for the disposal of waste (unless included in Schedule 1) where:

- the disposal is by incineration; or
- the area of the development exceeds 0.5 hectare; or
- the installation is to be sited within 100 metres of any controlled waters.

There are also circumstances concerning sensitive locations that are not identified in either Schedules 1 or 2 but which may be significantly affected by waste development. In such circumstances the waste planning authority will ask that an EIA be carried out as part of an application for development at that location.

Sensitive locations include Sites of Special Scientific Interest (SSSIs), Areas of Outstanding Natural Beauty (AONBs), locations in or near a designated area of nature conservation value, major or minor aquifers or locations in close proximity to drinking water supplies. The regulations provide further guidance and criteria to assess whether a development requires an EIA.

The 2011 Regulations require an outline of the main alternatives studied by the applicant, and an indication of the main reasons for the final choice taking into account the environmental effects, to be included in an Environmental Statement.

RELATIONSHIP WITH POLLUTION CONTROL MATTERS

Pollution control matters cover a range of issues that are of interest to the WPA and other agencies (in particular the Environment Agency (EA)), and it is important that the roles of each other are not confused. Decisions on land use planning matters are the responsibility of the WPA, not the EA. The WPA should, however, take the EA's advice into account when developing their policies and taking decisions.

The EA, as Waste Regulatory Authority (WRA), is concerned with controlling the pollution aspects of new waste facilities through waste management licensing and issues policy on the location of new waste treatment facilities. The EA is required to consult the WPA when waste management licence applications are being considered.

Where a waste management licence is sought for use of land for which planning permission is required, planning approval has to be obtained before the EA can grant a licence. This is also the case if the waste management facility is to be regulated through the Integrated Pollution Prevention and Control (IPPC) or Local Air Pollution Control (LAPC) regimes. All landfill sites will require an IPPC permit by 2007. The role of the WPA and the EA in the regulation and enforcement of waste management are therefore separate, but complementary. The Environment Agency also controls the aftercare of waste sites to prevent pollution at this stage.

The WPA works closely with the EA, and with other bodies responsible for pollution control, to ensure that best use is made of their expertise and information, and to avoid unnecessary duplication between the planning and pollution control systems. It is important to be aware however that both a planning permission and a waste management licence or PPC permit could legitimately address some of the same issues, although for different reasons.

WASTE PLANNING APPLICATION GUIDANCE NOTE

Content of Supporting Statements

WASTE PLANNING APPLICATION GUIDANCE NOTE

INTRODUCTION

All decisions on waste planning applications in Greater Manchester are made by the relevant local planning authority (referred to in this document as the 'Waste Planning Authority' (WPA).

To determine applications for waste development, the WPA must have sufficient information and clarity on which to base their development control decisions, and therefore will require submission of a full planning application for any such development. Unfortunately, the application form only provides space for brief details of the proposed development. How much information will be needed will depend on the scale, nature and location of the proposal. For all but the most minor of developments, it is strongly advised that additional detail is provided in the form of a supporting statement.

GENERAL CONTENT OF A SUPPORTING STATEMENT

The information set out below provides guidance on the type of information that is often needed in support of a planning application, including:

- Site assessment;
- Need assessment;
- Full description of the development and how it will operate;
- Development plan assessment;
- Restoration and aftercare; and,
- Other information.

It is important to note that not all of the issues listed will be required in every instance, and similarly some proposals will require information not mentioned. Where a supporting statement is used, the applicant is requested to reply to each question on the application form by stating the page or paragraph number in the statement where the answer is given.

Pre-application consultation with the WPAs is essential in terms of establishing what supporting information is likely to be required and as such is strongly encouraged as an important element of applying for planning permission for waste development. Such liaison will also help to ensure that planning applications are processed efficiently and effectively. In line with good practice, the WPA's would strongly

encourage developers to consult on their proposals with the local community at the earliest stage.

1 Site Assessment

Site Description - Description of the physical features of site and its surroundings. Description of any Constraints – Land-use planning designations or physical constraints.

Geological Assessment – Where relevant include details of the geology and topography of the site including spot heights. Where necessary include an assessment of land stability on the site and its environs.

Relevant Site History - including details of previous planning permissions, applications, appeals and current planning permission.

2 Needs Assessment

You should refer to the Greater Manchester Joint Waste Development Plan Document which it may prove be useful to describe the benefits brought by the proposed development.

Applicants are advised to describe how the proposals will contribute to the relevant provisions of the Joint GMMWP. In particular it will be necessary to demonstrate existing and projected future demand as well as markets served. The latest position Statement will provide further assistance on this matter.

3. Full description of the development, how it will operate and its effects

Time-scale – lifespan of the operation and its days and hours of operation.

Types and quantities of waste to be managed - including the daily throughput for which planning permission is being sought, estimated annual quantity of each waste type to be received, and estimated total capacity where relevant. Detail arrangements for the disposal of residues and any hazardous materials to be used or stored on the site.

