

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), S Briggs, T Cummings, S Haroon, J Harris, M Hayes, G Keeley, J Mason, B Mortenson, I Schofield, C Tegolo, K Thomas and D.Vernon

Dear Member/Colleague

Planning Control Committee

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

Date:	Tuesday, 16 February 2021
Place:	Virtual meeting via Microsoft Teams https://councilstream.com/burycouncil
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	<p>Due to the Government's social-distancing guidelines, it is not possible to operate the usual committee site visits as a group at the current time.</p> <p>Committee site visits are not essential and members are usually able to rely on the visual information provided in the officer report and the web based images viewed during the Committee briefing.</p> <p>In order to continue to meet its obligations to determine planning application within statutory timescales (which have not been relaxed during the lockdown), the Council will carry out "virtual" site</p>

	<p>visits by the planning officer recording the site visit on video and the Committee members viewing the footage. This will only be possible where it is safe for the officer to undertake the site visit within social distancing guidelines.</p> <p>If a member considers that an actual visit to the site by Committee members is necessary before a decision on an application can be made and no alternative arrangement is possible, the member may propose to defer consideration of the application until an actual site visit by the Committee is able to be safely carried out and this would be subject to the normal voting process.</p> <p>It should be noted that an actual site visit will not be possible until there is a change in the Government guidance on social distancing which may not happen for a number of weeks, possibly months. This is likely to mean that the application will not be determined within the statutory timescales. Officers will seek to agree an extension of the statutory timescale with the Applicant to facilitate an actual site visit where this is voted for by a majority of the Committee but, in the absence of such agreement, the Council would be at risk of an appeal for not determining the application within the required timescales (non-determination). In the event of an appeal, the application would be decided by the Planning Inspectorate instead of the Council and the Council may be at risk of an award of costs.</p>
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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 15TH DECEMBER 2020 *(Pages 3 - 4)*

Minutes of the meeting held on Tuesday the 15th December 2020 are attached.

4 PLANNING APPLICATIONS *(Pages 5 - 70)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 71 - 92)*

A Report from the Head of Development Management on all delegated planning decisions since the last meeting of the Planning Control Committee is attached.

6 PLANNING APPEALS *(Pages 93 - 100)*

A report from the Head of Development Management on all Planning appeal decisions since the last meeting of the Planning Control Committee is attached.

7 PLANNING ENFORCEMENT *(Pages 101 - 124)*

A report from the Head of Development Management providing statistical information on Enforcement activity between the 20th December 2018 to 20th December 2019 and the 20th December 2019 to 20th December 2020.

8 URGENT BUSINESS

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

9 URGENT BUSINESS

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

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Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 15 December 2020

Present: Councillor G McGill (in the Chair)
Councillors S Briggs, T Cummings, J Harris, M Hayes,
G Keeley, J Mason, B Mortenson, I Schofield, C Tegolo,
K Thomas and D.Vernon

Also in attendance: No ward Councillors were in attendance.

Public Attendance: 2 members of the public were present at the meeting.

Apologies for Absence: Councillor S Haroon

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor S Haroon.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.3 MINUTES OF THE MEETING HELD ON 10TH NOVEMBER 2020

Delegated decision:

That the Minutes of the meeting held on the 10th November 2020 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to various applications for planning permission.

Supplementary information was also submitted in respect of application number 65015.

The Committee heard representations from one objector in respect of the application submitted. This was limited to three minutes.

Delegated decisions:

1. That the following planning applications be **deferred** for a physical site visit prior to consideration by the Committee:-

65015 Land at Morris Street, Radcliffe

Construction of 25 no. dwellings with associated access, landscaping and ancillary works

Delegated decisions:

2. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and subject to the conditions included:-

66066 55A Horne Street, Bury, BL9 9BW

Variation of conditions following approval of planning application 45319. Changes to condition 3 to extend opening hours Sunday to Thursday until 22:30 and Friday to Saturday until 23:00

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers.

Delegated decision:

That the report and appendices be noted.

PCC.6 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 and appendices be noted.

PCC.7 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 7.30pm)

Title	Planning Applications
To:	Planning Control Committee
On:	16 February 2021
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: Ramsbottom and Tottington - Ramsbottom	App No. 66177
	Location: 18-20 Holcombe Village, Ramsbottom, Bury, BL8 4LZ	
	Proposal: Two storey rear extension with timber cladding to accommodate storage area	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Township Forum - Ward: Ramsbottom + Tottington - Tottington	App No. 66249
	Location: Land off Moorside Road, Tottington	
	Proposal: Erection of multi purpose agricultural building	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Bury West - Church	App No. 66303
	Location: Greenhill County Primary School, Greenhill Road, Bury, BL8 2LJ	
	Proposal: Erection of 2.4 metres high security fencing and gates	
	Recommendation: Approve with Conditions	Site Visit: N
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04	Township Forum - Ward: Radcliffe - West	App No. 66307
	Location: Former Radcliffe High School, Abden Street, Radcliffe, Manchester, M26 3AT	
	Proposal: Demolition and site enabling works	
	Recommendation: Approve with Conditions	Site Visit: N
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Ward: Ramsbottom and Tottington -
Ramsbottom

Item 01

Applicant: Mala Cuisine Ltd

Location: 18-20 Holcombe Village, Ramsbottom, Bury, BL8 4LZ

Proposal: Two storey rear extension with timber cladding to accommodate storage area

Application Ref: 66177/Full

Target Date: 26/01/2021

Recommendation: Approve with Conditions

Description

The application relates to an existing 2 storey stone built restaurant in the centre of Holcombe Village and the Holcombe Conservation Area. It is considered a Non-Designated Heritage Asset (NDHA) on the Council's Draft Local List. To the south are 3 storey stone built residential cottages which are either Grade II Listed Buildings or NDHA's. To the rear is Higher House and its grounds, a Grade II Listed Building and opposite is the Shoulder of Mutton Pub, also of a Grade II Listed status.

Running along the rear of the site is Moor Road, a cobbled bridleway.

The restaurant fronts onto the main road which runs through the village whilst at the rear the land rises resulting in the ground floor being sunken at the lower level comparative to Moor Road with only the first floor of the property visible to view.

There is a narrow passageway which runs down the side and rear of the building at the lower ground floor level. At the rear, the narrow passage is infilled by a flat roof single storey timber barrel storeroom for the restaurant which is located at the lower ground floor level and which is screened from views by the retaining wall which encloses the passageway along the side and rear of the site boundary.

It is proposed to remove and replace the roof of the existing rear storeroom and extend on top of this to create a log store. The proposed extension would project past the height of the retaining wall by 1.1m. It would fit within the 1.2m wide passageway and would extend across the rear elevation by 3.7m at the first floor level.

The proposed extension would have a sloping roof which would project off the back wall of the property 300mm below the eaves and would be set in from the gable by 1.4m. It would be constructed of random stone at the upper level and a natural slate roof to match the existing.

The proposed store would provide a watertight area for the storage of logs used in association with the restaurant.

Relevant Planning History

63358 - 1 No. internally illuminated fascia sign and 1 no. internally illuminated projecting sign - 10/05/2019

49489 - Single storey rear extension to rear - Withdrawn by Applicant 10/03/2008

49656 - Single storey extension to rear - Refused 4/4/2008

63358 - 1 No. internally illuminated fascia sign and 1 no. internally illuminated projecting sign - Refused 21/11/2018

Publicity

Letters sent on 3/12/20 to 34 properties at Moor Road, Helmshore Road, Holcombe Village,

Alba Street, Lumb Carr Road, Cross Lane.

Site notices posted 10/12/20 and 15/1/20.
Press advert 14/1/21

5 objections received from Nos 32 Holcombe Village, 103 Holcombe Road, 20 Westwood Road (Leek) , 1 Lumb Carr Road, 3 Helmsore Road

- According to the land registry, the land is not owned by the applicant and is common land providing access to my property and what was the remainder of the 18th century buildings on site - no legal right to build on the land. in the past the applicant has claimed land adjacent to the Mala.
- The claim that the extension is for storage - the restaurant has been shut since Covid and is never at capacity so question is - storage for what. The upstairs has not been used for 5 years - this could be used for storage. A single storey extension was turned down in 2008 and rejected at appeal - why is this application allowed?
- Legal points have to be considered and could lead to a judicial review
- Access to my boiler would be restricted and need access for maintenance.
- The extension would restrict access by the fire brigade
- Any extension would be within 25 yards of three 2 grade listed buildings and would need listed building consent. I had to apply to have a satellite dish on my roof
- Would restrict light
- Would alter views which have existed for over 250 years. A bridle path is not a suitable access for commercial vehicles to bring deliveries in the restaurant and the front has double yellow lines.
- Surprised the application has been allowed to get so far.
- Appearance of the rear of the Mala is unsatisfactory - but this is principally due to the incongruous fire doors but the proposal does nothing to deal with this and does not give any public benefit and should make use of the existing building rather than try to extend it with a mismatched shed-like structure
- Connecting the roof directly with the existing roof and so confusing the impression as to whether there is an extension or an original part of the building.
- The proposal would be seen from a well used public route and would be harmful to the setting of Higher house
- The extension would not be subordinate to the existing building but would stand out in form and materials.
- Being in the Green Belt the LPA should consider whether the proposal is acceptable in principle and meet an exception of paras 145 and 146 of the NPPF.
- The proposal is harmful to the setting of the Grade II Listed Higher House and the character and appearance of the Holcombe Conservation Area. Whilst this harm may be judged 'less than substantial' it is still significant and 'great weight' is required to be given to the conservation of the heritage assets affected (NPPF 193). If harm is to be accepted there needs to be "clear and convincing justification" (NPPF 194) and a counterbalancing public benefit (NPPF 197).
- Further regular traffic should not be encouraged - the bridleway is used by ponies from the riding Schools well as residents
- Why are logs to be stored on the first floor when their use is for a ground store stove?
- Custom is insubstantial amend this extra claimed facility seems unreasonable
- Existing kitchen vent is a noise and odour nuisance - these two types of pollution are surely inconsistent with heritage protection, as they taint the area, lingering at this low level of vent.
- Claims that now the appellant seeks to 'tidy up' the back of his property seem inconsistent with piles of litter over many years, and possible dumping of furniture at the back. The noxious vent still continues to run in unsocial hours and is often left on overnight. Should this storage area for logs be permitted residents would have further aggravation by noisy collection of logs, with doors /lighting function well into the quiet night times when they should be safeguarded against unreasonable noise and disruption in their own homes

Revised plans received to show reduced height and size of the extension and materials

proposed as tile hung elevations. Objectors re-notified on 13/1/21.

Further objections received from Nos 22 Westwood Road and 1 Lumb Carr Road with comments as follows -

- The 270mm inset from the gable end is better than nothing but the fine quoin stones will still mainly be covered. This represents a heritage character loss. Setting below the eaves is good. Still overall this extension will disrupt the rugged solidity which is such a defining characteristic of this and its surrounding buildings. The 'tile hanging' is not specified and material matters but again this is not a design approach relevant or appropriate here in Holcombe CA.
- Note there is a door from the main building into this extension - what are the fire and building regulations requirements?
- 2 vertical soil pipes seem to be enclosed within the new building - not confident these are building regs compliant.
- Note a swiftly running stream flowing under the extension which could compromise the buildings above and may need Building Control inspection
- The building would introduce clutter and loss of clean lines
- Note an untidy mess on looking over the back vertical wall.
- Note the extension of the consultation period extended by the advert in the Bury Times.

Objection received from No 32 The Village Holcombe with the following issues raised -

- It appeared to the untrained eye that the path leading to down from old Moor Road to the lower room of my home would be blocked.
- No intention to replace a defunct extraction fan and the development would in effect create a box which would make a trap for fumes and noise.
- It would cause a fire hazard because in the event of fire it would restrict access to the gas boiler and our lower bedroom it would also limit the amount of available light.
- We have now checked our rights and our deeds clearly show that we have a right of free access to our property. Nowhere is it shown that the Mala owns the land which according the land register is "common land" with "shared access". I am fully confident if this was to be taken to Court that we would win our case and I would be asking the Court to award costs.

Revised plans received to show store further reduced in size and elevation material changed to random stone and application area confirmed on the existing layout plan.

Further representations received.

Nos 3 Helmshore Road

- Further to the receipt of the updated/amended planning proposal from the Mala, I write to confirm that I am still in absolute opposition to the plan. The back of the Mala is already an eyesore at the bottom of a famous heritage site - there is rubbish and signs of neglect. The addition of another building would be totally inappropriate for this conservation and green belt area. It would be equally fitting to erect a shoe shop at the top of Holcombe Hill!

32 Holcombe Village -

- I wish to withdraw my objection relating to my property 32 Holcombe village, I have now had chance to look closely and note that the extension is the opposite side of the fire doors
- I still hold the view that final permission should be sort from the listed building planning authority as required in law as the development is within 25 yards of two grade 2 listed buildings and in a conservation area. That the land in question does belong to the Mala but is registered as common land.
- Puzzled why they are applying for a log store when they already have a room suitable for that purpose and in the past has been used for storage but over the last decade as not been used at all. To make this room suitable would cost a fraction of the cost. It makes me question the proposed recent for the application.
- Finally, another planning application was submitted for a shipping contain as an office for the riding school and an amendment made to clad it in wood was offered so it would

fit in with the area. Strange, that the initial application by the Mala was for the building to be clad in wood, surely this can't be down to co-incidence.!!

1 Lumb Carr Road -

- Query the ownership of the application area
- The passageway not only facilitated the whole block but allowed for maintenance works
- A water channel led water from the building and remains as such, coursing in flood conditions.
- Dispute of ownership of the retaining wall - negligent of the Council to permit the application
- The applicant has already erected buildings at the back completely blocking the passage and the extension would put the retaining wall at risk.
- In my view does not preserve or enhance
- Surely needs Listed Building Consent
- The Mala claim they have many customers - only seen a few tables taken.

C/O Dawes Bank

- Note the amendments to the plans.
- Recommend a condition to expressly stipulate submission for samples to include submission of a sample panel.
- Concern the extension would be knocked through into the existing building - a condition should be included to avoid this.
- The Conservation Officer stated - 'there would be no indivisibility between the proposal and listed buildings on Holcombe Village' . Does this mean intervisibility? Believe there would be views between the extension and main front of Higher House from Moor Road.
- Believe LBC would be required.

Higher House -

- Reduced visibility of roadway from the adjacent parking bay.
- Drainage - The extension would cover a substantial channel drain which catches rainfall and run off water. If the drain is covered the effects of flooding would be worsened.
- Detrimental to the Conservation Area - There are no other timber structures along the road.
- No input from the Conservation officer.
- The extension would be a shed in front of Higher House.
- The use is inappropriate and would invite infestation.
- Is there a need to extend above the retaining wall.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Conservation Officer - No objection

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN2/2	Conservation Area Control
EN2/3	Listed Buildings
EN9/1	Special Landscape Areas
OL1	Green Belt
OL1/2	New Buildings in the Green Belt
OL7/2	West Pennine Moors

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.

Green Belt Policies and Principle

Paragraphs 143 and 144 of the NPPF state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 of the NPPF considers the construction of new buildings in the Green Belt as inappropriate development. Exceptions to this include bullet point c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed development would add an additional 20 cubic m of volume which would be significantly below the third which is generally advised as a starting point in policy guidance when considering extensions to buildings (although each application will be considered on its own merits). In terms of volume and scale, the proposed new build would be a subservient addition, fully contained within the site area and substantially screened from views by the existing retaining wall.

The design would be modest, proposing materials of random stone and natural slate which are considered appropriate to the character, setting and status of Holcombe Village.

As such, it is considered that the proposed development would be proportionate and an appropriate addition to the existing property and would not harm the character or the openness of the Green Belt and would comply with the principles of the NPPF.

Heritage Policies and Principle

Section 66 of the Planning (Listed Building and Conservation areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or setting, the Local Planning Authority shall have special regard to the desirability of preserving the building and/or its setting, or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 189 states that in determining applications, LPA's should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting. The level of detail should be proportionate to the asset's importance and no more

than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control seeks to preserve or enhance the special character or appearance of the area and has regard to factors including the nature of the development in terms of design and detailing and relationship to the architectural and visual qualities of the surrounding area.

Policy EN2/3 - Listed Buildings seeks to actively safeguard the character and settings of Listed buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historic character and features and includes the need to protect the setting of a Listed Building.

The submitted Heritage Assessment (HA) is satisfactory in that it does proportionately describe the heritage assets and the impact of the proposal on the setting or otherwise of the listed buildings identified as required by paragraphs 193 and 194 of the NPPF. The proposal is of such a small scale it would not affect the setting of Higher House and there would be no intervisibility between the proposal and listed buildings in Holcombe Village.

The scale is such that it would not have a detrimental visual impact on the NDHA nor challenge its significance. The position of the proposal setback from the gable of the original building would ensure the existing original historic quoins would remain visible and dropped below the eaves.

The design and materials of the proposed extension are considered to be acceptable. The proposed extension would be built of natural stone to match the host building. This would be at least neutral in its impact and would preserve the character and appearance of the conservation area of which vernacular buildings in simple form using local natural stone is strong contributor to the character and appearance of conservation area forming its local distinctiveness.

As such it is considered that the proposal would preserve the character and appearance of the conservation area and would not harm the significance of the NDHA or the setting of nearby listed buildings and would comply with the principles of the NPPF and UDP Policies.

Scale, layout and design - The proposed development would provide a water tight and secure storage facility for the restaurant business.

The extension would be approximately 1.2m wide located on top of the existing lower ground storeroom and project 3.7m along the rear elevation of the building. It would cover an area of 4.45 sqm, and be completely contained between the existing rear elevation and retaining wall and therefore add a relatively small amount of floor space to the existing building. The proposed extension would be set in from the gable wall by 1.4m to avoid the existing stone quoins and as such the original historic fabric of the building would be retained.

The proposed extension would be 300mm lower than the eaves of the building and project off the existing rear elevation. Due to the difference in levels and when viewed from outside the site and from Moor Road at the rear, a large part of the proposed extension would be screened by the existing stone retaining wall. It would project only 1.1m above the existing stone retaining wall and therefore considered to be a discreet and unobtrusive addition.

The proposed extension would be constructed from random stone and have a natural slate roof which would match the existing building and considered to be appropriate within the

context of the Conservation and Heritage value of the area.

As such, the proposed development is considered to be acceptable and would comply with UDP Policies EN1/2, EN2/1, EN2/2 and the principles of the NPPF.

Impact on residential amenity - The closest dwellings would be those attached and adjacent to the south of the site and Higher House to the rear across Moor Road.

The attached property, No 22 Holcombe Village has a timber bridge which links from Moor Road to the first floor to provide access. No 32 Holcombe Village is in a setback position with the front elevation and entrance facing the rear of the application building.

The proposed store extension would project less than half the rear elevation of the application property and would be 10m from No 22 and 13m from the front of No 32. The extension would be formed over the existing barrel store which is sunk below road level and as it would be lower than the eaves of the existing building and given the distance away, it is considered there would not be a significant impact on the outlook or amenity of either neighbour.

Higher House is not directly behind the site but is in an off-set position to the north west 10m away. It is also separated by Moor Road. It is therefore considered that the size and position of the proposed extension would not be harmful to the amenity of the occupiers of Higher House.

It is therefore considered that the proposed development would not significantly harm the residential amenity of the adjacent properties and as such would be acceptable and comply with Policies EC4/1 and EN1/2.

Highways - The proposed extension would be contained within the site and behind the existing retaining wall which forms the rear boundary of the site. There would be no encroachment beyond the existing boundary and no impact on Moor Road or users of this road.

As such, the proposed development is considered to be acceptable.

Response to objectors

- The application which was previously refused, planning reference 49656 in 2008 was refused by the LPA on residential amenity grounds due to the outside space which would likely be used by customers for external gatherings and noise and disturbance. The application was not refused on Green Belt or Conservation or Heritage grounds. The applicant appealed the decision which was dismissed by the Planning Inspectorate on the same amenity grounds. In terms of the visual impacts and impacts on the Listed Building and Conservation Area, the Inspector was of the opinion that the proposal would improve the rear of the site and the materials and design not harm the heritage setting. However, this did not overcome the harm to the living conditions of the nearby residents. To note, the application ref 49656 was wider and involved the removal of the existing retaining stone wall.
- The proposed extension would not be sited to obstruct access for the maintenance of the attached property. Maintenance of adjacent properties are private matters and not material planning considerations.
- Need for the extension is not a material planning consideration.
- There would be no changes to the existing servicing arrangements of the restaurant.
- Issues involving scale, size, design and materials have been covered in the above report.
- Building Regulation requirements are not material to this planning application.
- The application for the retention of the shipping container at the Riding School was for a temporary type development and a completely different character of development and a completely different setting, location and use. The application was considered as such and assessed on its own merits.