Design, layout, buildings and plant – a full description of the proposed development including the processes involved, layout and design of buildings, plant, operational areas, haul roads and external lighting.

Details on landfill gas and leachate control infrastructure, and measures to control energy efficiency and recovery, should be included where relevant.

A design and access statement will be required in all cases.

Land and soil assessment and techniques of soil stripping, placement and storage – including the impact on the best and most versatile agricultural land (grades 1, 2 and 3a).

Method of working, filling and phasing, plant and machinery to be used - where relevant.

Hydrology and hydro-geology – geological and hydrogeological suitability of the site and its environs. The impacts of the development (including post restoration) on watercourses, water resources, abstraction rights, flood prevention and drainage on the site and the surrounding area.

A flood risk assessment will be required if a development falls within an Indicative Flood Plain or 'Flood Zone' – these maps are available from the Environment Agency. The EA provides comprehensive guidance for both WPA and applicants in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Amenity and Nuisance – The compatibility of the proposed development with existing or neighbouring land uses. Measures to prevent and control land contamination, light pollution, noise, smell, dust, birds and vermin, litter, and any emissions associated with the proposed operations. Details of landscaping management of existing screening, fencing, new planting and maintenance proposals. Where appropriate, the impact of the development on aircraft movements by virtue of bird strikes hazard.

Landscaping management of existing screening, fencing, new planting and maintenance proposals.

Application proposals that raise issues of noise disturbance or are considered to be a noise sensitive development should be supported by a Noise Impact Assessment prepared by a suitably qualified acoustician.

Air pollution – The impact of emissions to atmosphere of any product gasses resulting from specialist treatment/recovery processes.

Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.

Access, Highways and Traffic – The transport arrangements for waste to be received by the site; including mode of transport, the number of traffic movements per day and per week to be generated by the proposal, access and routing and the impact of such journeys upon the existing highway network.

Transport assessment - may be required if considered necessary by the Highways Authority.

Effect on rights of way – The impact of the proposed development on public rights of way and access to the countryside.

Effect on landscape – The impact of the development on the landscape, including visual amenity.

Effect on Ecology – The impact of the development upon existing features of nature conservation, geological and wildlife value on the site and the surrounding area.

Plans should show any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 or Protection of Badgers Act 1992.

Effect on Historic Environment and archaeology – The impact of the development on areas of historical importance including listed buildings and structures, historic parks and gardens, historic battlefields, conservation areas, scheduled ancient monuments and their settings, and areas of archaeological interest.

Economic and social implications – including employment opportunities arising from the development.

Environmental capacity – an assessment of the environmental capacity of the site to accommodate the proposal.

4 Development Plan Assessment

Planning policy context including relevant Development Plan policies, other policy guidance issued by the Department for Communities and Local Government (and its predecessors, where documents still represent current policy) and current best practice. Within this context applicants need to consider the provisions set out in the latest JGMMWP Position Statement.

5 Restoration and Aftercare

(for waste disposal to land and temporary waste use proposals only)

A detailed restoration scheme addressing, where appropriate, measures taken and infrastructure to be provided to control and manage gas and leachate production; soil storage and handling methods; pre and post settlement levels, final contours and the relationship of any final landform with the surrounding area.

The planned after-use of landfill sites, including a 5-year aftercare scheme. Landfill sites are normally subject to two forms of control after waste disposal has ceased: -

- Under conditions attached to the planning permission there is likely to be a 5-year aftercare period, during which actions taken to restore the completed site are monitored. This work focuses upon the after-use and appearance of the site and covers such matters as restoration to agriculture and tree planting;
- Under the controls exercised by the Environment Agency the licence has to be retained by the site operator until the EA is satisfied that the site is stabilised and that there will be no pollution resulting from the breakdown of waste. The operator may not be able to surrender the licence for many years.

6 Other Information Included in the Supporting Statement

Data – any survey data collected or other information used to support the proposal, e.g. data to calculate volumes, flows, inputs, etc. should be supplied with references as to their source and year of sample.

Wind Turbine Validation Checklist

15 March 2018

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit the application on paper as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Document or information required	Description	
Application form/Certificate of ownership/Fee	Complete all questions Check declaration and appropriate certificate signed.	
Location plan	To a scale of 1:1250 or 1:2500 with a north point. All development must be within a red edge shown on the location plan and to include any ancillary equipment and access to an adopted highway. Show 2 named roads Show the position of public roads, footpaths and bridleways	
Site layout plan/block plan/levels plan	To a scale of 1:500 or 1:250 showing position of wind turbine and related ancillary equipment. Provide a six figure easting and northing grid reference for the equipment.	
Elevation plans	To a scale of 1:100 or 1:50 for the turbine/s and ancillary equipment	
Design and access Statement	Consider – Use – why this particular site, for what means Amount – why the quantity/type of turbine/s applied for Layout – explain chosen position and a site sequential approach if taken. Annotate to scale the proximity of nearest properties. Scale – details of the wind turbine/s height, blade length, numbers of blades, output, power connections. Landscaping – if to be provided Appearance – type and colour Access – explain chosen access route for construction, service or dismantle. Inclusive access – if accessed publically provide details.	
Planning Statement	To demonstrate how the proposed scheme fits into current national and local planning policy context.	
Landscape and Visual Impact Assessment	Demonstrate how visual impacts have been minimised/mitigated and how the proposal will fit into	

	<p>the landscape. A clear demonstration should be provided of how the chosen arrangements represent the best options.</p> <p>Cumulative visual impacts with other existing operational or permitted turbines should be addressed. Reference should be made to the Landscape Capacity Study for Wind Energy Developments on the South Pennines (Julie Martin Associates 2010).</p> <p>An assessment of the impacts of the proposed turbine/s on cultural, recreational or heritage assets should be included.</p> <p>Provide a Zone of Theoretical Visibility Study and photomontages from the 4 cardinal direction points provided by a suitably qualified person.</p>	
Public Rights of Way	Identify on a scaled plan within a radius of 10 times turbine height from the base of the turbine.	
Ecological Assessment	A clear methodology/evidence of a desk based study at the least should be provided detailing any ecological investigations, to include impact on nesting birds, bats, hedgerow and any other relevant wildlife consideration.	
Noise and Shadow Flicker	<p>Site specific noise assessments/surveys shall be provided, carried out by a suitable qualified person or organisation and full details and recommendations included within a report accompanying the application. The report should demonstrate that any noise is compliant with ETSU-R-97. Submission of a manufacturer's standard noise output specifications for a given turbine model is not sufficient.</p> <p>A report should be submitted which demonstrates that any properties within a radius of 10 times the turbine height will not be subject to any shadow flicker effect. Again, to be carried out by a suitably qualified person and set out clear recommendations.</p>	
Peat and hydrology Assessment	Identify whether peat exists on site and include details of any mitigation measures if required.	
Coal Mining Risk Assessment	If any part of the development is located within a Coal Mining Referral Area, the applicant should contact the Coal Authority for advice.	
Community Benefits	Consider the provision of a community benefit scheme. However, this is not a material consideration in the determination of planning applications.	

Community Engagement	To be carried out for 3 or more turbines OR any turbine with a hub height which exceeds 15m.	
Environmental Impact Assessment	Some developments of a certain size or in certain locations may need to be accompanied by an Environmental Statement/Environmental Impact Assessment. Applicants are advised to contact the Council to seek a screening opinion as to whether this is required, prior to submission of an application.	
Electro Magnetic Interference	Provide evidence the proposed turbine/s will not cause any interference to the operation of any communications or broadcast equipment through consultation with operators of any masts or antennae which may be subject to adverse effects.	

All sections must be answered for an application to be valid.

If you are in any doubt about the information you are submitting please email the Development Management team on development.control@bury.gov.uk or phone them on 0161 253 5432.

REPORT FOR INFORMATION

Agenda Item 8

Bury
COUNCIL

Agenda Item	8
--------------------	----------

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20th February 2018
SUBJECT:	PLANNING ENFORCEMENT
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO – HEAD OF DEVELOPMENT MANAGEMENT
TYPE OF DECISION:	COUNCIL (NON KEY DECISION) COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	This Report provides statistical information on Enforcement activity between 1 st October 2017 and 31 st December 2017.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the Report
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? No
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No (see paragraph below)
Considered by Monitoring Officer:	Yes Comments

Wards Affected:	ALL
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

This report presents a brief analysis of Enforcement performance and activity for the period between 1st October 2017 and 31st December 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 1/10/17 to 31/12/17
Number of Complaints received	94
% where initial site visit within 10 working days	93% (average time to visit 3 working days)
Number of complaints resulting in a breach of Planning Control	54
Number of Enforcement Notices served	6
Number of Stop Notices served	0
Number of Breach of Condition Notices served	4
Number of Section 215 Untidy land/building Notices served	1
Number of Temporary Stop Notices served	2
Number of Planning Contravention Notices served	6
Number of Injunctions served	0
Number of Prosecutions made	0
Number of Prosecutions referred to Legal for Prosecution	0
Number of Formal Cautions issued / Interviews Under Caution	0
Number of Works in Default actions taken	0
Number of High Hedges Remedial/Tree Replacement Notices served	0
Total Number of Notices/Actions	19

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 1st October 2017 to the 31st December 2017.

During this period, we received 94 complaints that required a formal investigation, this number is below average compared to previous quarters.

Out of the 94 complaints 54 resulted in breaches of planning control following investigation. 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 working days taken to make an initial site visit being 3. This quarter has seen a significantly higher number of formal notices needing to be served, compared to the 3 notices served in the previous quarter (July-September), and an above average number across all four quarters of the year.