- The applicant has declared the red edge application site is within their ownership and dispute of ownership is a private matter.
- A condition has been recommended for the submission of materials is sufficient to cover the requirements of the development.
- Typing error in the Conservation officer consultation response - should read 'intervisibility' . The objector has misinterpreted the Conservation Officer response where it is stated that - '*The proposal is of such a small scale it would not affect the setting of Higher House and there would be no intervisibility between the proposal and listed buildings in Holcombe Village*'. It was clearly stated that it was considered that the proposal would not affect the setting of Higher House. It is the listed buildings in Holcombe Village - ie opposite the Mala in the 'village' which would not be in the same sightline as the proposed extension.
- The extension would be within the existing passageway and encroach no further beyond the existing retaining wall. Visibility along Moor Road would not be affected. The area referred to as parking for Higher House does not appear to have planning consent. It should be noted that the objector has recently been granted permission for parking within the curtilage of their property and has existing lawful parking available.
- Drainage - the proposed extension is at the first floor only and would be on top of the existing store.
- Materials are proposed as coursed stone - not timber.
- The extension would be small in scale, size and massing and built of natural stone material like the existing restaurant. Higher House does not have a directly facing relationship to the site and it is approximately 10m away. It is considered the extension would be subservient and an appropriate addition and not impact on views from Higher House.
- The extension would be at first floor and contained within a stone exterior and a watertight construction would not be causal of infestation.
- The Conservation Officer's comments have been posted on the website and were published on 1st February 2021 prior to receiving the objection from Higher House on 5th February 2021.
- The proposed extension would not block access to adjacent properties or along the route of Moor Road.

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 Paragraph 38 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- Location plan pm9-00 Rev A; Existing ground floor plan pm9-01A; Existing elevations pm9-02; Proposed layout plans pm9-03B; Proposed elevations pm9-04C; Existing block plan pm9-05; Proposed block plan pm9-06 and the development shall not be carried out except in accordance with the drawings hereby approved.

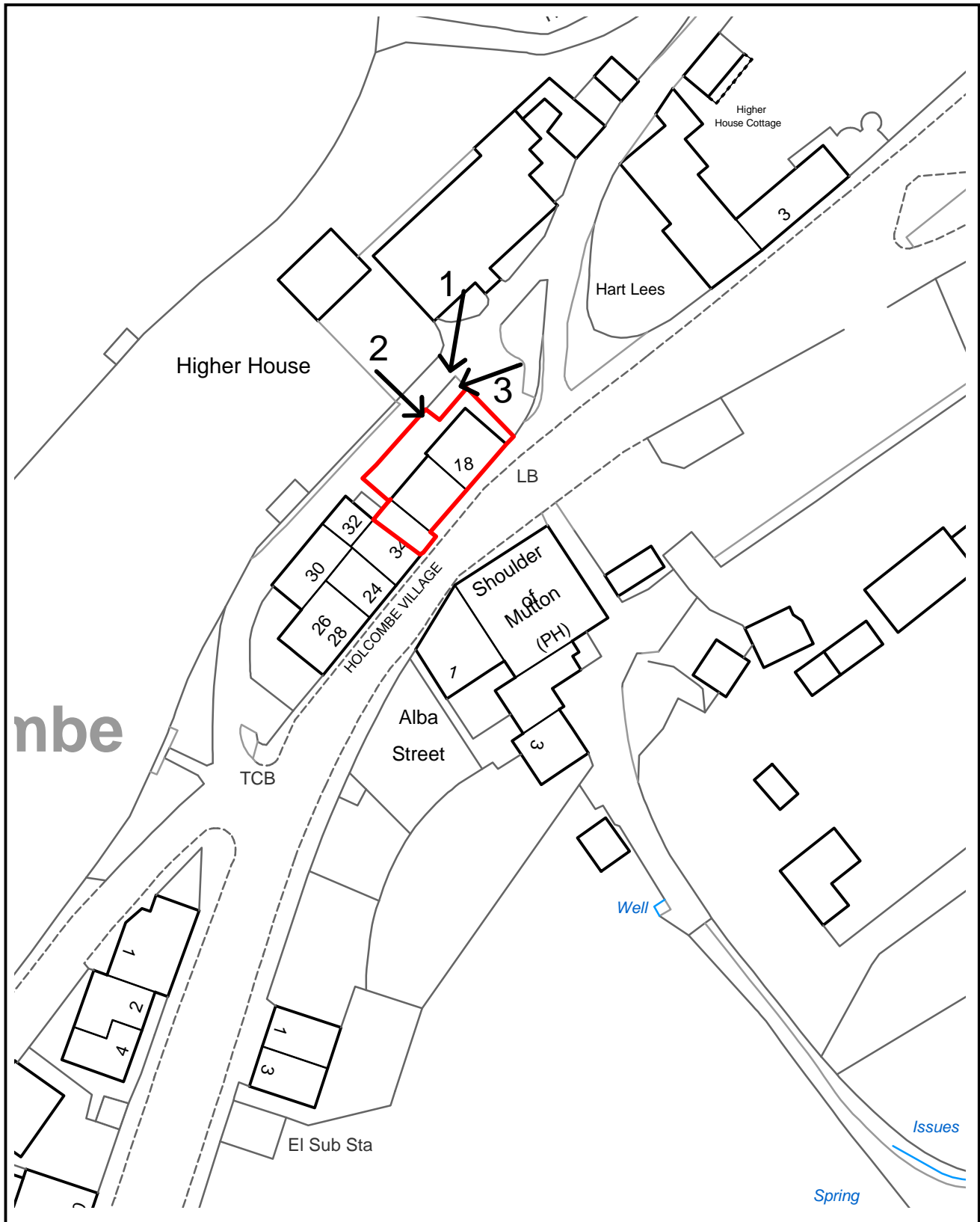
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. Details/Samples of the materials, including details of the random coursing of the stone, to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN1/2 - Townscape and Built Design EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control, EN2/3 - Listed Buildings and the principles of the NPPF.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66177

**ADDRESS: 18-20 Holcombe Village
Ramsbottom**

Planning, Environmental and Regulatory Services

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Photo 1



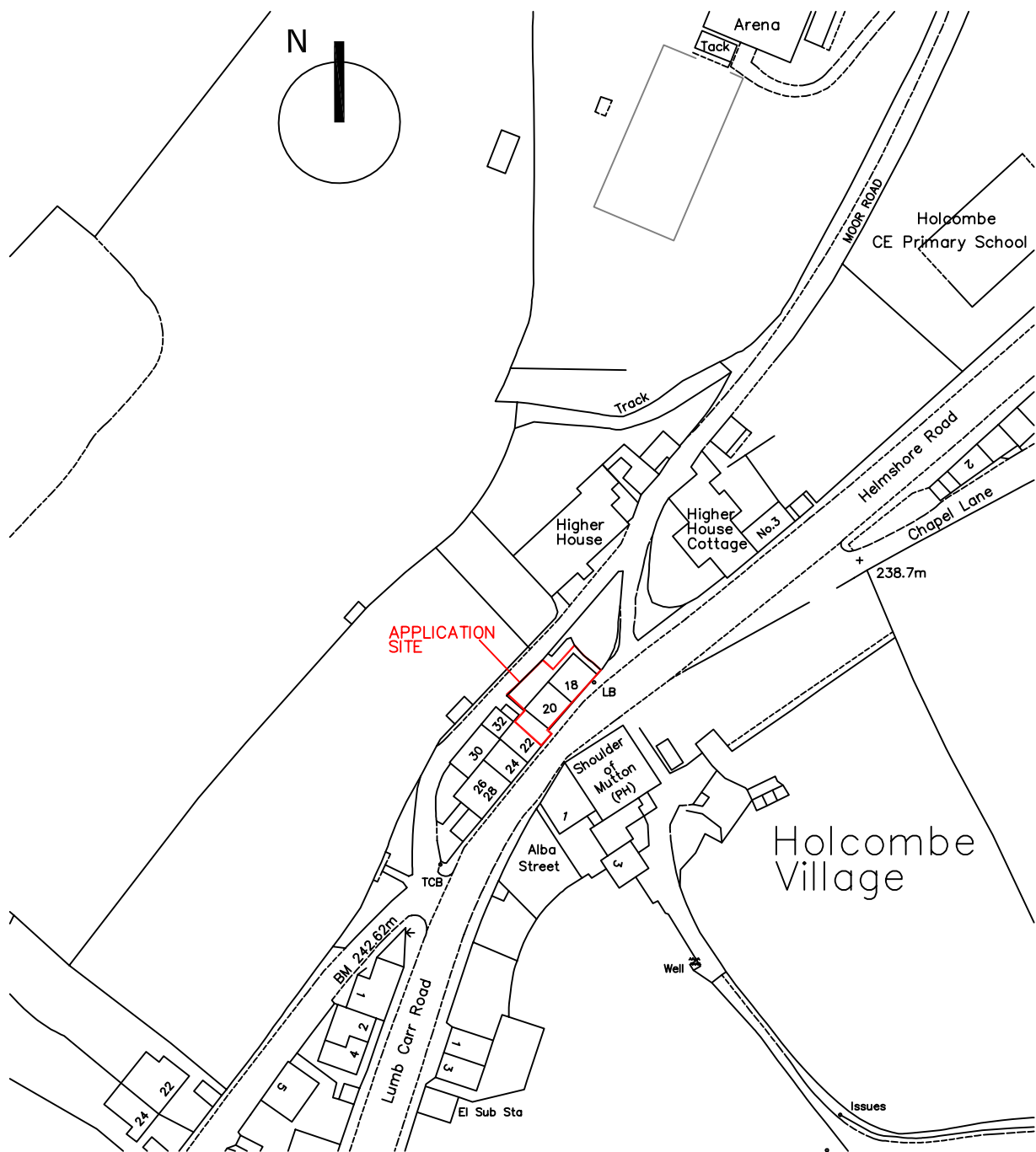
Photo 2



66177

Photo 3





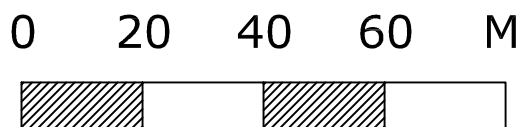
A Red line adjusted as survey 31.01.2021

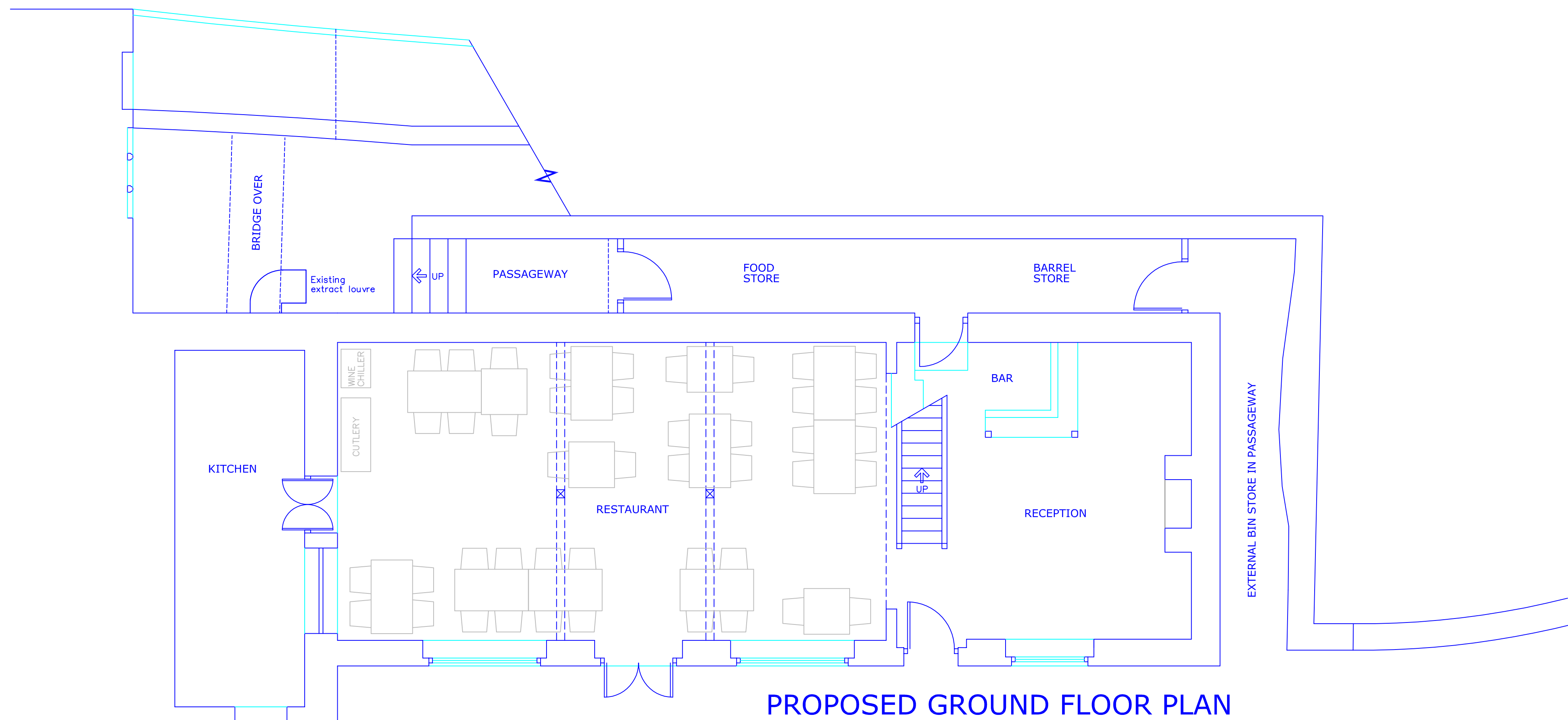
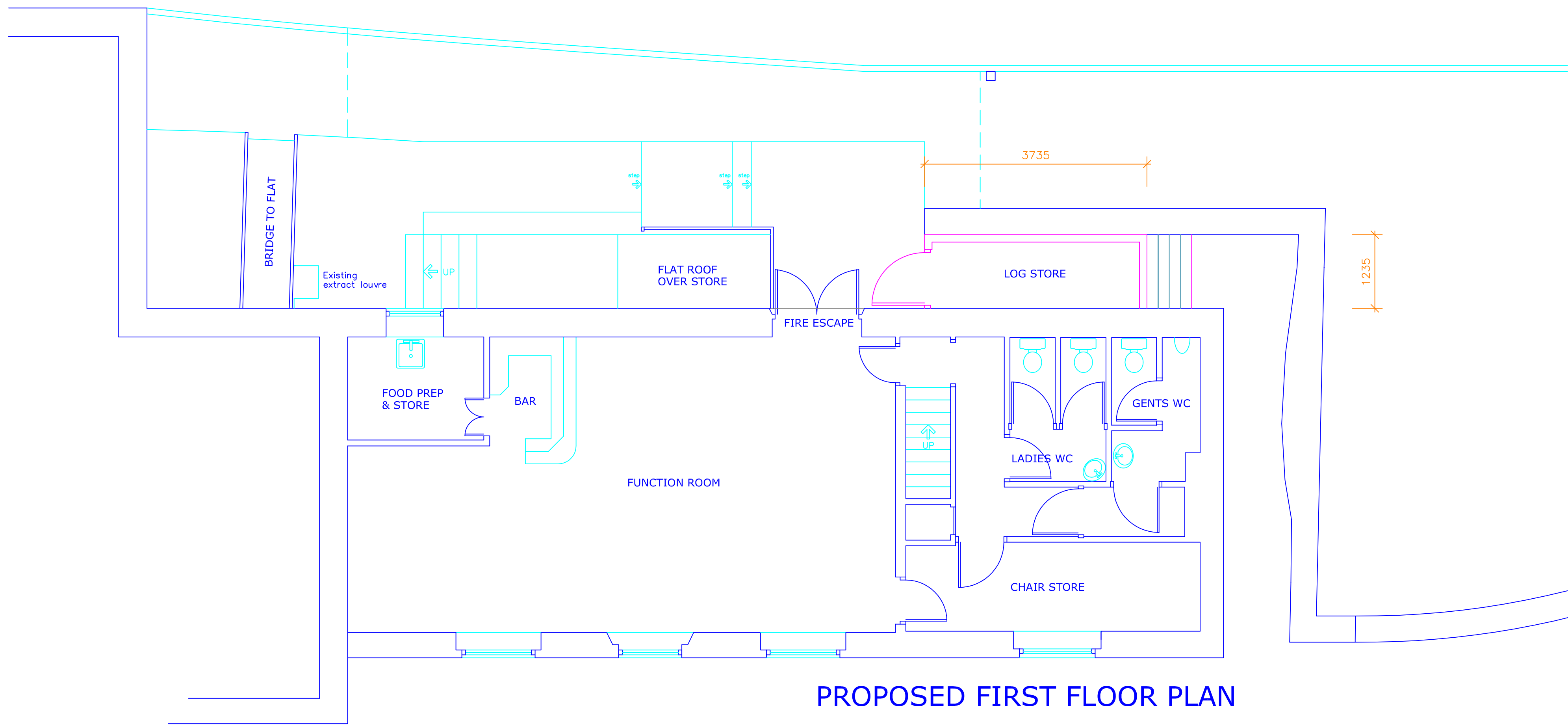
Mala Cuisine
18-20 Holcombe Village
Bury
BL8 4LZ

scale 1:1250 at A4
September 2020

pm9-00 Rev A Location Plan

PPY design Ltd





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2 Helmsford Road, Holcombe Village
Ramsbottom, Lancashire BL8 4PA

Gary Dearden BAK (hons) DipArch RIBA
gary@ppy-design.co.uk www.ppy-design.co.uk
tel / fax 01706 822751 mobile 07172 669482

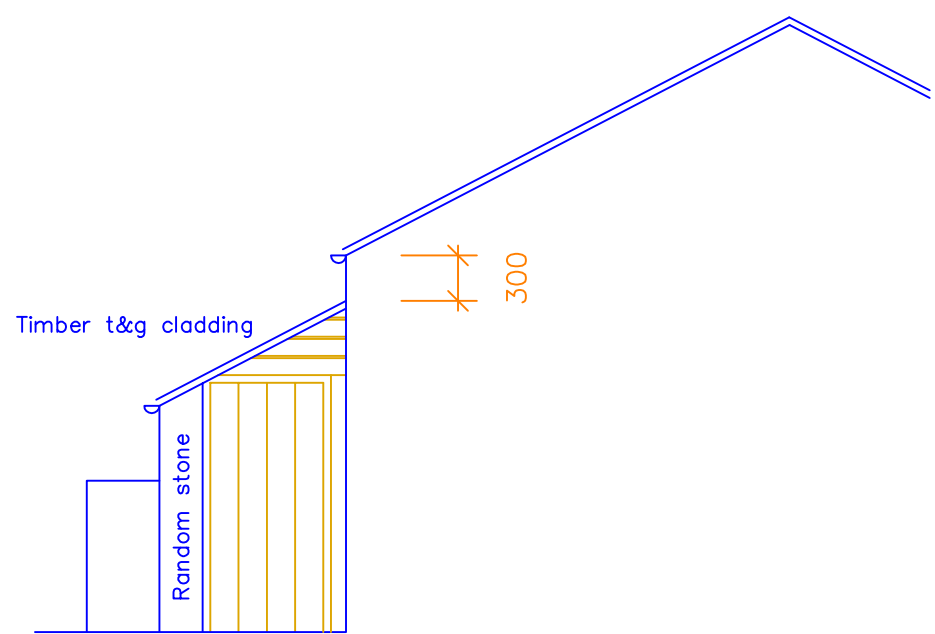
B	Reduced in size with stone walls	31.01.2021
A	Extension reduced in size	08.01.2021

0 1 2 m

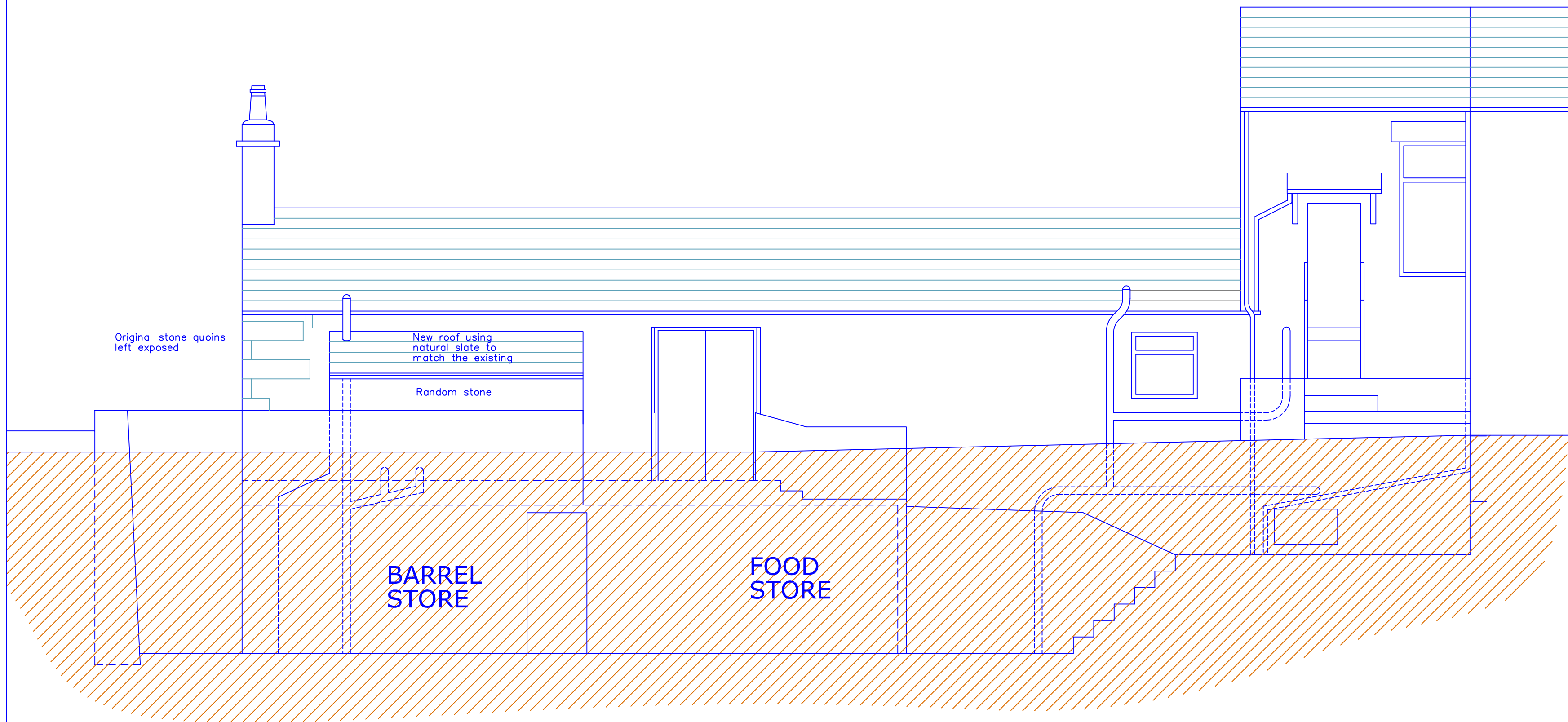
Male Restaurant		scale 1:50 @ A1
18-20 Holcombe Village		September 2020
Bury BL8 4LZ		
pm9-03B	Proposed Layout Plans	
PPY design Ltd		



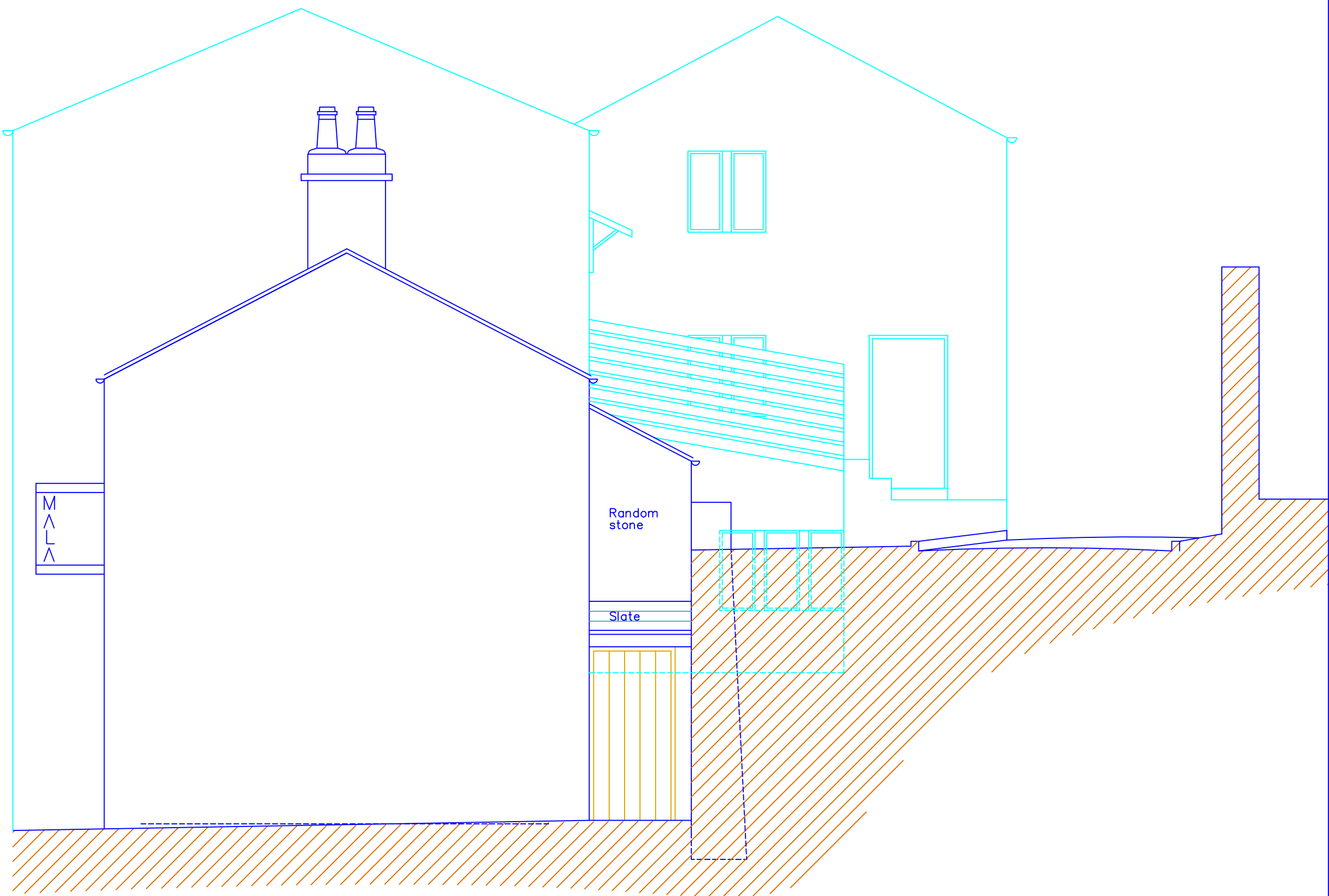
PROPOSED ELEVATION ALONG HELMSHORE ROAD
No change



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

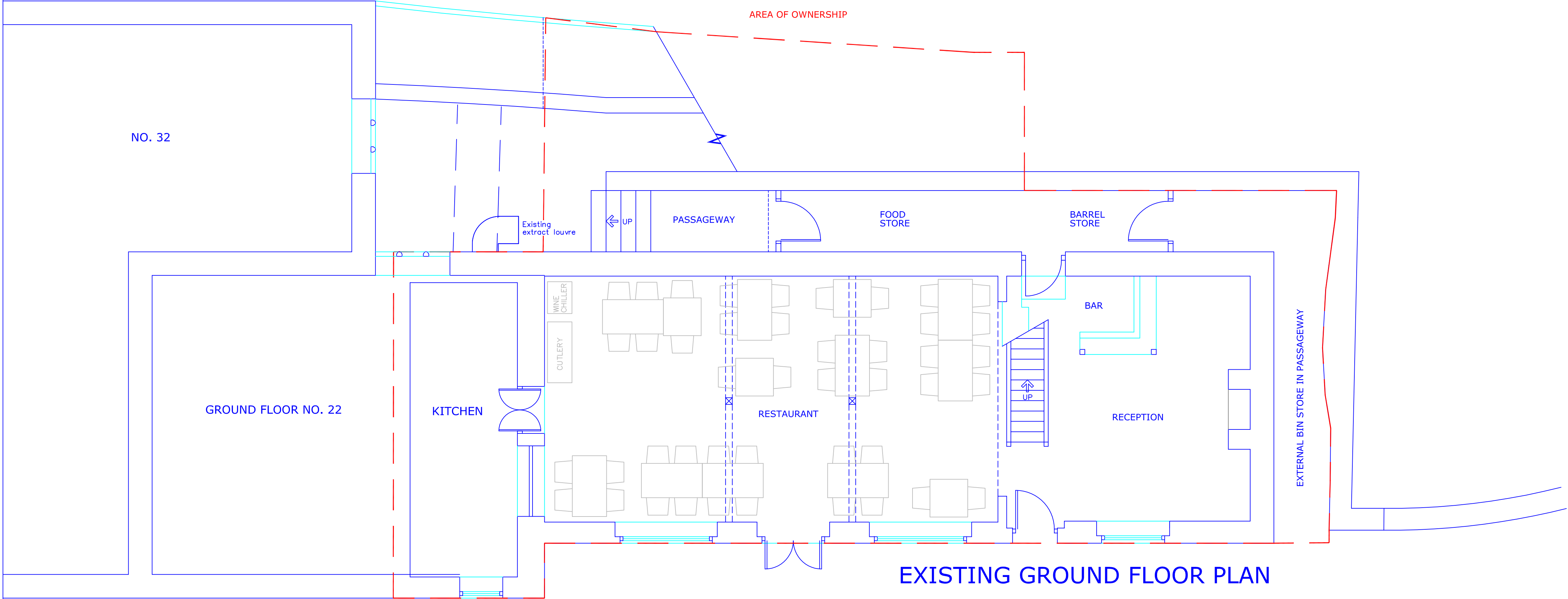
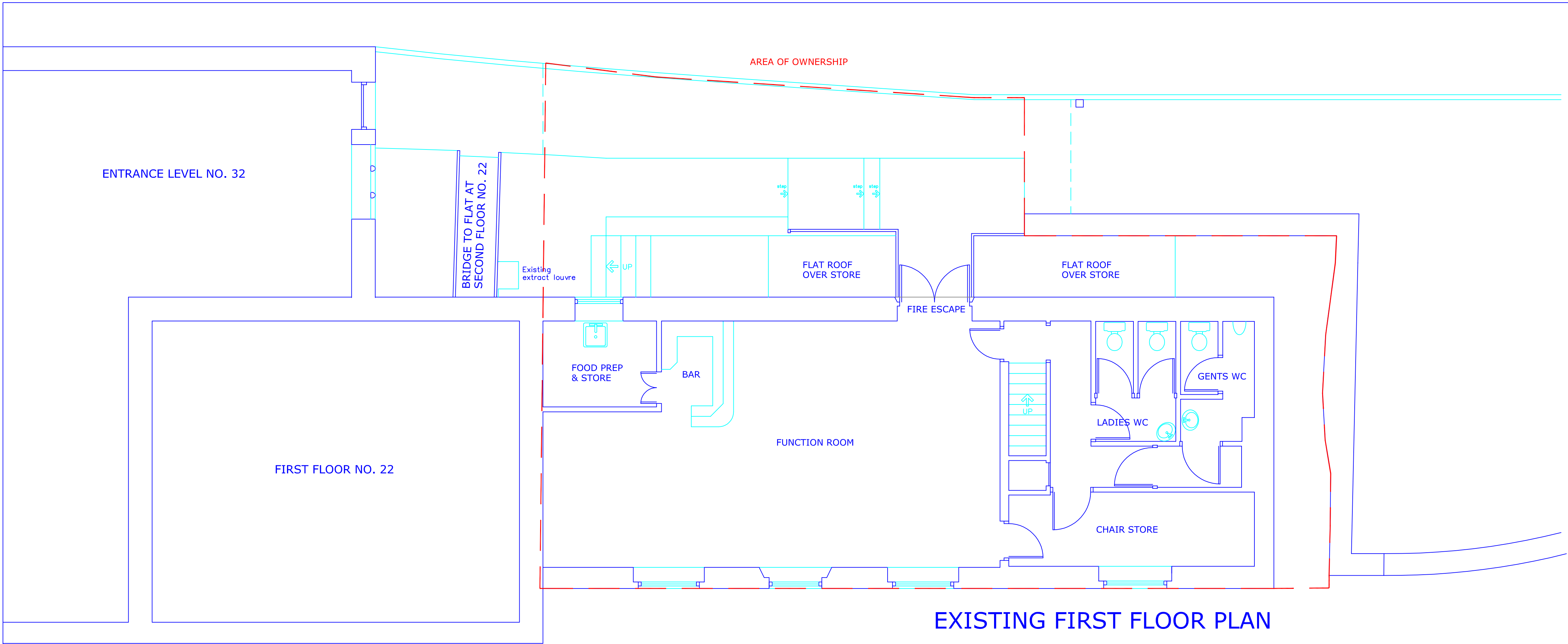
C	Wall material amended to be stone	31.01.2021
B	Roof reduced to 400mm below eave	12.01.2021
A	Extension reduced in size / tile hanging	08.01.2021

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Ramsbottom, Lancashire B54 4PA

Gary Dearden BArch (hons) DipArch RIBA
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tel / fax 01706 822751 mobile 07172 669482

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<div></div>			
Mala Restaurant 18-20 Holcombe Village Bury BL8 4LZ		scale 1:50 @ A1 September 2020	
pm9-04C		Proposed Elevations	
PPY design Ltd			



Ward: Ramsbottom + Tottington - Tottington

Item 02

Applicant: Mr and Mrs Scott

Location: Land off Moorside Road, Tottington

Proposal: Erection of multi purpose agricultural building

Application Ref: 66249/Full

Target Date: 25/01/2021

Recommendation: Approve with Conditions

Description

The application relates to a piece of land which is set within a semi-rural setting, designated as Green Belt and Special Landscape Area. The land is part of an agricultural holding which is used for the stabling and riding of horses.

To the north east is an established residential estate, to the west is the residential dwelling Jackson Fold Farm which has an outbuilding along the shared boundary and is also separated by a timber boarded fence and hedge. To the south, south east and south west is open land.

The site is accessed via an unmade single width lane and Public Right of Way which is located at the far western corner of a residential housing state. The access is located between two houses, Nos 44 and 46 Moorside Road and is secured by a metal gate close to the site entrance.

There is some vegetation and tree planting along the entrance site, along the periphery of the site and sporadically within the site itself.

The site comprises of two stable blocks, an outdoor riding arena, storage containers and hardcore yard/turning area and adjoining grassland.

The application proposes the erection of an agricultural building. It would be 24.38m long, 12.19m wide and 6.5m high to the ridge. The building would be constructed of a concrete panel base up to 1.5m with Yorkshire timber boarding elevations and a fibre cement roof. There would be a roller shutter door and a door opening on the north elevation for access into the building.

The building would be positioned directly adjacent and to the west of the riding arena. The area proposed for the agricultural building forms a plateau which is elevated above the arena by approximately 1.5m. It is proposed to level off the site area to the level of the riding arena.

It is the applicant's aspiration to expand the farming business at this site with a particular interest in breeding rare cattle and sheep and the intention is to use the building for the rearing and housing of livestock as well as the storage of machinery and feed stuffs which are currently stored outside.

Relevant Planning History

None

Publicity

Letters sent on 7/12/2021 to 50 properties on Bradshaw Road, Moorside Road, Hilltop Drive, Meadow Way.

Site notice posted 20/12/20
Press advert 17/12/20

4 objections received from Nos 8, 10, 21, 28 Moorside Road with the following issues raised -

- Flood risk. In latter years we have water cascading down the steps from our garden onto the lower area, it is like a bog. Not happy with the current level of drainage from the large field, I don't think there is any "sustainable drainage system" in place.
- In the Planning Statement & Agricultural justification 4.10 - to my knowledge no improvements to alleviate drainage issues & flooding have been done behind No 4-12 Moorside Road.
- We have recently put in a new back fence and for over 12 years the horses have put their heads over the fence, leaned on it until it was almost falling down and becoming a hazard to our young grandchildren who visit.
- We have sighted rats this year, concerned about storage of feed, hay, straw etc .
- The proposed building is directly behind my house and will put my garden into almost permanent shade due to it being on the western facing outlook which is the only sun my garden gets.
- The owner of the land could locate this building closer to their property and in doing so cause less issues for neighbours.
- There have already been a number of buildings constructed on this land, none of which I understand had planning permission. If this continues then what was an open field will become a sprawl of outbuildings.
- I understand the land is green belt and therefore should be protected.
- I only object if the building would be used for things like gymkhanas, equine shows etc as Moorside Road is not suitable for lots of horse boxes and big cars with trailers. If it is only going to be used for storage that's a different thing

One comment received from No 34 Moorside Road -

No objection subject to the following -

- The building is solely used for agricultural use
- If the building is used for equestrian events, shows, competitions or similar, suitable and adequate off road parking should be provided
- Moorside Road is very narrow and not suitable for the parking of horse box vehicles or vehicles towing trailers for livestock
- The existing public footpath within the vicinity to be retained, kept open and available for public use.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Environmental Health - Commercial Section - No response received.

Public Rights of Way - No objection in principle - Paths need to be kept open or a temporary closure will be required.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
EN9/1	Special Landscape Areas
OL1	Green Belt
OL4/5	Agricultural Development
OL4/7	Development Involving Horses

OL7/2	West Pennine Moors
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt

Issues and Analysis

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

Paragraph 83 of the NPPF states that planning policies and decisions should enable sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well - designed new buildings and the development and diversification of agricultural and other land-based rural businesses.

Paragraph 84 states that it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.

In Chapter 13 - Protecting Green Belt land, Paragraph 145 considers the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this include a) buildings for agriculture and forestry;

UDP Policy OL1/2 - New Buildings in the Green Belt states that the construction of new buildings is inappropriate development unless it meets one of the four listed purposes, one of which is agriculture and forestry.

OL4/5 - Agricultural Development states that buildings or structures which require planning permission will be permitted provided they are re-sited and designed in such a manner as to

- minimise their visual impact on the landscape having regard to height, materials, landform and landscaping;
- relate well to existing farm buildings;
- do not have an unacceptable impact on the amenity of neighbouring dwellings.

OL7/2 - West Pennine Moors states that development will be controlled so as to reduce any possible detrimental effects these may have on the important character of the area.

EN1/1 - Visual Amenity - Development should not be permitted where proposals would have a detrimental effect on the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Area or the river valleys. The wider consideration of the effect on visual amenity is necessary in sensitive areas to ensure that developments are not inappropriate by reason of their siting, materials or design.

EN9/1 - Special Landscape Areas - Any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obstructive development will not be permitted in such areas.

Principle - Paragraph 145 of the NPPF makes it clear that the construction of new buildings in the Green Belt is inappropriate development. However, there are exceptions to this which include buildings for agriculture.

The Appeal Decision at Twine Valley Farm, ref APP/T4210/W/16/3151468 for development of agricultural building for housing livestock, found that the NPPF sets no limits on the scale of agricultural buildings or requires evidence of its necessity. It is also stated that unlike some other development types stated in Paragraphs 89 and 90 of the NPPF, the effects of agricultural buildings on the openness or purposes of the Green Belt are not listed as additional tests to be met.

The case in R (Lee Valley Regional Park Authority) v Broxbourne BC (2016) also lends support to this as it states that a reading of Paragraph 88 and this exception in Paragraph 89 finds that development that is not inappropriate should not be regarded as harmful to openness.

Therefore, within the context of the NPPF and case law, the proposed building would not constitute inappropriate development in the Green Belt.

The proposed development for the erection of an agricultural building is therefore considered to be appropriate development and would comply with the principles of the NPPF and UDP Policy OL1/2.

UDP Policies OL4/5, EN1/1 and EN9/1 and have regard to visual impacts and relationships to the surrounding area and any properties in the vicinity and these issues are discussed below.

Siting, design and appearance - As concluded above, the erection of an agricultural building for the purposes of agriculture is considered not to be inappropriate development in the Green Belt according to national guidance of paragraph 145 of the NPPF and therefore the Applicant is not required to demonstrate the need for the building or assess impact on the openness of the Green Belt.

The development would, however need to be assessed against UDP Policies OL4/5 and EN9/1 which require development and agricultural buildings to be sited in a sympathetic manner so as to minimise visual impact on the landscape with regards to height, materials, landform and landscaping.

The building would be 24.38m long x 12.19m wide and 6.5m high to the ridge and constructed on a concrete base panel, with timber Yorkshire boarding and a fibre cement roof. It is not uncommon to see agricultural buildings of this size and scale within rural settings and agricultural holdings and the use of such materials for this type of agricultural building are common place.

Whilst there is residential development to the north east of the site, the land surrounding the site to the east, south and west is rural and open land and the site itself an agricultural holding and in equestrian use. The site is surrounded by mature vegetation and tree planting along the boundaries and well screened from wider views. It is also proposed to set the building at the same level as the adjacent riding arena which would reduce its visual impact comparative to the surrounding land form and neighbouring property and as such considered not to be significantly harmful to views.

It is therefore considered that as the building would be for agricultural purposes and needs, the proposed siting and position together with the types of materials, design and appearance would not cause significant harm to the special character and openness of the Green Belt or Area of Special Landscape.

As such, it is considered that the proposed development would comply with UDP Policies EN1/1, EN9/1, OL1/2, OL4/5 and SPD8.

Residential amenity - The properties closest to the site would be adjacent to the entrance of the site on Moorside Road and the dwelling, Jackson Fold Farm directly to the west of

the site.

The houses on Moorside Road would be approximately 100m away from the proposed building and would be screened by existing vegetation and trees and as such considered to be of a significant difference away not to be affected by the siting of the building.