3.1 FORMAL NOTICES SERVED/ACTIONS TAKEN

Some notable cases which have resulted in formal action being taken during this quarter include: -

The Paddock, Sheep Hey Farm, Leaches Road, Ramsbottom – This site was previously granted planning permission for the use as a camp site, subject to conditions. Complaints were received alleging a breach of two conditions, one which restricted the number of tent pitches to 20 and one which prohibited the use of the site for mobile homes. The breaches happened on a sporadic basis meaning obtaining enough evidence was difficult, however once enough was obtained two Breach of Condition Notices were served requiring compliance with the conditions. To date, these notices are being complied with.

Land at Gladstone Street/Shaw Street, Bury – This site is a corner plot and planning permission was granted for the construction of 3 dwellings, subject to conditions including five conditions which prohibited the development starting unless these conditions were complied with and discharged. The developer subsequently started constructing the dwellings despite not discharging the pre-commencement conditions. A Temporary Stop Notice was served requiring all building works to cease. The notice is effected for 28 days and within this time the developer complied with the notice and applied to discharge the relevant conditions.

The former George Hotel, Market Street, Bury – This property is a late 19th Century ashlar block fronted building which makes a positive contribution to the Conservation Area to which it is located. Significant alterations were made to ground floor of the property and two glazed shop fronts installed, without the benefit of planning permission. A retrospective planning application was submitted and refused and that decision was subsequently upheld on appeal. An Enforcement Notice has been served requiring the removal of the glazed shop fronts and the re-instatement of the ground floor to its previous condition. An enforcement notice appeal has been made by the owner on a technical legal ground but has not yet been determined.

In addition, a further Enforcement Notice has been served in relation to the first and second floors, for the removal of the timber sash windows and replacement with Upvc windows. This notice requires the installation of timber sash windows to match the originals. No appeal has been made against this notice.

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 need to serve formal notices during this quarter has been significantly more than the previous quarter but still the vast majority of cases were resolved without recourse to formal action. On average initial site visits were carried out within 3 days and the number of cases resulting in a breach of planning control is consistent with previous quarters.

The need to thoroughly investigate complaints, draft and issue the formal notices, monitor existing enforcement notices served for compliance, prepare appeal statements 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 01/1/2017 and the 31/12/2017

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

Appendix 1 - Enforcement Complaints received between 01/10/2017 and 31/12/2017

17/0426	LPS	1 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF
02/10/2017		Bay window and extensions to side and rear
17/0497	MH	102 Kenmore Road, Whitefield, Manchester, M45 8FS
05/12/2017		Erection of la structure at rear; Change of use to business
17/0462	MH	109 St Anns Road, Prestwich, Manchester, M25 9GE
31/10/2017		Two storey extension
17/0498	LPS	119 Cornwall Drive, Bury, BL9 9EX
06/12/2017		Untidy Land
17/0441	LPS	12 Mayfield Road, Ramsbottom, Bury, BL0 9TB
16/10/2017		Not being built in accordance with approved plans 60287
17/0482	MH	12 Naseby Walk, Whitefield, Manchester, M45 8JU
20/11/2017		Running car repair business from home
17/0467	MH	121 Park Road, Prestwich, Manchester, M25 0DU
06/11/2017		Breach of condition no. 4 of planning permission 58675
17/0480	MH	122 Hollins Lane, Bury, BL9 8AH
16/11/2017		Not built according to plan
17/0470	LPS	13 Second Avenue, Bury, BL9 7RL
08/11/2017		Change of use of land to residential, erection of fencing and construction of building
17/0509	LPS	13 Topham Street, Bury, BL9 9DS
18/12/2017		Unauthorised advertisement (illuminated sign)
17/0433	MH	138 Radcliffe New Road, Radcliffe, Manchester, M45 7RW
05/10/2017		Single storey rear extension not built according to plan
17/0473	LPS	14 Danesway, Prestwich, Manchester, M25 0FS
09/11/2017		Not built in accordance with the approved plans
17/0507	LPS	14 Hawthorn Crescent, Tottington, Bury, BL8 3NG
18/12/2017		Loft conversion