The houses would more likely be affected by traffic of an agricultural type to serve the development and use of the land.

The applicant states that the driver of the application is due to the fact that at the moment, there are no secure storage facilities or building to house their livestock and this requires machinery and equipment associated with the agricultural use to be regularly brought and taken off the site. The proposed building essentially seeks to reduce vehicle movements to and from the site.

The site is also a well-established equestrian facility which the applicant states have been there for more than 20 years and traffic associated with these uses would not change.

As such, it is considered that there would not be a seriously detrimental impact from traffic on these houses.

In terms of Jackson Fold Farm, this property would be directly to the west of the agricultural building. The building would be 13m from the boundary and 23m from the nearest elevation of the house. It is also proposed to reduce the land level of the site and as such the building would be set 1.5m lower than the ground level of Jackson Fold Farm. This property has a detached outbuilding and timber boarded fence and hedging which runs along the shared boundary.

Given the distance away of Jackson Fold to the proposed development, the difference in levels and with the intervening features and building, it is considered there would not be a detrimental impact on the outlook or amenity on this property.

It is therefore considered that the proposed development would not have a detrimental impact on residential amenity and would be acceptable and comply with UDP Policies EN1/2, OL4/5 and SPD8.

Highways - The access to the site is through the existing residential estate and the lane which runs between two residential properties, Nos 44 and 46 Moorside Road.

The access lane to the site, which also carried a PRow, is fairly narrow at the entrance. However, it opens out to the wider site just past the gated entrance where vehicles can freely pass each other.

The site is a well-established equestrian yard which has been accessed by delivery vehicles and horse trailers for more than 20 years.

For the existing agricultural holding and livestock breeding enterprise side of the business, at the moment the applicants drive all their machinery, (which includes tractors, trailers muck spreaders etc), to and from the site as there is no secure storage building.

The proposed development would therefore not only enable the safe and watertight storage of the farming machinery on the site permanently, but seeks to reduce vehicular movements along Moorside Road.

It is therefore considered that the current condition and form of the existing lane could facilitate traffic which could be generated as a result of the development and there are no objections from the Highway Section.

A Construction Traffic Management Plan (CTMP) has been submitted with information on how the site would be developed out and the areas for the storage of materials and vehicles. The frequency of trips by construction traffic would be minimal as plant machinery

would be left at the site during the duration of the development. There would also be the provision of a jet wash on site to ensure that mud and materials are not carried onto the highway and a road sweeper commissioned should one be required.

The Highway Section are satisfied with the proposals and details of the CTMP and recommend the CTMP plan be a condition of an approval.

As such, the proposed development is considered to be acceptable and would comply with UDP Policies OL4/7, HT2/4 and HT6/2.

Public Right of Way - The PRoW Officer has raised no objection in principle but raises the point that Paths 87A and 87 TOT would need to be kept open during construction or a temporary closure will be required. Path 87TOT runs on top of a retaining wall alongside Jackson Fold Farm and at a higher level than the farmyard and would not be affected by the siting of the proposed building.

An advisory note to the applicant highlighting the status of the footpath would be recommended.

Drainage - The application does not contain any details of a drainage scheme to serve the development. It is therefore considered reasonable to include a condition to secure a sustainable drainage scheme for the development.

Response to objectors -

- A condition of the application would require the submission of a drainage scheme for approval
- In terms of vermin to the site, the building would be constructed of a concrete base and plinth and would be secured and water tight. The site already has an equestrian and agricultural use and it is considered that the proposed development would not be causal to vermin at the site.
- The existing stables buildings have been on the site for at least 20 years and are exempt from requiring planning permission.
- The containers have been on the site since at least 2006 and are used for storage of feed and tack for the stable use and are also now exempt from requiring planning permission.
- The issues relating to its use, relationship to neighbouring properties, Green Belt and access have been covered in the above report.
- The PRoW through the site would be retained.
- Damage to fencing is not relevant to the consideration of this application and is a private matter.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 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 - Topographical survey MM.TS.06 Rev B; Red/bue edge site layout plan PromapV2 received 1/12/21; Proposed agricultural building C106-3 Rev A; Section drawings C106-3 rev A and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. No development shall commence unless and until surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.
Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

4. The measures and facilities indicated in the approved 'Construction Traffic Management Plan' (CTMP), incorporating delivery and construction vehicles of a sizes that can be accommodated on the residential estate roads and Public Rights of Way No.'s 87/87a, Tottington, used to access the site, shall be provided and adhered to throughout the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

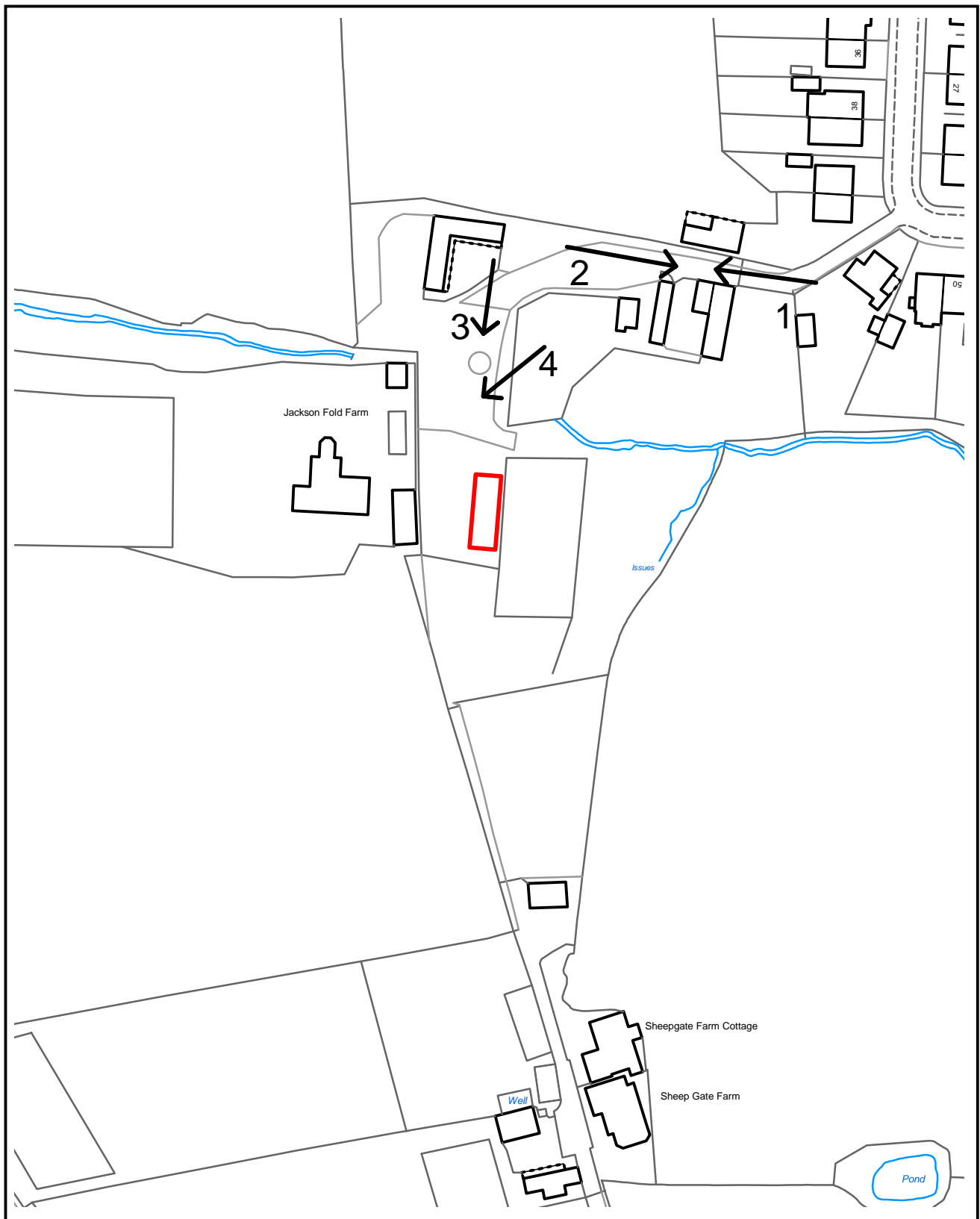
5. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.
Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

6. The materials detailed on approved plan C-106-3 rev A shall be used in the development hereby approved and thereafter maintained. For the voidance of doubt, the Yorkshire timber cladding shall be painted/stained a dark green colour and thereafter maintained.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity, EN9/1 - Special Landscape Area and OL1/2 - New Buildings in the Green Belt and OL4/7 -

Agricultural Development.

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

Viewpoint



PLANNING APPLICATION LOCATION PLAN

APP. NO 66249

**ADDRESS: Land off Moorside Road
Tottington**

Planning, Environmental and Regulatory Services

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Bury
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66249

Photo 1



Photo 2



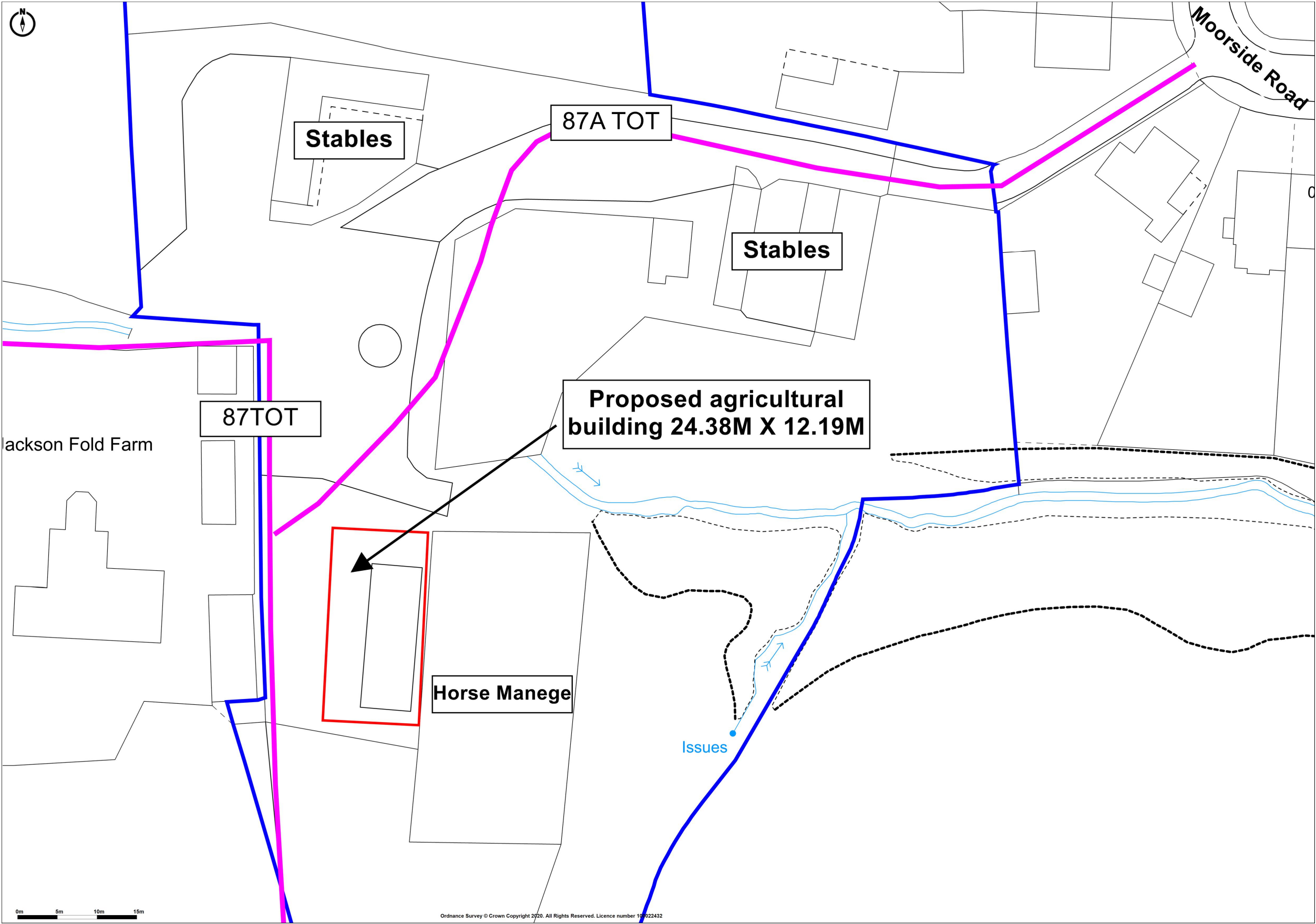
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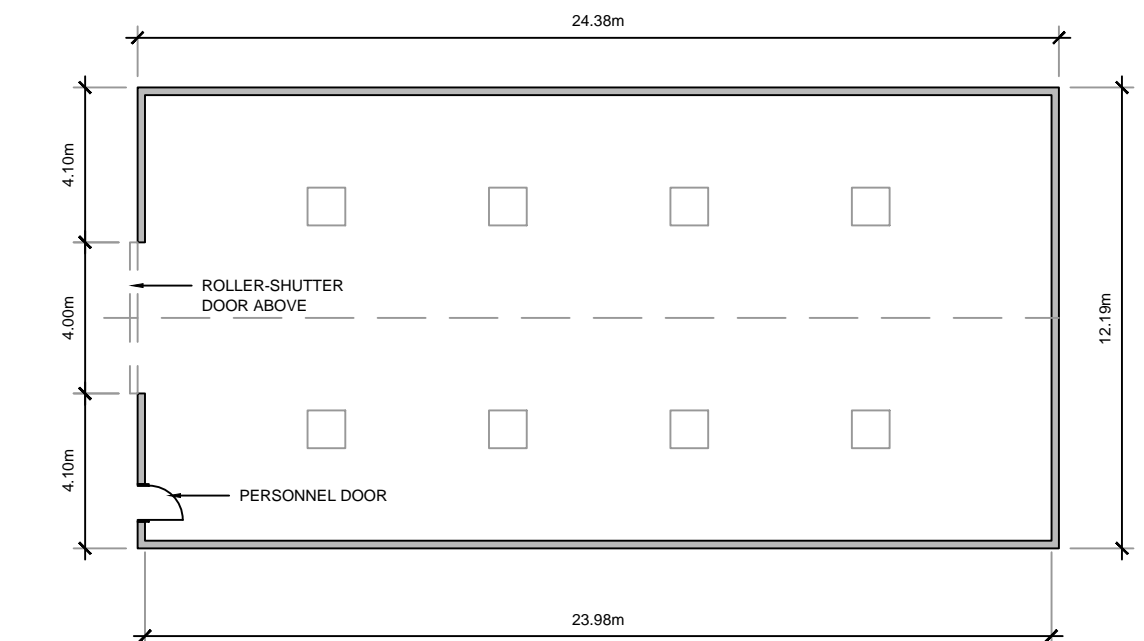
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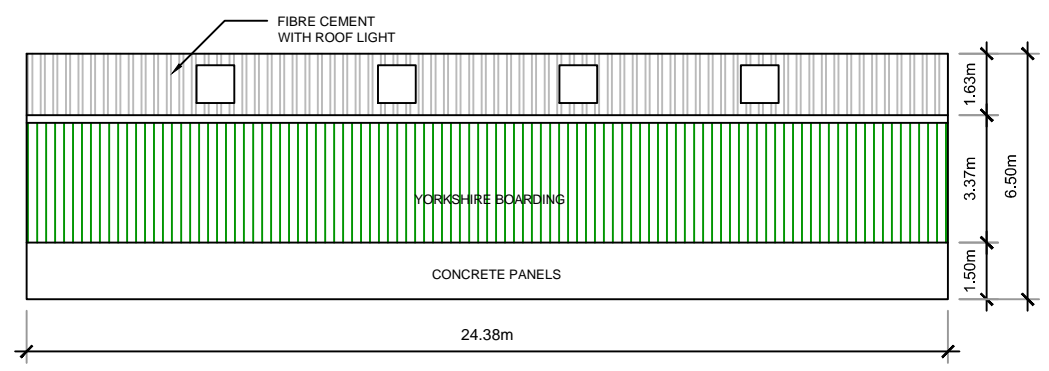
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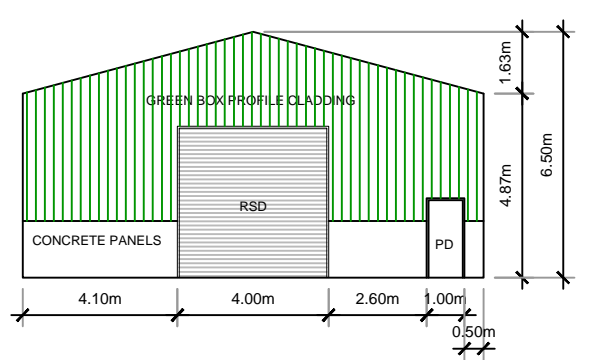




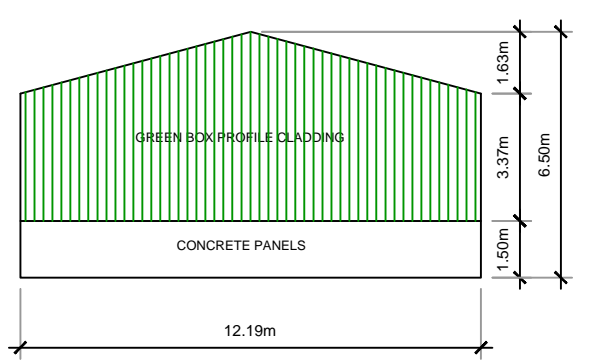
1 PLAN
C106-3 SCALE: 1:200



2 EAST & WEST ELEVATION
C106-3 SCALE: 1:200



3 NORTH ELEVATION
C106-3 SCALE: 1:200



4 SOUTH ELEVATION
C106-3 SCALE: 1:200

DO NOT SCALE FROM THIS DRAWING



Notes:
THESE ELEVATIONS ARE DRAFTED TO ALLOW THE PLANNING AUTHORITY TO MAKE A DECISION ON THE PROPOSED DEVELOPMENT AND FOR NO OTHER PURPOSE. THESE ELEVATIONS ARE NOT BUILDING REGULATION COMPLIANT AND SHOULD NOT BE RELIED UPON AS SUCH. THE DECISION NOTICE (WHEN AVAILABLE) SHALL PROVIDE THE EXACT DIMENSIONS OF THE PROPOSED BUILDING AND SHOULD BE RELIED UPON. THESE PLANS SHOULD NOT BE USED AS DEFINITIVE AND ANY MEASUREMENTS SHOULD BE TAKEN AND CHECKED FROM THE PROPOSED SITE.

SPECIFICATION:
FRAME - STEEL PORTAL WALLS
CLADDING - YORKSHIRE BOARDING
ROOF - FIBRE CEMENT WITH ROOF LIGHT
DOORS - RSD
FLOOR - CONCRETE

Client
L & G SCOTT

Drawing Title
Proposed Agricultural Building

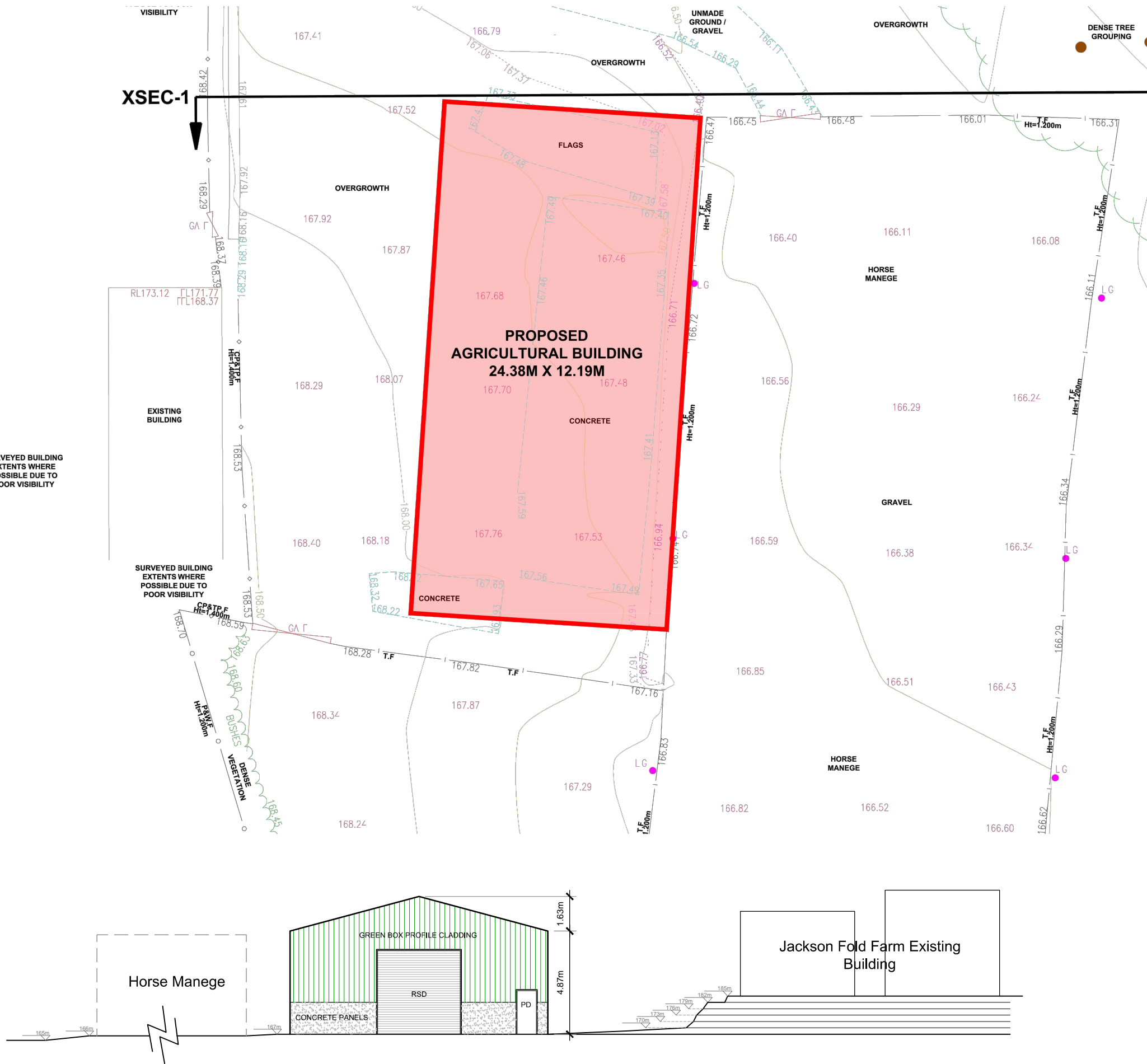
Project Address
-

DRG NO. C106-3 SCALE 1:200 @ A3

DRAWN RM CHECKED SM APPROVED SM



Date	www.macmarsahlls.co.uk	Revision
November 4, 2020	01204565660 07754955449 07876752429	A




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SPECIFICATION:
FRAME - STEEL PORTAL WALLS
CLADDING - GREENBOX PROFILE
ROOF - FIBRE CEMENT WITH ROOF LIGHT
DOORS - RSD
FLOOR - CONCRETE

Client		
L & G SCOTT		
Drawing Title		
Proposed Agricultural Building		
Project Address		
Moorside Road, Tottington, Bury		
DRG NO. C106-3 SECTION DRAWINGS		SCALE 1:200 @ A3
DRAWN RM	CHECKED SM	APPROVED SM
<div> MACMARSHALLS RURAL CHARTERED SURVEYORS & PLANNING CONSULTANTS</div>		
Date	www.macmarsahlls.co.uk	Revision
February 3, 2021	01204565660 07754955449 07876752429	A

Ward: Bury West - Church

Item 03

Applicant: Mr S Crosier

Location: Greenhill County Primary School, Greenhill Road, Bury, BL8 2LJ

Proposal: Erection of 2.4 metres high security fencing and gates

Application Ref: 66303/Full

Target Date: 10/02/2021

Recommendation: Approve with Conditions

Description

The application relates to a primary school with access from Greenhill Road, Anderton Close and Mile Lane. The school is bounded by residential properties to all sides with Mile Lane shopping precinct located to the west. The frontage of the main school building is sited along Greenhill Road with landscaping and planting separating the school building from the highway. The boundary of this frontage is depicted by railings. There are pathways around the side, and rear boundaries of the site the boundaries of which are depicted by a mixture of railings, and hedges. The school itself has playing fields to the rear, with playgrounds to the side and rear. Parking is accommodated within the site to the rear and side of the school.

Planning permission is sought for the construction of a 2.4 metre fencing to the site boundaries with new single and double access gates fronting Mile Lane, and Anderton Close. Part of the proposed fencing will be reduced to a height of 2 metres along the part of the frontage of Greenhill Road and Mile Lane. The majority of the existing railings along Greenhill Road will be retained, with a stretch of 2 metre fencing sited approximately 8.7 metres from the highway proposed within the grounds of the school.

Relevant Planning History

51074 - Single storey extension to form new admin/front entrance; internal alterations- Approve with Conditions 22/04/2009

Publicity

Neighbour letters sent 18/12/2020.

Objections received from 111 Greenhill Road, 9 Rivington Drive, 56 Mile Lane, 78 Greenhill Road, 55 Mile Lane, 80 Greenhill Road, 107 Greenhill Road, 13 Rivington Drive with concerns relating to:

- The fence is described as high security. What statement is this saying to the people that visit the area?
- Loss of house value
- Money should be spent on maintaining trees and keeping the grounds
- Rainwater floods off the playground and runs like a river down the footpath
- Residents clean up the leaves now - this is a job the Council should do
- New fence could cause a slip/fall/trip hazard on the footpath by the side of the school and add to the "river" at the side of the school
- Do children want to look at a 2 metre high fence?
- Fence will resemble - industrial and commercial units, police station, secure units, MOD sites, Airports, Seaports - excessive for a primary school in a residential semi-rural area
- The current fence has served the school for 40+ years and could continue to do so if maintenance was carried out.
- There are no issues with vandalism/break-ins and there are already security measures

in place.

- This is a residential area and if the fence is installed I will be expecting a council tax reduction for myself/other residents as it will have a negative impact on the value of our homes.
- Don't consider this expenditure to be value for money for the council tax payer, the roads on this once sought after estate are in a poor condition especially Watling St where the pavements are unsafe due to the amount of broken up tarmac on them.
- Mr Crosier/applicant is no longer the head teacher therefore is this application still valid?
- A fence of equivalent height to the current one would be more appropriate in keeping with the open nature of the estate which Bury council has always highlighted in the past.
- The school already has CCTV and security lights.
- The tree roots which have caused several uneven areas of pathway around the school perimeter.
- School children are aware of the environment - seems contradictory to say "we are ripping all our gates and fencing up unnecessarily for scrap" and replacing them with a product that will have a much shorter life span than the current installation.
- Usually with planning applications neighbours are consulted by post and the council put up notices in the vicinity, in this case surrounding the school, can you confirm if this rule has been adhered to in order for neighbours to agree or object

Following receipt of amended plans further letters sent 19/01/2021 and 22/01/2021.

Further objections and comments received from 56 Mile Lane, 111 Greenhill Road, 109 Greenhill Road, 9 Rivington Drive, 53 Mile Lane, 55 Mile Lane with concerns relating to:

- We are fed up of receiving revised plans for the school we need answers WHY is a primary school in good residential area having fencing only used around prisons and borstals?
- Are all the primary schools in Bury having this type of fencing if not WHY us in a good area there are many areas in Bury that may need them but not here.
- I have lived on this estate 51 years on 7th Feb and can't not understand why this is necessary.
- It's appalling the thought of looking at it every day and strongly object especially now the person that applied for it is no longer at the school.
- It's the tax payers that will be paying for it the estate is in really bad disrepair roads pavements especially Watling street that has been botched up numerous times over last 3 years.
- As this estate is regarded as residential why would we need a fence as this which is predominately used on industrial sites
- In light of the present fence/lighting/cameras system operating as designed successfully why spend thousands of tax payers money on this project.
- As it is going to be a visibly detrimental to the local residents as far as residential properties prices are concerned will we be lowering our tax.
- Is it correct that the headmaster who instigated this project (Crosier) left 10 days after the start of this project
- We can find no reference in EFSA Safeguarding Guidance for a requirement of a height of 2.4 metres perimeter fence, rather a minimum requirement of 1.8 metres. If a 2 metre fence is considered appropriate for the front of the school why cannot this at least be applied to the whole perimeter? Better still the minimum recommended height. The fence is in the line of sight of at least 3 properties on each side of Rivington Drive and due consideration should also be given to this.
- The school does not get broken into, the council's own security logs will vouchsafe this, the children are not being harassed outside the front gates, the Police can vouch this.
- Why would anyone want to send their children to a place that looks more like a detention centre than a school.
- During this pandemic, decisions made by adults and Councils have damaged children's mental and physical health. They need space, freedom to run and play, not security fences.
- Why not plant an ecologically, environmentally friendly hedgerow. It will grow above the perimeter fence thus adding height and depth. It would soak up water, entrap leaves, be

a boon to birds and insects. These children are more environmentally engaged and aware than previous generations. A hedgerow would accomplish far more than a security fence.

- No issues with the current fencing.
- The amended site layout is even worse than the original. This will make the school look even more like an industrial complex with bits of railing all over the place.
- This is a residential estate.
- If you have to have a higher security fence for the safety of the children and the property at least reduce the proposed new height.
- You must take into account the visual rights of the residents (taxpayers) living around the school.
- At no time has there been an explanation of the rationale behind the application to replace the original fence which has served its purpose for over 50 years.
- Have you also considered comments made about the leaf fall, uneven pavements and water spill from the school fields?
- We object strongly to the miss match of old and new fencing and gates and feel that if as we have previously asked the fence can be lowered to 2 mt then this would be better running along Greenhill road and the old gates and railings removed, the appearance of old and new running along Greenhill road with a section going up at 90 degree angle will most certainly have the appearance of a project poorly carried out, if we must have this fence lets have professional finish.
- Asked if the fencing that would be overlooked by residents could be lower than the 2.4 height that was proposed.
- The new fencing to be positioned at 90-degree angle at (G6) up a gradient to the point where it will then turn 90-degree to continue along the school frontage at a higher position.
- We have now been informed that a 2nd revision has been submitted, on viewing the site plan it now appears that some of the fencing along Greenhill road and now Mile lane will be reduced to 2mt.
- The height and style of fencing will resemble - industrial and commercial units, police station, secure units, MOD sites, Airports, Seaports - excessive for a primary school in a residential semi-rural area.
- There have been no responses to the questions asked by residents. Is this a school or a prison? This is an area with low crime and no explanation of why this HIGH SECURITY FENCING needed?
- You have not addressed questions about the lowering of council tax due visual impact, You have not responded about the applicant Mr Crossier who has left the school in Dec 20 is this still a legal application as he is no longer the headmaster?
- Have you consulted with the children's parents as to whether they would like to see their children in a prison looking environment or would they like to see alternatives such as a natural hedgerow that could educate their children in wildlife?
- Bury Council as usual is not taking into account the reasonable questions asked and have not provided the appropriate responses. The residents of Seddons Farm some longstanding, feel that our voices are going unheard and we are being ignored by you. Money could be spent more appropriately. I strongly OBJECT!
- when the houses were built in 1968/69 it was an open plan estate which has been predominantly maintained amongst its residents
- The school, I attended from 1969, was built to serve the community and you had to live within the catchment to attend. Since this rule has changed roads have become congested, air polluted childhood obesity increased and parking at schools dangerous, there is a definite risk to children being unloaded from cars into the path of vehicles.
- I implore the council to reconsider & spend the money within the education system.
- The council persistently raise the council taxes wasting much of it, annual estate road repairs a great example

Statutory/Non-Statutory Consultations

Traffic Section - requested conditions in relation to foundation details/outward opening gates and dilapidation survey.

Informatives have been added in relation to foundations and gates as in this instance these concerns fall under Section 179 of the Highways Act 1980 and Section 153 of the Highways Act 1980 rather than planning regulations and as such should not be replicated in a condition.

Pre-start Conditions - Agreed by agent.

Unitary Development Plan and Policies

CF2	Education Land and Buildings
EN1/2	Townscape and Built Design
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
NPPF	National Planning Policy Framework

Issues and Analysis

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

Education Land and Buildings - Principle

UDP Policy CF2 - Education Land and Buildings states that the council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

The frontage of the main school building is sited along Greenhill Road with landscaping and planting separating the school building from the highway. The boundary of this frontage is depicted by railings. There are pathways around the side, and rear boundaries of the site the boundaries of which are depicted by a mixture of railings, with a hedge visible along the Mile Lane frontage.

The application seeks to increase the height of these boundary treatments to 2.4/ 2 metres in order to address safeguarding at the school. The front of the school in particular is highly accessible by members of the public and whilst there is an existing boundary treatment along Greenhill Road and Mile Lane Street not fully prevent people from entering the site, or indeed from children climbing over the railings onto the highway. It is therefore considered that by increasing the height of the fence where the school meets the public realm will enable the school to meet its duty of care in relation to safeguarding children. It is therefore considered that the proposal is acceptable in principle in terms of being an improvement to an educational provision. The proposed fencing is therefore considered to comply with UDP Policy CF2 - Education Land and Buildings.

Visual Amenity

UDP Policy EN1/2 - Townscape and Built Design seeks to protect the character and townscape of the boroughs towns.

Whilst the proposed fencing would be higher than the existing fencing, this style and form of metal fencing to depict the boundary of school premises recreation spaces is not uncommon. There are a mixture of boundary treatments sited around the school, including 1.8 metre close boarded fencing, and 1.8 metre concrete fencing forming the boundaries of the properties on Rivington Drive, Anderton Close, Ribbleton Close and Bispham Close. Whilst the fronts of properties along Mile Lane and Greenhill Road are more open, they are not the only type of boundaries within the immediate vicinity of the site and the proposed fencing would be mesh in style, allowing views across and into the site as existing.

In addition to this the school have reviewed the concerns of residents, and amended the height, and location of the fence in the more prominent Mile Lane and Greenhill Road frontages in an attempt to address their objections to the scheme.

It is considered that the proposal would not have a detrimental impact on the character of the immediate street scene or the existing school building and as such complies with Policy EN1/2 - Townscape and Built Design.

Highways

UDP Policy HT6/2 - Pedestrian/Vehicular Conflict acknowledges that pedestrians are amongst the most vulnerable section of the community in terms of road traffic accidents and seeks to reduce pedestrian/vehicular conflict. The Traffic team have been consulted as part of the application process and have raised no objections to the siting of the fencing in terms of visibility. A condition has been attached to ensure that the footways around the school are not impacted by the development proposed.

Permitted Development

In this instance, it is considered that the fall-back position of what could be built under permitted development rights is a material planning consideration and as such needs to be applied to this case. NPPF paragraph 38 also confirms that "Decision-makers at every level should seek to approve applications for sustainable development where possible."

In relation to schools Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 allows the erection of fencing, walls, gates and means of enclosure to a height of 2 metres adjacent to a highway provided that it does not create an obstruction of view of persons using the highway as to be likely to cause danger. The proposed fencing is 400mm higher in some locations than what could be constructed without planning permission and as the highways consultation has raised no concerns in relation to visibility, it is considered that the school could use this as a fall back to construct similar levels of fencing to all boundaries, including Greenhill Road, in any event.

Residential Amenity

The proposed fencing would be located a minimum of approximately 25 metres from the fronts of the properties along Greenhill Road, and approximately 18 metres from the fronts of the properties along Mile Lane. The property at No. 56 Mile Lane is located on a corner plot with its side elevation, not principal elevation facing towards the proposed fencing.

The properties along Rivington Drive, Anderton Close, Ribbleton Close and Bispham Close, and No. 80 Greenhill Road would be separated from the proposed fencing by an existing pathway and their own intervening boundary fencing.

The proposed fence is a commonly found feature around the perimeter of schools, many of which are within residential settings. The proposed fencing along Mile Lane and Greenhill Road would be separated from the houses by intervening roads where traffic, activity and the parking of cars along the street would obscure some views of the fence.

The proposed fence would be lower than a single storey built form and constructed in a mesh type and 'see through' material, and with separation distances of over 18 metres it is considered that views from the ground floor windows or from any outlook from the houses opposite would not be significantly affected by its position or appearance.

With the fall back position of permitted development rights discussed above and due to the distances provided, the permeable nature of the fencing proposed and the intervening road, it is considered that the proposed fencing would not have a significant overbearing relationship or detrimental impact on outlook or residential amenity of the surrounding residential properties.

The proposed development is therefore considered to comply with UDP Policies EN1/2 -

Response to neighbours

Safeguarding is not just to do with crime, and in a school setting relates to ensuring that children are not at risk of harm - this includes site security and perimeter fencing. Given the close proximity of the school's playground, entrances and playing fields to the public realm, and the existing low level boundary treatments it is considered that the proposal does meet the requirements of Policy CF2 and is therefore considered to be an improvement to the education facility.

The application has been submitted to consider the impact of the proposed fencing, in land use planning terms. The fencing alone is being considered against the relevant planning and material planning considerations that are relevant to the planning decision. Issues with current and previous maintenance of the school are non-material planning considerations not relevant to the decision. Issues relating to Bury Council are also non-material planning considerations not relevant to the planning decision.

The applicant is the former head teacher. Whilst he may have left the school planning permissions run with the land and as such the application is still valid.

The cost of the fencing is irrelevant to the planning process. In addition to this budgets and funding for highways works, schools etc are separate considerations outside of the scope of planning.

It is a matter for other local authority and academy schools to determine how they will meet their safeguarding requirements.

Loss of property value is a non-material planning consideration not relevant to the decision.

Neighbours were notified via post on the 18th December 2020 and re-notified of amendments to the scheme satisfying publicity requirements for this scale of development.

Neighbours were notified and asked for their comments and representations in relation to the scheme, however the application was not submitted by Bury Council and as such any questions in relation to the need for the fencing, or details in relation to the history of the submission need to be addressed to the school and not the Local Planning Authority. It should also be noted that the school appears to be transitioning to an Academy.

An applicant is free to submit a scheme for consideration against planning policy by the LPA should they so wish. No pre-application advice was sought from the LPA in this instance and the first contact in relation to this scheme by an LPA Officer was following submission of the planning 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 Paragraph 38 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 PL-100 Revision A, PL-101 Rev C, PL-102 and PL-103 and the development shall not be carried out except in accordance with the drawings hereby approved.

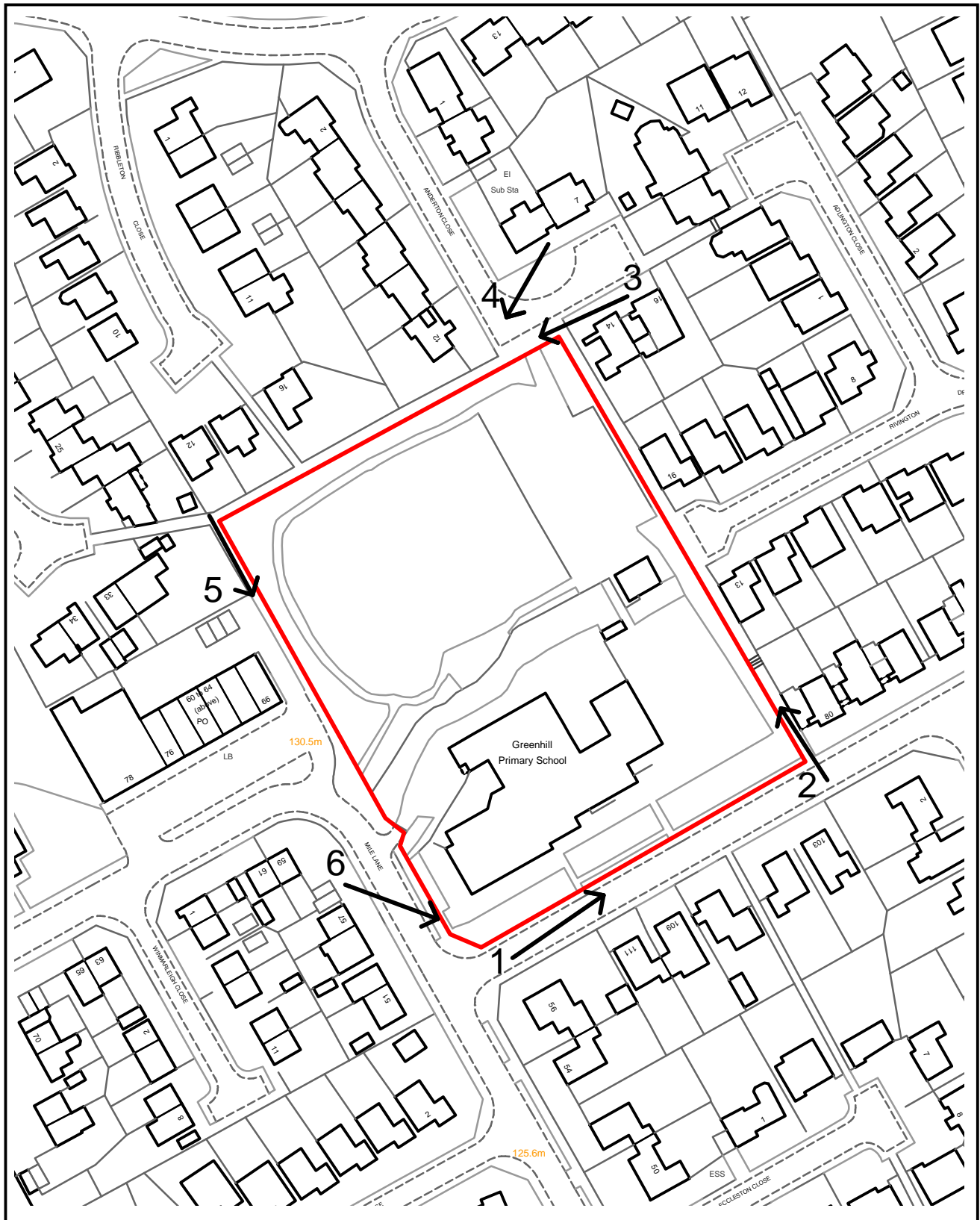
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. No development shall commence unless and until a photographic dilapidation survey the footways abutting the site has been submitted to the Local Planning Authority in the event that subsequent remedial works are required following erection of the proposed fencing and gates. Any associated highway remedial works that may be required as a result of the proposed development shall be implemented to the satisfaction of the Local Planning Authority.