17/0447	MH	14 Lyndhurst Avenue, Prestwich, Manchester, M25 0GF
19/10/2017		Rear extension
17/0443	LPS	15 Bidston Close, Bury, BL8 2UN
16/10/2017		Change of use of communal land to garden use
17/0495	LPS	153 Heywood Road, Prestwich, Manchester, M25 1LF
29/11/2017		Erection of side extension
17/0477	MH	157 Simister Lane, Prestwich, Manchester, M25 2SF
13/11/2017		Single storey extension
17/0479	MH	16 Medlock Way, Whitefield, Manchester, M45 8HX
14/11/2017		Outbuilding in back garden
17/0440	MH	183 Parkhills Road, Bury, BL9 9AF
16/10/2017		Applications not being built in accordance with approved plans 60142 & 61483
17/0458	MH	19 Nursery Road, Prestwich, Manchester, M25 3DU
26/10/2017		Not built to approved plans 61283
17/0471	LPS	19 Ramsgreave Close, Bury, BL9 9NL
08/11/2017		Unauthorised advertisement to front elevation
17/0499	MH	195 Stand Lane, Radcliffe, Manchester, M26 1JJ
06/12/2017		Erection of fence
17/0481	LPS	2 Brownhills Close, Tottington, Bury, BL8 3LF
17/11/2017		Building works started
17/0444	MH	21 Sedgley Avenue, Prestwich, Manchester, M25 0LS
16/10/2017		Building work started for single storey rear extension
17/0456	MH	239/241 Bury Old Road, Prestwich, Manchester, M25 1JE
26/10/2017		Change of use to residential flat(s)
17/0439	LPS	24 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD
10/10/2017		Boundary wall at front
17/0460	MH	240 Stand Lane, Radcliffe, Manchester, M26 1JP
27/10/2017		Running a business from home - buying and selling cars

17/0513	LPS	26 Walmersley Road, Bury, BL9 6DP
18/12/2017		Formation of parking area
17/0490	LPS	28 Bolton Street, Ramsbottom, Bury, BL0 9HX
27/11/2017		Large metal sign on side of shop
17/0475	MH	28 Launceston Road, Radcliffe, Manchester, M26 3UN
13/11/2017		Running car repair business from home
17/0486	LPS	28 Wilson Street, Pimhole, Bury, BL9 7EF
23/11/2017		Untidy land
17/0448	LPS	29 Brandlesholme Road, Tottington, Bury, BL8 4DR
19/10/2017		Fencing has been erected at the front
17/0451	MH	3 Cranbrook Drive, Prestwich, Manchester, M25 0JZ
19/10/2017		Unauthorised development
17/0515	MH	3 Hillingdon Road, Whitefield, Manchester, M45 7QQ
19/12/2017		Breach of Condition, Window not obscurely glazed
17/0487	MH	3 Richmond Avenue, Prestwich, Manchester, M25 0NA
23/11/2017		Large advertising poster on side of house
17/0494	LPS	30 Rhiwlas Drive, Bury, BL9 9DE
28/11/2017		New build garage (rather than garage extension approved under p/p 61718)
17/0485	MH	32A Heywood Road, Prestwich, Manchester, M25 1DX
23/11/2017		Creation of access onto classified road
17/0474	MH	34 Bury Old Road, Prestwich, Manchester, M25 0FT
09/11/2017		Extension not being built according to plan
17/0488	MH	34 Oak Lane, Whitefield, Manchester, M45 8ET
23/11/2017		Erection of fence on the rear boundary
17/0461	MH	37 Church Lane, Prestwich, Manchester, M25 1AN
30/10/2017		Siting of portacabin in front garden
17/0484	LPS	4 Gladstone Street, Bury, BL9 7QE
20/11/2017		Extension being built

17/0489	MH	4 Hartley Avenue, Prestwich, Manchester, M25 0AT
27/11/2017		Not built in accordance with approved plans
17/0436	MH	4 Norwood, Prestwich, Manchester, M25 9WA
09/10/2017		Extension to existing bungalow
17/0512	LPS	4 Victor Avenue, Bury, BL9 5EB
18/12/2017		Creation of access ramp
17/0430	LPS	45 Hurst Street, Pimhole, Bury, BL9 7ER
02/10/2017		Breach of condition no.4 of planning permission 46005 (Opening Hours)
17/0465	MH	46 Meade Hill Road, Prestwich, Manchester, M25 0DJ
02/11/2017		Not built in accordance with approved plans 60336
17/0506	LPS	5 Hampshire Close, Bury, BL9 9EZ
14/12/2017		Change of use
17/0446	LPS	56 Chiltern Road, Ramsbottom, Bury, BL0 9LF
17/10/2017		Running business from residential property
17/0464	MH	6 Rainsough Close, Prestwich, Manchester, M25 9YQ
01/11/2017		Untidy property
17/0468	MH	70 Croft Lane, Bury, BL9 8BX
06/11/2017		Conversion of house into two flats
17/0472	LPS	78 Chesham Road, Bury, BL9 6NA
08/11/2017		Running taxi business from home
17/0514	MH	7A Victoria Lane, Whitefield, Manchester, M45 6BL
19/12/2017		Change of use to gym
17/0429	MH	8 Greenmount Close, Tottington, Bury, BL8 4HN
02/10/2017		Replacement glazing
17/0517	MH	8 Lynmouth Grove, Prestwich, Manchester, M25 9TH
19/12/2017		Not built in accordance with approved plans (60207)
17/0469	LPS	8-10 Bolton Road West, Ramsbottom, Bury, BL0 9ND
07/11/2017		Replacement signs