Reason. To maintain the integrity of the adopted highway pursuant to Policies HT6/2 - Pedestrian/Vehicular Conflict and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66303

**ADDRESS: Greenhill Primary School, Greenhill Road
Bury**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

Photo 1



Photo 2



Photo 3



Photo 4

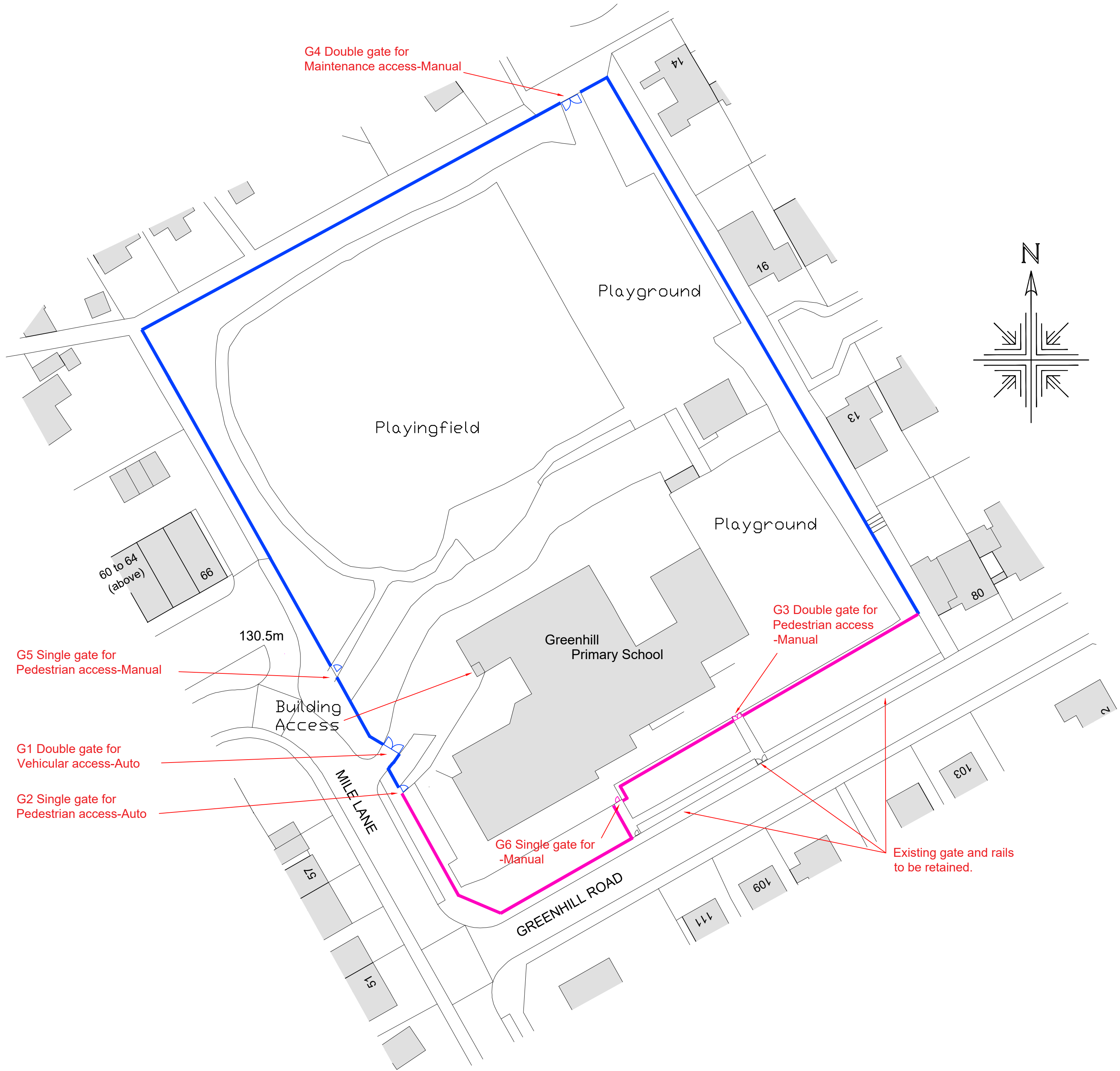


Photo 5



Photo 6





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NOTES

- Site Boundary
- Proposed line of 2.4 metre high Security Mesh and Gates
Approx length 290 LM
- Proposed line of 2.0 metre high Security Mesh and Gates
Approx length 130 LM

C	22.01.21	Proposed fence line to Greenhill Road revised and height reduced to 2.0m.	SRN
B	19.01.21	Proposed fence line to Greenhill Road revised.	SRN
A	16.12.20	Drawing re-named.	SRN

Rev	Date	Comments	By
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STATUS

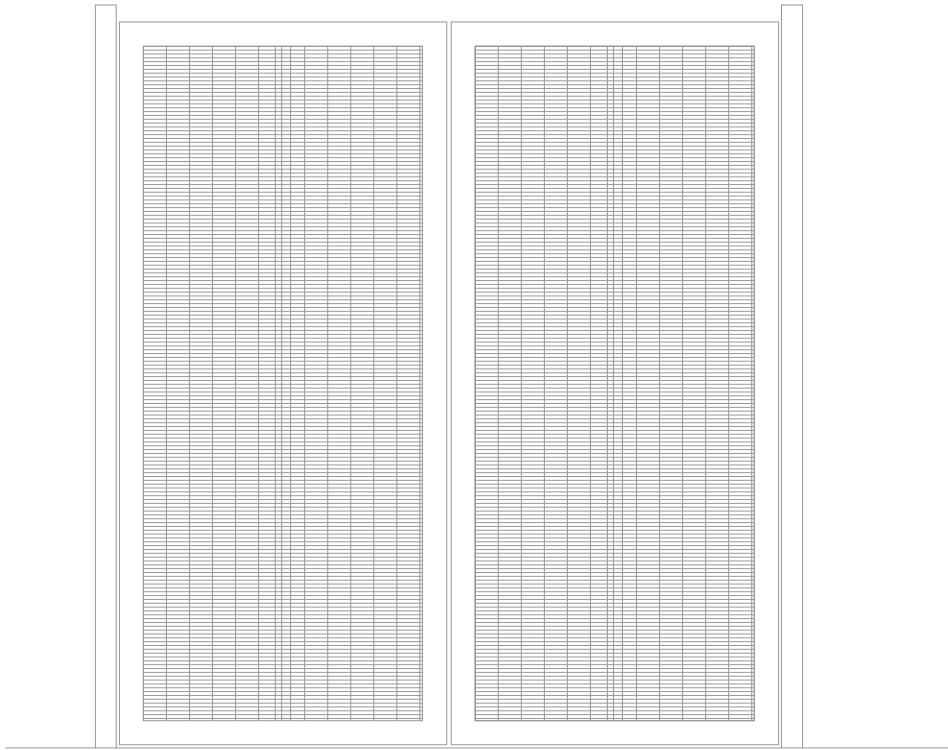
PLANNING

Client
Greenhill Primary School
Mile Lane, Bury, BL8 2JH

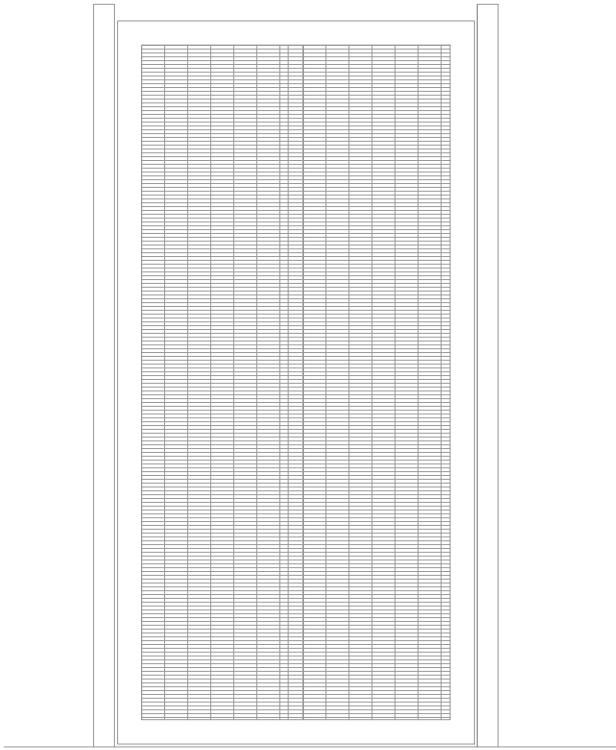
Project Title
Safeguarding Fence and Gates

Drawing Title
Proposed Site Plan. Extent of Fencing and Gates

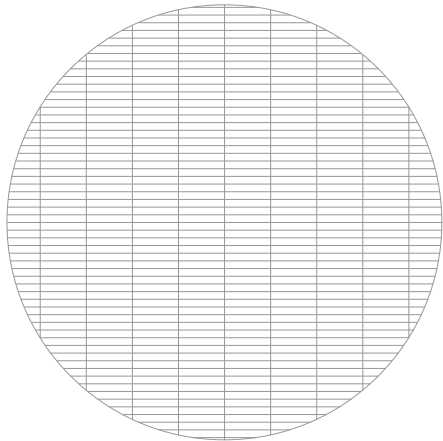
Scale 1:500 @ A1	Drawn by SRN	Date DEC 20
Job no. 21-22	Drawing no. PL-101	Revision no. C



ELEVATION OF DOUBLE
GATE1:25

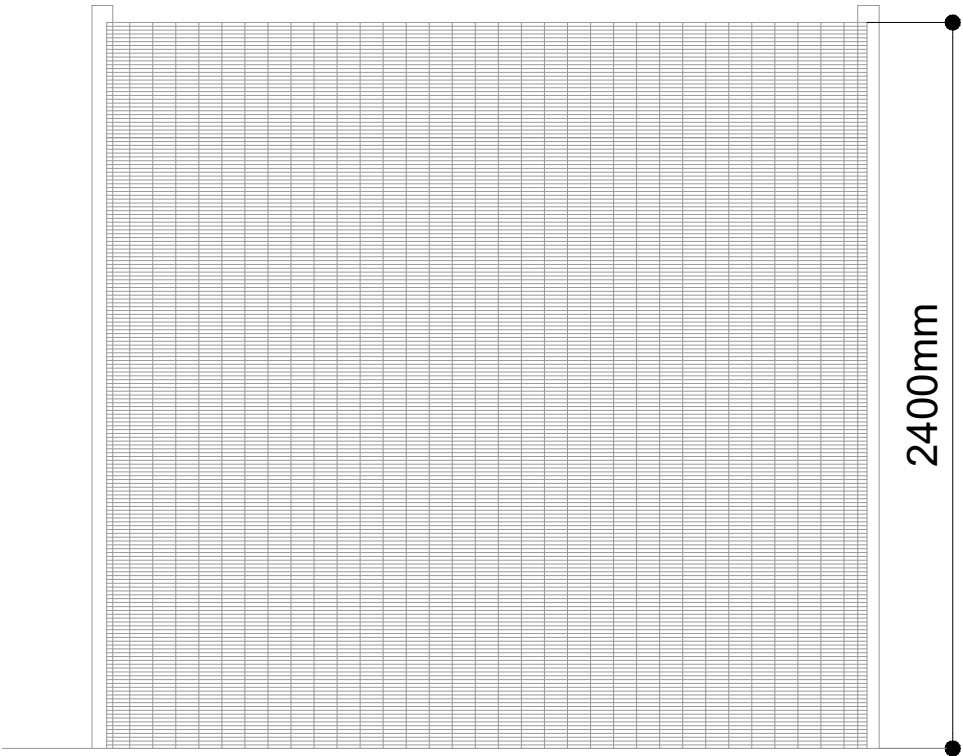


ELEVATION OF SINGLE
GATE1:25



SECTION OF MESH

PROPOSED FENCE SPECIFICATION
CLD Securus Lite 358 mesh (76.2 x 12.5mm) with polyester powder coating fixed to CLD posts set in concrete.
CLD swing gates with Securus Lite 358 infill panels.
All as manufactured by CLD Fencing Systems and installed by approved contractors
Fence Colour RAL 6005




ELEVATION OF FENCE
1:25



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NOTES

Rev	Date	Comments	By
STATUS PLANNING			
Client Greenhill Primary School Mile Lane, Bury, BL8 2JH			
Project Title Safeguarding Fence and Gates			
Drawing Title Fence and Gate Details			
Scale 1:25 @ A3	Drawn by SRN	Date DEC 20	
Job no. 21-22	Drawing no. PL-102	Revision no. ---	
<div><p>Lancaster Maloney Limited Registered Office: Equitas House Unit 6 Station View Rhino Court Stockport SK7 5ER Tel: 0161 477 3500 Fax: 0161 477 3600 E-mail: enquiries@lancastermaloney.co.uk www.lancastermaloney.co.uk Registered in England No 4846621</p></div>			

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Ward: Radcliffe - West

Item 04

Applicant: Julie Palmer

Location: Former Radcliffe High School, Abden Street, Radcliffe, Manchester, M26 3AT

Proposal: Demolition and site enabling works

Application Ref: 66307/Full

Target Date: 12/03/2021

Recommendation: Approve with Conditions

Description

The application site relates to 2.3ha of land which formally comprised Radcliffe High School site and its grounds. The main school building has long since been demolished and the northern part of the site redeveloped for a school for children with special educational needs, known as Millwood School, which was granted planning permission in 2010. As part of that application, permission was also granted in outline to develop the southern part of the site for a residential development. This permission was not implemented

The site is surrounded by a builders yard to the north, the Manchester, Bolton and Bury Canal to the west and established residential development to the south and east.

This application relates to a phased scope of works for demolition, clearance, remediation and enabling works on the remaining school site area. The proposed development comprises -

Phase 1

- Demolition of the former sensory impairment unit, a single storey brick building at the south east corner of the site (junction of School Street and Ulundi Street)
- Erection of site hoardings to secure the site during the enabling works
- Formation of site access
- Site establishment works including provision of temporary site cabins, storage areas, fencing of exclusion zones around trees to be retained
- Site preparation works - general site clearance and vegetation and tree felling works
- Site investigation works

Phase 2

- Removal of ground level obstructions to include removal of materials and hardstanding areas (with the exception of areas to be used for storage purposes)
- Removal of concrete slabs
- Topsoil stripping
- Investigations of ground level materials

Phase 3

- Below ground remediation to include removal of foundations relating to the former buildings, initial trial holes (details to come forward in a remediation strategy)
- Removal of redundant drainage systems
- Testing of materials to be removed/retained on site
- Minor cut and fill, works
- Potential mine working treatments

Access to and from the site would be at the existing School Street entrance.

Background to the application

The site is Council owned and forms part of the Council's First Phase Housing Sites package for future residential re-development. The site sits within the Radcliffe Strategic Regeneration Framework and as such is a priority housing site.

The Council has been awarded a Brownfield Land Grant from Greater Manchester Combined Authority to deliver a package of enabling works involving site clearance and remediation in preparation for its future development. The grant is time constrained and it is critical that part of the brownfield funding is spent by 31 March 2021 to secure the funding. A timely delivery of the enabling works with a start on site in February 2021 is therefore being progressed.

The remainder of the funding is to be spent in the financial year 2021/2022.

Relevant Planning History

62333 - Temporary site for a period of 6 months for welfare and storage of materials for the refurbishment of St Thomas's Estate. - Withdrawn by Applicant 31/05/2018

53879 - Non Material Amendment following the grant of permission 52038 - Approved 1/7/2011

52038 - Full planning for construction of a new primary school for children with special educational needs together with the construction of associated parking and external play areas; outline proposals to develop the remaining high school site for housing - Approved 18/2/2010

45673 - Outline application - residential development including associated infrastructure & open space - Approve with Conditions 14/09/2007

Publicity

Letters sent on 18/12/20 to 203 properties. A full list of those consulted are available on the public file.

Site notice posted 22/12/20

Press advert 24/12/20

Objections received from Nos 73, 95, 107 School Street

- The description of the application is vague but if it involves a lot of site traffic I strongly object as a shift worker I live pretty much opposite the main entrance.
- Did not receive the letter until 6 days after it was posted out to us - reducing our response time within the statutory 21 days. Unhappy the consultation period is over the festive period and not ideal to spend our time reviewing the documents over the holiday period.
- Living opposite the entrance, we will bear the brunt of disruption from the planned works and our neighbours support in our objection could be vital to us.
- The documents provided on line are not complete
- There is no ecological survey in place. This site is vacant with the building demolished 10 years ago. During that time the trees and plants have grown much bigger and the area has also become home to a lot of wildlife, foxes and birds in particular. The clearance works will destroy the homes of these animals and there appears to be no survey work done to assess how the clearance can be managed sympathetically. - please advise when this will be undertaken.
- The use of School Street to access the site is wholly unsuitable for purpose. It is a residential street with on street parking and is regularly blocked up twice a day with home to school transport to Millwood.
- The turning circle for construction vehicles to access the site is not large enough and the existing infrastructure has previously been damaged by use of this access but not repaired. There is ongoing construction works on Hindle street which is the proposed site access.
- No indication of proposed timings.

- Do not understand why the main entrance on Abden street is not being used - there are no houses and it is a straight run from the main road.
- Hope the cherry tree on School Street is not cut down

Further comment from No 95 School Street

- Following on from my previous comments I would like to reiterate the missing boundary fence and entrance architectural information referred to within report. This has not been added to the application and therefore the submission is incomplete.
- Raised concerns regarding the wildlife on the site since the closing and demolition of the school on the site and the lack of ecological surveys.
- The site had been left unsecured during works for with instances of the gates being left wide open and no signage warning people of the dangers of the ongoing works, surely this is a breach of H&S; should these works not have planning permission?

Further objection from No 95 School Street

- Information missing from the application - No timetable and schedule of works, site entrance details
- Preparatory works already undertaken 15th to 22nd December 2019 and 7th/12th Jan 2020 - Works appear to include clearing of paths, drilling, taking core samples, checking gas levels etc - why was planning permission not required. No neighbours notified. Wildlife, site access and security not considered
- Refer to planning ref 62333 - Relates to a compound set up on the former school site - no permission was ever granted. We objected to this application due to inadequate site entrance
- Objection to use School Street entrance to access the site during proposed works. The street is already busy due to existing traffic and pedestrian uses, the site entrance is directly opposite our property on a narrow road which is disruptive, unsafe and noisy. Causes congestion and highway safety issues. Pressure on the highway network and from construction/works traffic
- Abden Street entrance should be used instead - the access is better, less traffic and properties less affected by the use of this entrance.
- Concerns over security of the site during works and adequate signage
- Concerns over parking of site vehicles
- Hours of work should be reasonable
- Ecological issues - wild life and trees - an ecological assessment needs to be carried out before more works take place
- Stringent conditions should be in place like the previous planning application for Radcliffe High - 45673 - Outline for residential development including associated infrastructure and open space

Comment from No 97 School Street

- I have no major objections to this application as developments in the area is likely to have a positive impact in the long-run. The demolition aspects are justified and would not have any impact on the surrounding houses.
- As with all major planning applications, it important to provide insight into the likely disruptions, which I failed to find. As such, whilst I support this development overall, I ask that School Street remains free of building supplies/trucks/equipment, and that the existing tarmac area on the site be used as much as possible. We already have a large number of mini buses passing between 09:00 and 10:00 & 14:30 to 15:30, so this needs to be considered.
- I also would like some confirmation that major works will not take place too early and/or late in the evening

Additional documents and information received - Summary of Extended Phase 1 Habitat Survey Findings, Bat survey, Bio security document, Revised Demolition and Enabling Scope of Works Report.

Those who had made representations were informed of the information by letter on 20/1/21.