17/0427	MH	81 - 83 Spring Street, Bury, BL9 0RN
02/10/2017		Unauthorised development
17/0455	MH	9 Circular Road, Prestwich, Manchester, M25 9NR
24/10/2017		Untidy property
17/0500	LPS	Between 16-18 Valley Close, Bury, (Site of Olives Paper Mill), Bury, BL8 1WP
29/11/2017		Inadequate fencing erected along the river embankment by Persimmon Homes
17/0437	MH	Crowded House 626 Manchester Road, Bury, BL9 9SU
09/10/2017		Breach of condition no.4 of planning permission 61687
17/0466	LPS	Fletcher Bank Works, Manchester Road, Ramsbottom, Bury, BL0 0DD
02/11/2017		Breach of planning conditions 9 & 10 of planning permission 56576
17/0442	LPS	Heather Cottage, 22-24 Cross Lane, Ramsbottom, Bury, BL8 4LY
16/10/2017		Erection of gate
17/0449	LPS	Howarths Farm, Watling Street, Tottington, Bury, BL8 3QR
19/10/2017		Change of use of land for deposit of waste
17/0434	LPS	Land adjacent 16A Watling Street, Affetside, Bury, BL8 3QS
05/10/2017		Erection of timber building and siting of container
17/0511	MH	Land At 49 Rainsough Brow, Prestwich, Manchester, M25 9XW
18/12/2017		Not being built in accordance with approved plans/untidy land
17/0501	LPS	Land at Coniston Close, Ramsbottom, Bury, BL0 9YE
07/12/2017		Change of use to waste transfer station / storage
17/0493	LPS	Land at Fountain Street North, Bury, BL9 7AN
27/11/2017		Erection of boundary wall
17/0510	MH	Land at rear of 62 Peveril Close, Whitefield, Manchester, M45 6NR
18/12/2017		Breach of traffic management conditions of planning approval 59713
17/0432	LPS	Land At Shaw Street/Gladstone Street, Bury, BL9 7QD
03/10/2017		Breach of conditions 8,9 & 10 of application 61163
17/0463	MH	Land At Side Of 122 Venwood Road and 16 River View Close, Prestwich, Manchester, M25 9UH
01/11/2017		Not being built in accordance with approved plans 60012

17/0454	MH	Land at Valley Park Road/Clifton Road Prestwich, Manchester, M25 3TG
24/10/2017		Breach of condition - Drainage
17/0491	LPS	Land behind Mile Lane Clinic, Mile Lane, Bury, BL8 2JR
27/11/2017		Untidy land
17/0504	MH	Land off Brookbottom Road, Radcliffe, Manchester, M26 4HX
12/12/2017		Breach of Condition 2 54954
17/0450	LPS	Land off Lower Kirklees Street, Tottington, Bury, BL8 3NY
19/10/2017		Creation of access road and erection of fencing
17/0502	MH	Land off Mode Hill Lane, Whitefield
07/12/2017		Breach of condition (CTMP)
17/0483	LPS	Land On Railway Street, Summerseat, Ramsbottom
20/11/2017		Untidy land
17/0508	LPS	Land On Turton Road/Victoria Street, Tottington, Bury,
18/12/2017		Erection of horse shelter
17/0459	LPS	Land rear of 25 Sunnywood Close, Tottington, Bury, BL8 3GH
26/10/2017		Erection of shed
17/0431	LPS	Land To The Rear Of Norcot, Moorbottom Road, Bury, BL8 4NS
02/10/2017		Engineering works
17/0492	LPS	Land to the west of Hawkshaw Lane, Tottington, BL8 4LD
15/11/2017		Formation of large mound of earth
17/0516	MH	Lions Gardens, Crompton Street, Bury, BL9 0AD
19/12/2017		Change of use of land to vehicle parking
17/0453	MH	Plough Inn, 51 Rainsough Brow, Prestwich, Manchester, M25 9XW
23/10/2017		Untidy land and building
17/0452	MH	Rainsough Brew, 49 Rainsough Brow, Prestwich, Manchester, M25 9XW
23/10/2017		Untidy property
17/0478	LPS	Rose Bank, Church Street, Ainsworth, Radcliffe, Bolton, BL2 5RU
14/11/2017		Protected trees felled

17/0496	MH	Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG
04/12/2017		Builders storage yard
17/0435	MH	Slattery Patissier, 197 Bury New Road, Whitefield, Manchester, M45 6GE
05/10/2017		Breach of conditions
17/0476	LPS	Stables, Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0ND
13/11/2017		Siting of metal cabin
17/0519	MH	Staff Of Life, 211-215 Manchester Road, Bury, BL9 9HJ
21/12/2017		Unauthorised advertisement
17/0457	MH	Stella House, Infant Street, Prestwich, Manchester, M25 1SS
26/10/2017		Change of use to residential flat(s)
17/0505	LPS	Supreme Car Wash, Parker Street, Bury, BL9 0RL
14/12/2017		Breach of condition 13 (49863)
17/0503	MH	Texaco Petrol Station, 19 Bury Old Road, Prestwich, M25 0EY
11/12/2017		Change of use to car sales
17/0518	MH	Texaco Petrol Station, Bury Old Road, Prestwich, Manchester, M25 0EY
20/12/2017		Unauthorised advertisements
17/0445	LPS	The Paddock, Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0ND
16/10/2017		Breach of condition of planning permission 59550
17/0438	LPS	Tonge Fold Farm, Hawkshaw Lane, Tottington, Bury, BL8 4LD
10/10/2017		Raising of land and formation of hardstanding/parking area
17/0428	MH	White Brow House, Hollins Brow, Bury, BL9 9TH
02/10/2017		Unauthorised advertisements

Number of Complaints 94

REPORT FOR DECISION

Agenda Item 9



Agenda Item 9

MEETING: PLANNING CONTROL COMMITTEE
DATE: 20-02- 2018
SUBJECT: TREE PRESERVATION ORDER CONFIRMATION
REPORT FROM: HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER: DAVE MARNO

TYPE OF DECISION: COUNCIL

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: The report considers the confirmation of a temporary tree preservation order currently made on Bleaklow Hall and curtilage, Bolton Road (No. 341)

OPTIONS & RECOMMENDED OPTION The Committee is recommended to confirm, with modifications set out in this report, the extant temporary Tree Preservation Order designated as Land at Bleaklow Hall.

IMPLICATIONS:

Corporate Aims/Policy Framework: Do the proposals accord with the Policy Framework? Yes

Financial Implications and Risk Considerations: Director of Finance and E-Government to advise regarding risk management - N/A

Statement by Director of Finance and E-Government: N/A

Equality/Diversity implications: N/A

Considered by Monitoring Officer: N/A

Are there any legal implications? Yes – Confirmation of the Order and recording on the Local Land Charges Register

Staffing/ICT/Property: N/A

Wards Affected: North Manor

Scrutiny Interest: N/A

TRACKING/PROCESS

EXECUTIVE DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Executive	Committee	Council

Introduction

This report sets out the issues relating upon the current temporary tree preservation order currently designated on Bleaklow Hall and its curtilage, Hawkshaw.

Discussion

The original Bleaklow Hall was demolished many years ago and has been replaced with a detached bungalow in the centre of the site. The property, with an extensive curtilage, is located on the north side of Bolton Road, on the eastern side of the village.

On 5th September 2017, the Council imposed a temporary Tree Preservation Order on the site, concerned that the extent of the tree cover on the site may be under threat and the loss of tree would have a significantly detrimental impact on the character of the Green Belt locality. Following the submission of a pre-application enquiry in November 2017, for redevelopment of the site, the amenity value of the trees was recognised and the benefit their retention would have to any future development.

Following an assessment of the site, the Council issued the Temporary Tree Preservation Order on 5th September 2017. The effects of this are exactly the same as a full order, provided that the temporary order is subsequently confirmed within 6 months.

Issues

Subject to Regulation 6 of the The Town and Country Planning (Tree Preservation) (England) Regulations 2012, objections and representations that are made in writing must be appropriately considered.

Letters were issued to Bleaklow Hall and 264 Bolton Road and as a result of this publicity, representations were made:

David Peake (Peake Active Tree Management) on behalf of the site owner, Jeremy Buckley.

- Several of the trees are in poor condition.
- The majority of the trees require extensive remedial works and this may involve the removal of one or two of the poorly formed specimens in favour of the more dominant well formed.
- A more thorough inspection of the trees is required and, based on that assessment, the TPO should be modified accordingly.

LPA Response – It is agreed that a joint inspection, with the arboriculturist (on behalf of the owner), would be useful to specify any remedial work that is required. The LPA will continue to liaise with the owner in this respect and if remedial measures are agreed, then the TPO can be amended accordingly.

Following a subsequent unaccompanied site visit by the Council's Tree Officer, it is considered that four of the trees (T3 Cherry, T4 Cherry, T5 Ash and T6 Cherry) are not particularly good specimens and as such should be removed from the TPO Order. The position of the trees is detailed on the plan attached at the back of this report.

The effect of the order would and can only protect trees and not bushes. However, it is considered that, without details of any remedial works that may be required, the confirmation of the temporary order to a full tree preservation order on this site should be confirmed, without modification.

The site has retained significant tree cover and the effect of the order would ensure that the site remains a positive contributor to the natural environment in this particular rural part of the Borough through its tree cover. Furthermore, future removals of trees would be subject to assessment and consideration by the Local Planning Authority (LPA) and where works are considered to be appropriate, works could be permitted to be carried out under circumstances and/or subject to conditional controls. In addition, any tree removals can be subject to replanting requirements to again serve to maintain the natural aesthetics the site provides.