Further representation received from No 95 School Street -

- Understand that extended site hours can be applied until May for construction due to the COVID. Given that this is a residential area, we ask that these are not applied to these works and site hours are kept to a reasonable time. Due to the COVID situation we, and suspect a large number of other households, remain in our property most of the time this includes working from home.
- We would hope the standard 9 - 5 hours would be altered due to the nature of the surrounding properties. This coupled with the Millwood school traffic we would hope would inform a start on site of post 9am.
- Change to the scope document - revisions not highlighted; this is not very helpful.
- The scope of works document refers to architectural information which still has not been provided. This information is to detail the boundary and site access and we would like to review the architectural proposals and make comment. The current access gate is mere metres away and directly opposite our lounge window and is not suitable for larger vehicles.
- We do not agree with the proposal from the council engineering department that the site is best accessed from School Street; certainly not the current gated entrance.
- This has previously caused issues with a temporary Six Town housing compound; difficulties in vehicles accessing the site and therefore having to drive over and cause damaged to adjacent and opposite pavement.
- Photographic evidence to be emailed to planning, this was previously provided Jan 2018.
- In addition to the above, there is regularly vehicles parked outside our property, directly opposite the entrance, which prevent larger vehicles entering the site. This coupled with the extensive 'home to school transport' makes this proposal sub optimal. A vehicle survey would show this to be the case.
- Concerned the wildlife survey does not indicate foxes live on site.
- Category A trees should be retained on site.

Those who have made representations have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to condition

Environmental Health - Contaminated Land - No objection subject to conditions

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

Coal Authority - Response to be reported in the Supplementary report.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6/3	Features of Ecological Value
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
CF2	Education Land and Buildings
H5	Housing Improvement
H5/1	Area Improvement

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 application relates to a brownfield site and former school site, part of which has been redeveloped as a special needs school. The remaining site sits within the Radcliffe Strategic Regeneration Framework and is a priority housing site. Funding has been granted for the remediation and enabling works to facilitate and prepare the site for its future redevelopment for housing which is vital for the Borough to meet local housing needs and to meet the Housing Delivery Test set out by the Government in the NPPF.

It is therefore considered that the proposed development would be acceptable and would comply with the principles of the NPPF to expedite allocated sites for residential development.

Summary of Works

A Demolition and Enabling Scope of Works Document has been submitted which details the scope of works involving clearance of the site, demolition and remediation. The development would be carried out as a phased programme.

Demolition works would form part of Phase 1, with the removal of the existing boundary fencing and masonry walls where not required and the removal of the brick building (former Sensory Impairment unit) in the south eastern corner of the site.

The rest of phase 1 would comprise works for areas to be made safe, site hoarding to be erected and the formation of a site access.

Areas of the site would also be used to house temporary site cabins, storage areas and welfare facilities with an access route through the site for contractors vehicles.

Site preparation works include the general clearance of the site and vegetation and tree removal.

Initial investigative works and initial surveys of the ground conditions would also be carried on in Phase 1.

Phase 2 would involve the removal of ground level materials including existing tarmac hardstanding areas (apart from areas required for storage areas, and temporary cabins) and topsoil stripping out with sampling and testing of materials.

Phase 3 would involve below ground remediation which would include ground investigations, removal of foundations, initial trial holes, removal of redundant drainage systems and testing of the excavated materials. Minor cut and fill works to level and make good areas of the site would also be carried out.

The site has laid dormant and unused and the proposed works would enable the preparation of the site for a future development. The works would also tidy up the site in the interim period.

As such, it is considered that the proposed development would be acceptable and in compliance with H5, EN7 and the principles of the NPPF.

Impact on residential amenity - The extent of the works would be contained within the boundary of the site itself. Disturbances to those living nearby would likely be from the activity of demolishing the remaining building and noise from the machinery used in the carrying out of the enabling works which have been identified in the phasing programme above. There would also be traffic from the comings and goings from contractors work vehicles.

Highways issues

One of the concerns raised by the objectors relates to the location of the site access, site activity and concerns of the increase and frequency of traffic particularly from heavy goods type construction vehicles.

It is proposed to use the existing vehicular access point at School Street as the principal point of access and egress by contractor's vehicles. It is anticipated that a route around the site would be formed which would enable vehicles to directly access the site and load/unload materials and deliveries within the site area and not on the surrounding streets.

Staff vehicles would also be required to park within the site area to avoid parking on the adjacent residential streets.

Any site developments of this nature will result in disruptions from noise and activity on the site. There would also be traffic, particularly by larger heavy type goods vehicles which would be needed for deliveries of machinery and materials to the site. It is anticipated there would be more limited removal of materials from the site which would reduce the number of trips from the area.

The applicant has submitted a Contractors Site Management Plan which sets out the scope of how the site would be managed in terms of access, preventing/minimising dust nuisance and mitigation to contain mud/dirt from vehicles leaving the site, as well as how it would be secured by fencing and hoarding. Dedicated site compounds, parking and storage of plant and machinery would be provided within dedicated areas.

The applicant would be required to carry out the works responsibly and in compliance with the construction traffic management plan and reduce, as far as is reasonably possible, the disruption local residents would experience.

Activity and disturbance

Like most developments, there would be some levels of noise and disturbances to the area as a result from the types of works carried out at the site.

The Contractor's Site Management Plan states that working hours on site would be from 8am to 6pm Monday to Friday and 8am to 1pm on a Saturday. Generally speaking, on site development works are subject to the Environmental Pollution Act and Control of Noise Regulations, which requires operators to focus activities on sites to reasonable working hours from 8am to 6pm Mondays to Fridays and 9am to 2pm on Saturdays. As such, the proposals would be in line with these Regulations.

Under emergency legislation, the Government has facilitated Local Planning Authorities to extend construction working hours until 9pm Monday to Saturday, unless there would be a compelling reason not to do so.

The applicant would be expected to work reasonably and sympathetically within these new regulations and seek to minimise any nuisances or disturbances to local residents should works be extended into these later hours.

The works would be for a temporary period only and upheaval in the locality would be short term.

It is therefore considered that whilst acknowledging there would be disruptions to the locality, the benefits of the proposed development to enable the site to be brought forward as a future housing development is considered to be an exceptional circumstance in supporting the principles of the application.

As such, the proposed development is considered to comply with UDP Policies and the principles of the NPPF.

Highways

There are 3 existing access points to the site, at Abden Street, Lord Street and School Street. It is proposed to use the existing access off School Street as the principal means of access and egress of the site.

School Street is a fairly wide road and could facilitate larger and heavy duty vehicles and traffic compared to Abden Street and Lord Street. There are also clear visibility splays from this part of the highway with space for vehicles to manoeuvre into and out of the site.

The access to Millwood School is also off School Street. The majority of traffic to the school would be from cars or school buses arriving or leaving at the start and end of the school day. There may be times when traffic to the development site would arrive/leave at the same time as the school traffic and so traffic movement in the area would be more disruptive to residents. However, this would only be for limited and short periods of the day and the deliveries to the site at school pick up/drop off times would be avoided where possible.

There are 2 other existing access points to the site, off Abden Street and Lord Street. These would be less suited to the type of development proposed

Abden Street is a narrow road at the point it meets the site and is located between 2 houses, Nos 67 and 69. It also serves as an access to the rear of these properties where bins are collected. Visibility out of the site is poor and sub-standard and there would be more opportunity for conflicts to arise with other vehicles, road users and pedestrians if this were to be used on any frequent or daily basis. The applicant states that Abden Street would only be used in exceptional circumstances and very infrequently.

The access off Lord Street is located at the end of the residential street and at the entrance to the builder's yard at the top end of Lord Street. Similarly, visibility and manoeuvrability would be poor from this access and conflicts with other road users and traffic to and from the builder's yard would cause highway conflicts and safety concerns.

Given the benefits of the School Street entrance and as it is wider and more safely accessible, the Highway Section are satisfied this is an acceptable solution for the proposed development.

The applicant has submitted a Site Management Plan which details how the site would be managed (discussed above). The Highway Section have no objection to the proposed arrangements subject to the submission of details of the storage areas and parking areas to be provided within the site.

As such, the proposals are considered to be acceptable and comply with policies EN1/2, HT2/4 and HT6/2.

Ecology assessment

The applicant has submitted Tree Survey data, a Summary of an Extended Phase 1 Habitat Survey, Biodiversity Guidance Document and Bat Report which relates to the ecological issues on the site.

Greater Manchester Ecology unit (GMEU) have been consulted on the application and submitted information.

Bats

The remaining building and adjacent trees have been surveyed by an experienced bat consultant. No evidence of bats was found and the building assessed as low risk. Whilst normally under best practice guidance this would trigger the need for one emergence survey in this instance the consultant has recommended that precautionary measures can be conditioned. GMEU have no reason to doubt the findings of the report and therefore recommend a condition is applied to any permission that the development be carried out in accordance with the recommendations contained in the Bat Survey Report, including:

- An interior survey of the cellar and ridge tiles by a suitably experienced bat consultant if demolished during the winter;
- A dusk survey prior to demolition if after 1st May 2021 and;
- Further assessment of any mature trees proposed for removal

The TEP ecological appraisal notes the need for further assessment of mature trees but notes that these bar one are proposed for retention.

Nesting Birds

The enabling works will result in the loss of trees and scrub, potential bird nesting habitat. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. A condition is therefore recommended to restrict the timings of the removal of vegetation.

Invasive Species

Hollyberry cotoneaster was confirmed as being present on site. Hollyberry cotoneaster is included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is not however as difficult to remove or control as species such as himalayan balsam and japanese knotweed or as invasive though does self seed in woodlands in the area to a degree. GMEU are therefore satisfied that the biosecurity measures that have been proposed will be adequate to safeguard against an offence and can be conditioned.

No mention is made of himalayan balsam or japanese knotweed. However, if there was extensive infestation, the dead remains would be clearly visible and none have been reported or found. GMEU are therefore satisfied that if either species is present, it will be a minor issue and can be dealt with via a condition along the following lines. Both species will start to appear in March.

A condition is recommended that prior to any earthworks a re-survey of the site at for japanese knotweed and himalayan balsam is carried out.

Hedgehog

The consultants have noted that there is suitable habitat on site for hedgehog to both hibernate and create nests in the spring and summer. Hedgehogs are a UK Biodiversity Priority species and a material consideration. GMEU recommend a condition that prior to vegetation clearance a reasonable avoidance method statement for hedgehogs shall be submitted.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. As this is enabling works, it would be unreasonable to require mitigation and enhancement at this stage, however GMEU would recommend that the current state of the site is utilised as an ecological baseline for any future re-development.

GMEU recommend a condition that prior to any earthworks the ecological value of the site in biodiversity unit utilising defra metric version 2 will be provided and agreed by the LPA. This value will be utilised to calculate the baseline of any future planning application to redevelop the site.

Environmental Health

Contaminated land - The works as part of Phase 1 and 2 would essentially comprise above ground clearance and preparation works.

Works below ground would come forward as part of Phase 3 of the programme and include works for the removal of foundations of the former buildings, trial holes, removal of redundant drainage systems and some minor cut and fill works.

A Remediation Strategy has been submitted and the EH Section are satisfied with the findings and the proposed works. A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence will be required prior to the redevelopment of the site.

Part of the site falls within a defined High Risk Development Area for coal. A Coal Report has been submitted and the Coal Authority have been notified of the application. The proposed enabling and site clearance works would not involve major intrusions below ground and as part of phase 3, the majority of the below ground works would involve removal of foundations and drainage equipment. The scope of works document states that further investigation works and potential mine working treatments would be carried out.

It is considered that it would be reasonable to include an informative to the applicant to advise that should any coal mining features be unexpectedly encountered during development, the applicant should contact the Coal Authority.

Air Quality - The applicant has submitted a dust and odour management plan, and includes continual monitoring on a daily basis to control and mitigate for such nuisances which could occur as a result of the works. The Plan includes controls to minimise the sources of dust and preventative and mitigation measures would be put in place to include damping down the site, inspecting vehicles prior to exit of the site and apply sheeting to protect materials on site and when being transported off the site.

The Environmental Health Contaminated Land Section is satisfied with the measures proposed and have recommended a condition that the development be carried out in accordance with the approved plan.

It is therefore considered that the proposed development would be acceptable and comply with the principles of chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Response to objections -

- The statutory publicity for the application has been carried out. The publicity comprised neighbour notification by letter, site notice and press advert. Furthermore, those who had made representations were informed of additional and supporting information submitted with the application, with an additional 10 days to make representations. Regulations exclude public holidays from the consultation period.
- Issues relating to disruption, access and traffic and ecology have been covered in the above report.
- The Government introduced emergency measures to extend site hours for construction during the Covid pandemic. These remain in place.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This decision relates to drawings -
Location plan RADC-HLP-ZZ-00-DR-A-1001-P01_1 ;Demolition, retained and removed tree plan RADC-HLP-ZZ-00-DR-A-1002-P01_1; Drawing 1: Tree Constraints Plan D8569.001; Arboricultural survey data sheet Appendix A D8569.001; Biosecurity Guidance Document 8603.002 January 2021; Summary of Extended Phase 1 Habitat Survey Findings 8603.001/CC by TEP; Revised Demolition and Enabling Scope of Works Rev P03 (15.01.21) Job no. 13879; Enabling works: Contractors Site Management Plan rev1 Feb 2021; Site access and perimeter fencing plan RADC-HLP-ZZ-00-DR-A-1003-P01_2; Dust management plan 5/2/21 Rev 2
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The approved Remediation Strategy (Reference: LKC 20 1836, January 2021) 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 proposed housing development commencing.
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 15 - Conserving and enhancing the natural environment.
4. The development shall be implemented in accordance with the approved scheme - Former Radcliffe High School Site, Abden site/ School Street, Radcliffe, Dust Management Plan, Bury Council, 5 February 2021 rev 2 - with the approved dust and odour control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.
Reason. The information is required to reduce the impacts of dust disturbance from the site on the local environment, pursuant to chapter 11 of the NPPF - Conserving and enhancing the natural environment.
5. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 - Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following the demolition works and enabling works to/removal of walls and fencing at the site boundary;
 - Access route to the site from the Key Route Network via Hutchinson Way and site access point from School Street for demolition/construction traffic;
 - Hours of operation and number of vehicle movements;
 - A scheme of appropriate warning signage in the vicinity of the site access;
 - Site hoarding/in-ward opening gate positions adjacent to the adopted highway, clear of appropriate visibility splays onto School Street;
 - Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 - Arrangements for the turning and manoeuvring of vehicles within the curtilage

- of the site;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highway as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority and to an agreed programme.

Reason. Information not submitted at application stage. To mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition/construction periods and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- The development shall be carried out in accordance with the recommendations contained in the Bat Survey Report, Angela Graham Bat Consultancy report date 18th December 2020 section 8 including:

- An interior survey of the cellar and ridge tiles by a suitably experienced bat consultant if demolished during the winter;
- A dusk survey prior to demolition if after 1st May 2021 and;
- Further assessment of any mature trees proposed for removal

as already submitted with the planning application and agreed in principle 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 Section 11 of the National Planning Policy Framework.

- Prior to any earthworks a re-survey of the site at for japanese knotweed and himalayan balsam shall be carried and the findings, with any necessary mitigation measures shall submitted to and approved by 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.

- Prior to vegetation clearance a reasonable avoidance method statement for hedgehogs shall be submitted to and approved by the Local Planning Authority. The approved method statement only shall be adhered.

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.

- No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been approved 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 15 - Conserving and enhancing the natural environment.

10. Prior to any earthworks the ecological value of the site in biodiversity unit utilising defra metric version 2 shall be submitted to and approved by the Local Planning Authority. This value will be utilised to calculate the baseline of any future planning application to redevelop the site.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

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



66307

Photo 1



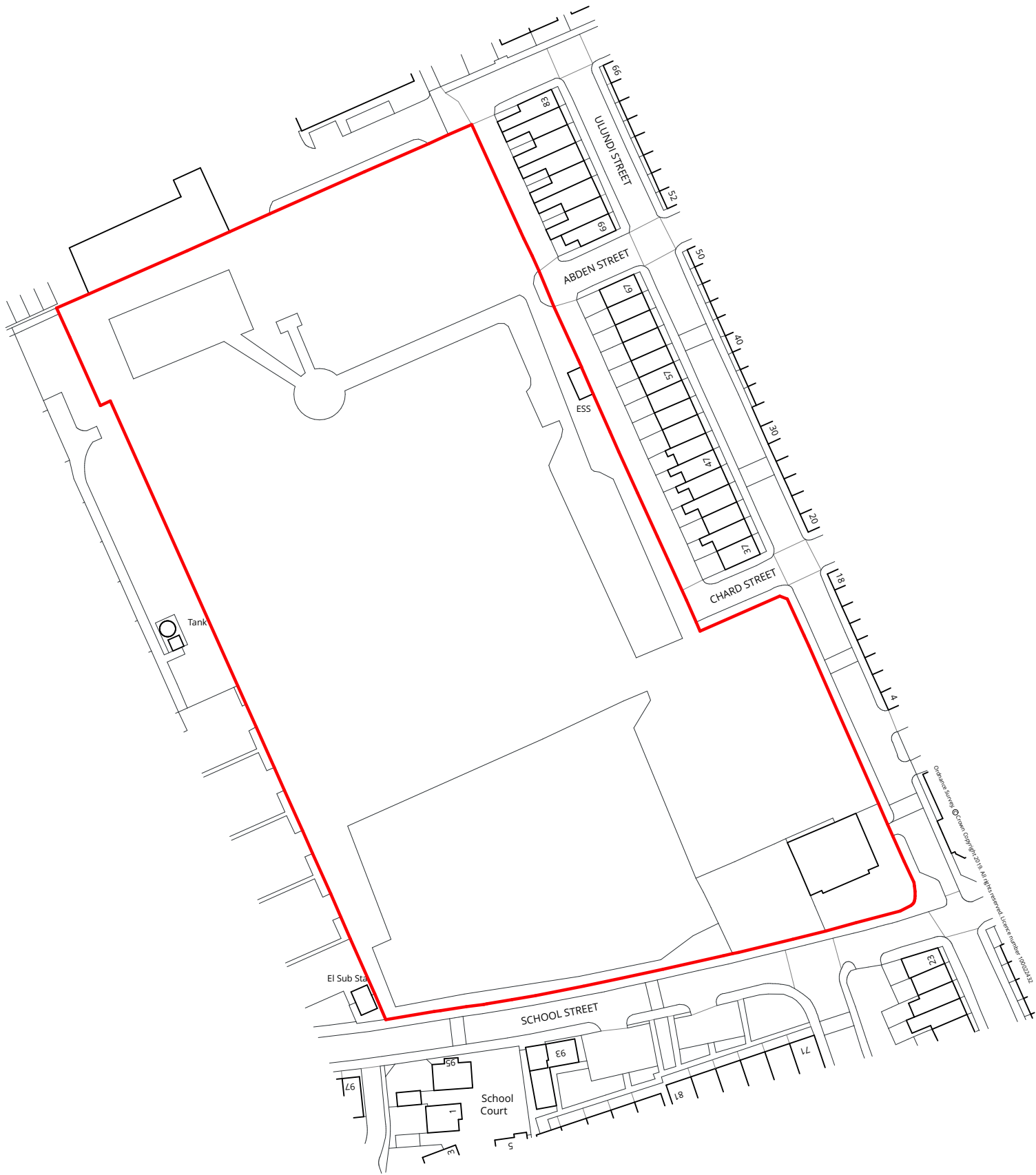
Photo 2



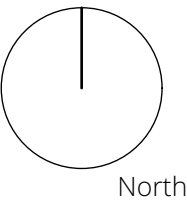
66307

Photo 3





Legend
Red Line Boundary indicating application site area








Drawing Title			
Location Plan			
Project			
Bury Development Sites - Former Radcliffe School			
Client			
Bury Council			
Scales @ A3		Job Number	RIBA Stage
1:1250		L2977	3
Drawing Number / Revision		Drawing Status	
RADC-HLP-ZZ-00-DR-A-1001-P01_1		PLANNING	
Drawn		Check	
RsN		BY	



Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS



-  Red Line Boundary indicating application site area
-  Blue Line Boundary indicating nearby applicant ownership
-  Building to be Demolished
-  Existing tree to be removed
-  Existing trees and vegetation to be retained*

**Location of tree protection barriers yet to be agreed*



KEY

[This drawing must be reproduced in colour]

- T1/G1 Trees / Tree Groups
- H1 Hedgerow
- Root Protection Area (RPA)
- Survey Boundary
- # Approximate location
(Feature not shown on supplied topographical survey)

Tree Quality Categorisation

(Based on BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations)

- Category A
(High quality)
- Category B
(Moderate quality)
- Category C
(Low quality)
- Category U
(Unsuitable for retention)
- Hedgerow
(Not categorised)
- Approximate area of sporadic tree cover;
majority of stems <75mm diameter
(Not categorised)

NOTE: This drawing should be read in conjunction with the respective Arboricultural Survey Data (Appendix A).