The effects of such an order do not prevent good maintenance being carried out. However, such works could only be done following formal approval from the LPA.

Recommendation

That the current temporary preservation order issued on Bleaklow Hall and its immediate curtilage as identified in Appendix 1 is confirmed with the modifications detailed.

List of Background Papers:-

Temporary Tree Preservation Order dated: 5th September 2017

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Contact Details:-

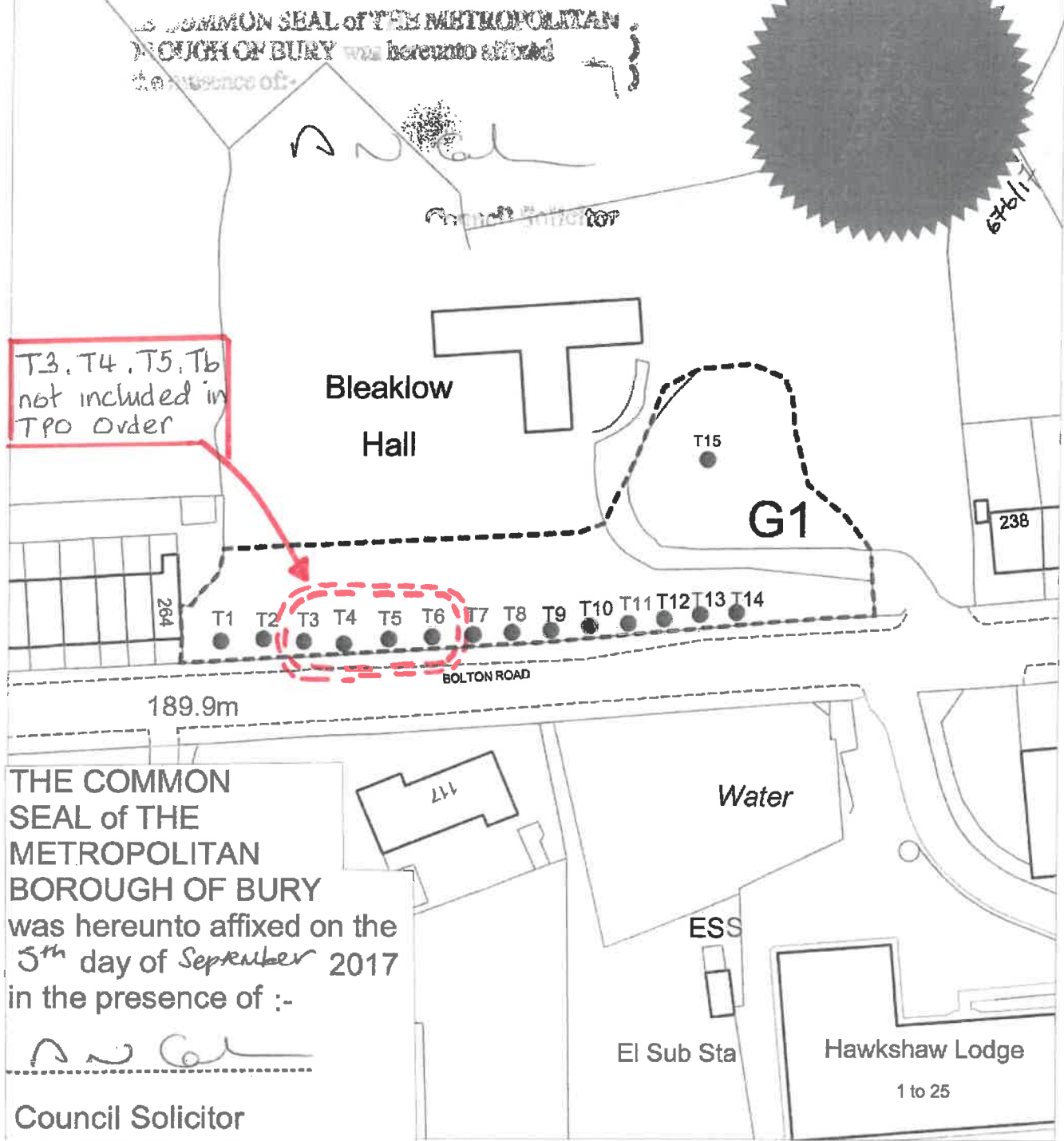
David Marno

Head of Development Management
Dept of Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Map referred to in the Metropolitan Borough of Bury
(Bleaklow Hall, Hawkshaw) Tree Preservation Order
(No.341) 2017



This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made.

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. (C) Crown Copyright and database right 2015. Ordnance Survey 100023063
Unauthorised reproduction infringes Crown Copyright and may lead to civil proceedings.

PHOTOGRAPHIC COPY LIABLE TO DISTORTION IN SCALE



Bury
COUNCIL

This page is intentionally left blank