Rev	Description	Drawn	Approved	Date
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THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project
Former Radcliffe School, Radcliffe
Arboricultural Impact Assessment
Title
Drawing 1: Tree Constraints Plan [BASELINE]

Drawing Number
D8569.001

Drawn	Checked	Approved	Scale	Date
SDR	HEE	JGS	1:1000 @ A3	11/01/2021

REPORT FOR NOTING

Agenda Item 5

Bury
COUNCIL

**Agenda
Item**

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 February 2021
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers **Between 07/12/2020 and 07/02/2021**



Ward: **Bury East**

Application No.: 65893 **App. Type:** FUL 07/01/2021 Refused

Location: Land adjacent to 3 Fir Street, Bury, BL9 7QG

Proposal: Erection of 1 no. attached dwelling with detached garage at rear

Application No.: 66017 **App. Type:** FUL 08/12/2020 Approve with Conditions

Location: Former Peel Health Centre, Angouleme Way/Market Street, Bury, BL9 0BT

Proposal: Erection of timber hoarding for a temporary period of two years

Application No.: 66018 **App. Type:** ADV 08/12/2020 Approve with Conditions

Location: Former Peel Health Centre, Angouleme Way/Market Street, Bury, BL9 0BT

Proposal: Vinyl banner sign to timber hoarding for a temporary period of two years

Application No.: 66077 **App. Type:** FUL 14/12/2020 Approve with Conditions

Location: 25 Wilson Street, Pimhole, Bury, BL9 7EF

Proposal: First floor side / rear extension

Application No.: 66122 **App. Type:** FUL 16/12/2020 Approve with Conditions

Location: 2 Cook Street, Bury, BL9 0RP

Proposal: Change of use of ground floor from shop (Class E) to hot food take away (Sui Generis) with flue at side

Application No.: 66143 **App. Type:** FUL 16/12/2020 Approve with Conditions

Location: 31 Phoenix Street, Bury, BL9 0HS

Proposal: Single storey rear extension

Application No.: 66175 **App. Type:** ADV 12/01/2021 Approve with Conditions

Location: Robert Peel, Castle Buildings, Market Place, Bury, BL9 0LD

Proposal: Existing rear signage to be replaced with 3 no. externally illuminated fascia signs

Application No.: 66209 **App. Type:** ADV 11/01/2021 Approve with Conditions

Location: 1 St Johns Gardens, Bury, BL9 0NN

Proposal: Sign 1: 1 No internally illuminated individual brand letters fascia sign; Signs 2 & 3: 2 No internally illuminated projecting signs; Sign 4: 1 No non-illuminated individual brand letters in vinyl to internal face of shopfront glass; Signs 5-10: 6 No non-illuminated vinyl graphics to internal face of shopfront glass

Application No.: 66244 **App. Type:** ADV 21/01/2021 Approve with Conditions

Location: 105 The Rock, Bury, BL9 0NB

Proposal: Internally illuminated fascia and projecting signs

Application No.:	66261	App. Type:	FUL	25/01/2021	Approve with Conditions
Location:	10 Smethurst Hall Road, Bury, BL9 7TP				
Proposal:	Proposed platform lift installation & associated building works				
Application No.:	66280	App. Type:	GPDE	12/01/2021	Prior Approval Not Required - Extension
Location:	448 Rochdale Old Road, Bury, BL9 7TF				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	66315	App. Type:	FUL	01/02/2021	Approve with Conditions
Location:	84 Spring Street, Bury, BL9 0RW				
Proposal:	Two/single storey extension at rear				
Application No.:	66318	App. Type:	DEM	14/01/2021	Prior Approval Required and Granted
Location:	The Design and Print Service, Bury College, Market Street, Bury, BL9 0DB				
Proposal:	Prior approval for proposed demolition of the Design and Print Services building located at Market Street, Bury College, BL9 0BT. It is a free-standing modular unit serving the printing service for Bury College. It is situated adjacent to the Woodbury Centre with shared vehicular and pedestrian access from the site road leading off Market Street.				
Application No.:	66320	App. Type:	GPDE	22/01/2021	Prior Approval Not Required - Extension
Location:	59 Millett Street, Bury, BL9 0JB				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	66321	App. Type:	FUL	27/01/2021	Approve with Conditions
Location:	59 Millett Street, Bury, BL9 0JB				
Proposal:	Dormer extensions at front and rear				
Application No.:	66322	App. Type:	FUL	27/01/2021	Approve with Conditions
Location:	Unit 1A, The Rock, 4 Clerke Street, Bury, BL9 0PN				
Proposal:	Change of use from cafe/restaurant (A3) to temporary hot food takeaway (sui generis) for 6 months				

Ward: **Bury East - Moorside**

Application No.:	66021	App. Type:	ADV	12/01/2021	Approve with Conditions
Location:	Unit 1, Moorgate, Bury, BL9 6AA				
Proposal:	1 No. internally illuminated fascia sign and 1 no. internally illuminated projecting sign				
Application No.:	66081	App. Type:	TEL	07/12/2020	Prior Approval Required and Granted
Location:	Every Street, Woodhill Fold, Fernhill, Bury, BL9 5AA				
Proposal:	Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works				

Application No.: 66172 **App. Type:** FUL 19/01/2021 Refused
Location: Davises Farm, Mather Road, Bury, BL9 6TJ
Proposal: Refurbishment of existing timber storage building including replacing existing timber doors with new up and over metal doors, and providing new patio doors to the cattery area and incorporating the existing balcony area within the footprint of the building by the provision of additional cladding to match existing

Application No.: 66235 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: 6 Louis Avenue, Bury, BL9 5EQ
Proposal: Single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 65877 **App. Type:** FUL 21/01/2021 Approve with Conditions
Location: Connect 56 Business Park, Former Derby Works, Manchester Road, Bury, BL9 9NX
Proposal: Demolition of a number of existing industrial buildings on an existing industrial site, over-cladding of existing elevations and roofs, new door openings and the sub-division of a number of existing buildings to create self contained industrial starter units.

Application No.: 66025 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 226 Market Street, Bury, BL9 9AB
Proposal: Single storey extension at side/rear; Detached outbuilding at rear

Application No.: 66034 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: 17 Parkhills Close, Bury, BL9 9HB
Proposal: First floor extension at front; Additional window to ensuite to existing first floor side elevation

Application No.: 66054 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: 32 Inglewhite Close, Bury, BL9 9NT
Proposal: Two storey side and rear extension

Application No.: 66062 **App. Type:** FUL 17/12/2020 Approve with Conditions
Location: 6 St Peters Road, Bury, BL9 9RB
Proposal: Single storey rear extension

Application No.: 66070 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 140 Brierley Street, Bury, BL9 9HN
Proposal: Increase in height of monopitch roof to rear single storey outrigger.

Application No.: 66092 **App. Type:** GPDE 23/12/2020 Prior Approval Not Required - Extension
Location: 16 Lawrence Street, Bury, BL9 9SN
Proposal: Prior notification for proposed single storey rear extension

Application No.:	66116	App. Type:	ADV	15/12/2020	Approve with Conditions
Location:	10-12 Parkhills Road, Bury, BL9 9AX				
Proposal:	1 no. externally illuminated fascia sign, 1 no. internally illuminated projecting sign, 1 no. non-illuminated ACM panel/surround and 3 no. non-illuminated poster pocket displays and lockable poster case				
Application No.:	66165	App. Type:	FUL	04/01/2021	Approve with Conditions
Location:	38 Dorset Drive, Bury, BL9 9DW				
Proposal:	Erection of front porch				
Application No.:	66200	App. Type:	TEL	07/01/2021	Prior Approval Required and Granted
Location:	Land at junction of Redvales Road & Manchester Road, Bury, BL9 9PU				
Proposal:	Proposed telecommunications installation. Proposed MBNL 25.0m High Valmont Slimline Climable Monopole C/W 6No. Antennas Apertures, 24No. RRU's, 6NO. MHA's, 6No. active routers, 6No. BOB's & 4No. 600 Dishes on concrete base.				
Application No.:	66211	App. Type:	FUL	14/01/2021	Approve with Conditions
Location:	29 Cardigan Drive, Bury, BL9 9LG				
Proposal:	Single storey extension at rear				
Application No.:	66231	App. Type:	FUL	21/01/2021	Approve with Conditions
Location:	Land to west of Metrolink line at Warth Road; Land to west of Bury Road; Land to east of Whitefield Road; Land to west of Hardy's Gate Bridge and Land to north of York Street,				
Proposal:	Variation of condition 2 (approved plans) for the realignment of the flood defence adjacent to Hardys Gate Bridge				
Application No.:	66237	App. Type:	FUL	29/01/2021	Approve with Conditions
Location:	182 Alfred Street, Bury, BL9 9EG				
Proposal:	Two/single storey rear extension and canopy above front window				
Application No.:	66239	App. Type:	FUL	19/01/2021	Approve with Conditions
Location:	185 Parkhills Road, Bury, BL9 9AF				
Proposal:	Two storey side extension				
Application No.:	66252	App. Type:	FUL	25/01/2021	Approve with Conditions
Location:	508 Manchester Road, Bury, BL9 9NZ				
Proposal:	Single storey side extension with pitched roof to existing flat roof at rear				
Application No.:	66269	App. Type:	FUL	25/01/2021	Approve with Conditions
Location:	119 Alfred Street, Bury, BL9 9EQ				
Proposal:	Single storey rear extension				
Application No.:	66319	App. Type:	ADV	05/02/2021	Approve with Conditions
Location:	701 Manchester Road, Bury, BL9 9XX				
Proposal:	3 No. internally illuminated fascia signs, 1 no. internally illuminated entrance gate sign, 1 no. internally illuminated free-standing totem sign, 2 no. non-illuminated free-standing directional signs and 3 no. 8m high flagpoles				

Ward: **Bury West - Church**

Application No.: 66071 **App. Type:** FUL 10/12/2020 Approve with Conditions
Location: 15 Slaidburn Drive, Bury, BL8 3DG
Proposal: Two/single storey extension at side/front, dormers at front and rear & external alterations

Application No.: 66086 **App. Type:** FUL 22/01/2021 Approve with Conditions
Location: 5 Anderton Close, Bury, BL8 2HQ
Proposal: Two storey front extension; single storey rear extension; part single storey / part two storey extension at side; boundary fence and planting to side, front and rear boundaries.

Application No.: 66095 **App. Type:** FUL 18/12/2020 Approve with Conditions
Location: 604 Bolton Road, Bury, BL8 2DR
Proposal: 1st floor side extension with pitch roof; Single storey front extension with pitch roof; Pitch roof to replace flat roof to existing rear extension

Application No.: 66097 **App. Type:** FUL 14/12/2020 Approve with Conditions
Location: 17 Parkstone Close, Bury, BL8 2UR
Proposal: Front porch extension

Application No.: 66119 **App. Type:** FUL 15/12/2020 Approve with Conditions
Location: 26 Mile Lane, Bury, BL8 2JE
Proposal: First floor extension at side

Application No.: 66135 **App. Type:** FUL 18/01/2021 Approve with Conditions
Location: 110 Ainsworth Road, Bury, BL8 2RS
Proposal: Single storey rear extension to existing dental surgery

Application No.: 66191 **App. Type:** FUL 07/01/2021 Approve with Conditions
Location: 81 Greenhill Road, Bury, BL8 2LL
Proposal: Garage and workshop/store extension at side/rear; Widening of existing driveway

Application No.: 66195 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: 17 Settle Close, Bury, BL8 2TP
Proposal: Loft conversion with front dormer and single storey extension at rear

Application No.: 66206 **App. Type:** FUL 18/01/2021 Approve with Conditions
Location: 226 Ainsworth Road, Bury, BL8 2LR
Proposal: First floor side extension

Application No.: 66214 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: 15 Bowland Close, Bury, BL8 3DJ
Proposal: First floor side extension

Application No.: 66229 **App. Type:** FUL 29/01/2021 Approve with Conditions
Location: 17 Newington Drive, Bury, BL8 2NE
Proposal: Two storey side extension; Single storey rear extension; Front and rear dormer extensions

Application No.: 66232 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 27 Bolton Road, Bury, BL8 2AB
Proposal: Change of use from retail (Class A1) to hot food takeaway (Sui Generis) with extraction flue at side

Application No.: 66283 **App. Type:** FUL 28/01/2021 Approve with Conditions
Location: 42 Haig Road, Bury, BL8 2LE
Proposal: First floor extension at rear and alteration to first floor window at front

Ward: **Bury West - Elton**

Application No.: 66106 **App. Type:** FUL 10/12/2020 Approve with Conditions
Location: 253 Brandlesholme Road, Bury, BL8 1DH
Proposal: Single storey front extension; Single/two storey side and rear extensions; Widening of driveway

Application No.: 66150 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 4 Springside View, Bury, BL8 4LU
Proposal: Two storey extensions at side, rear and front, first floor extension at front and juliet balcony at rear

Application No.: 66174 **App. Type:** FUL 07/01/2021 Approve with Conditions
Location: Maymount, Walshaw Road, Bury, BL8 1PR
Proposal: Single storey extension at rear and alterations to existing rear extension

Application No.: 66183 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: 9 Arundel Close, Bury, BL8 1YB
Proposal: Two storey side extension

Application No.: 66227 **App. Type:** LDCP 18/01/2021 Lawful Development
Location: 29 March Drive, Bury, BL8 1XQ
Proposal: Lawful development certificate for proposed single storey extension to provide extended dining area to rear of an existing detached house

Ward: **North Manor**

Application No.: 65878 **App. Type:** FUL 16/12/2020 Refused
Location: Flat C, 732 Walmersley Road, Bury, BL9 6RN
Proposal: Change of use from rear residential flat to hot food takeaway (delivery only service) (sui generis)

Application No.: 66067 **App. Type:** FUL 22/01/2021 Approve with Conditions
Location: The Rowlands, Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF
Proposal: Single storey rear and side extension; Extension to existing detached garage

Application No.: 66073 **App. Type:** GPDE 05/01/2021 Prior Approval Not Required - Extension
Location: 407 Holcombe Road, Tottington, Bury, BL8 4HF
Proposal: Prior notification for single storey extension at rear

Application No.: 66140 **App. Type:** LDCP 20/01/2021 Lawful Development
Location: 2 Crag House, Hill Street, Summerseat, Ramsbottom, Bury, BL9 5PL
Proposal: Lawful development certificate for proposed internal changes only to create 2 dwellings from the original 3. No1. is to be reinstated to its original configuration (pre 1930's) and No3. is to be extended internally into the 1930's construction that formed part of No2 Crag House

Application No.: 66166 **App. Type:** FUL 01/02/2021 Approve with Conditions
Location: 17 Queens Place, Summerseat, Ramsbottom, Bury, BL9 5PH
Proposal: Demolition of rear outhouse and erection of single storey extension at rear and new windows

Application No.: 66192 **App. Type:** LDCP 23/12/2020 Lawful Development
Location: 6 Greenmount Close, Tottington, Bury, BL8 4HN
Proposal: Lawful development certificate for proposed: to change the existing 5 windows on the first floor at the rear of my house with upvc concertina doors and a glass Juliet balcony on the outer wall

Application No.: 66257 **App. Type:** FUL 04/02/2021 Approve with Conditions
Location: 18 Hayfield Close, Tottington, Bury, BL8 4QE
Proposal: First floor side extension and single storey rear extension

Application No.: 66276 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 817 Walmersley Road, Bury, BL9 5JW
Proposal: Single storey side extension and new front porch

Application No.: 66316 **App. Type:** FUL 01/02/2021 Approve with Conditions
Location: 192 Bolton Road, Tottington, Bury, BL8 4JF
Proposal: Two storey rear extension within recessed element of existing structure

Ward: **Prestwich - Holyrood**

Application No.: 65722 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 9 Nursery Road, Prestwich, Manchester, M25 3EW
Proposal: Single storey side extension

Application No.: 66043 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: Prestwich Langley Allotment, Bury Old Road, Prestwich, M25 1WJ
Proposal: Demolition of existing workshop and store and construction of single storey toilet block

Application No.: 66052 **App. Type:** LDCP 07/12/2020 Lawful Development
Location: 4 Maple Grove, Prestwich, Manchester, M25 3DQ
Proposal: Proposed lawful development certificate for single storey rear extension up to 3m in depth with eaves height of less than 3m alongside box dormer loft conversion.

Application No.: 66107 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 25 Simister Green, Prestwich, Manchester, M25 2RY
Proposal: Single storey front and rear extensions

Application No.: 66110 **App. Type:** LDCP 10/12/2020 Lawful Development
Location: 25 Simister Green, Prestwich, Manchester, M25 2RY
Proposal: Lawful development certificate for proposed rear roof extension

Application No.: 66164 **App. Type:** FUL 06/01/2021 Approve with Conditions
Location: 24 Ferndene Road, Prestwich, Manchester, M25 2RB
Proposal: Loft conversion incorporating rear dormer and rooflights to front elevation

Application No.: 66221 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: 93 Heywood Old Road, Rochdale, Manchester, M24 4QS
Proposal: Two storey side extension and single storey rear extension

Application No.: 66272 **App. Type:** FUL 28/01/2021 Approve with Conditions
Location: 18 Tamworth Avenue, Whitefield, Manchester, M45 6UH
Proposal: Single storey extension at rear

Application No.: 66296 **App. Type:** TEL 28/01/2021 Prior Approval Required and Granted
Location: Pavement adjacent to the Coach and Horses PH, Bury Old Road, Whitefield, Manchester, M45 6TL
Proposal: Prior approval for proposed installation of a 20m monopole support 6no. antennas, 2no. transmission dishes, 2no. equipment cabinets and ancillary development thereto including 3no. RRU's.

Application No.: 66302 **App. Type:** FUL 29/01/2021 Approve with Conditions
Location: 1 Roseland Drive, Prestwich, Manchester, M25 2GX
Proposal: Demolition of existing garage/conservatory and erection of single storey extensions at front, side and rear and new front porch

Ward: **Prestwich - Sedgley**

Application No.: 65846 **App. Type:** FUL 18/01/2021 Refused
Location: Singleton Court, Bury Old Road, Prestwich, Manchester, M25 8FX
Proposal: Conversion of roof space to create 5no 2bed 3person self-contained units with front and rear dormers and new enclosed external stairwells. Associated refuse and bike storage.

Application No.:	65964	App. Type:	FUL	20/01/2021	Approve with Conditions
Location:	4 Lichfield Drive, Prestwich, Manchester, M25 0HX				
Proposal:	Single storey extension at rear				
Application No.:	65994	App. Type:	FUL	16/12/2020	Approve with Conditions
Location:	33 Bland Road, Prestwich, Manchester, M25 9NW				
Proposal:	Two storey extension at front/side; single storey extension at rear; single storey front porch; first floor front extension.				
Application No.:	66001	App. Type:	FUL	14/12/2020	Approve with Conditions
Location:	14 The Meadows, Prestwich, Manchester, M25 1DT				
Proposal:	Single storey front extension				
Application No.:	66002	App. Type:	FUL	21/01/2021	Approve with Conditions
Location:	13 & 15 Windsor Crescent, Prestwich, Manchester, M25 0DD				
Proposal:	Two storey rear extension and first floor front/side extensions (13 Windsor Crescent); First floor front/side extensions, single storey rear extension and first floor front extension (15 Windsor Crescent)				
Application No.:	66065	App. Type:	FUL	04/01/2021	Approve with Conditions
Location:	Park View County Primary School, Park View Road, Prestwich, Manchester, M25 1FA				
Proposal:	Replacement classrooms extension and demolition of Horsa buildings				
Application No.:	66102	App. Type:	FUL	16/12/2020	Refused
Location:	1 Scholes Lane, Prestwich, Manchester, M25 0PD				
Proposal:	Erection of single storey external terrace extension to front elevation with glazed side/front windows and retractable roof to provide extended seating for the existing restaurant				
Application No.:	66141	App. Type:	FUL	16/12/2020	Approve with Conditions
Location:	20 Parksway, Prestwich, Manchester, M25 0JB				
Proposal:	Single storey rear extension with handrail/steps to garden level at side				
Application No.:	66158	App. Type:	TEL	10/12/2020	Prior Approval Required and Granted
Location:	Pavement adjacent St Monicas RC High School (opposite Heaton Park), Bury Old Road, Prestwich, Manchester, M25 1JH				
Proposal:	Prior approval for proposed installation of a 20m slim-line column supporting 6 no. antennas, 2 no. transmission dishes, 2 no. equipment cabinets and ancillary development thereto including a GPS module and 3 no. remote radio heads				
Application No.:	66171	App. Type:	FUL	11/01/2021	Refused
Location:	82 Windsor Road, Prestwich, Manchester, M25 0DE				
Proposal:	Conversion of dwellinghouse into 2 no. flats with two storey extension at side/rear and single storey extension at rear				
Application No.:	66173	App. Type:	FUL	04/01/2021	Approve with Conditions
Location:	13 Silverdale Avenue, Prestwich, Manchester, M25 0FD				
Proposal:	Two storey extension at side/rear with roof extension; Single storey extension at front and first floor extension at front.				

Application No.:	66184	App. Type:	FUL	01/02/2021	Split Decision
Location:	46 Sheepfoot Lane, Prestwich, Manchester, M25 0DL				
Proposal:	Proposal A: Single storey extension at side and porch at front. Proposal B: New vehicular access				
Application No.:	66187	App. Type:	FUL	27/01/2021	Approve with Conditions
Location:	7 Edgeware Avenue, Prestwich, Manchester, M25 0DW				
Proposal:	Two storey extension at side/rear, single storey rear extension and new front porch				
Application No.:	66198	App. Type:	FUL	15/01/2021	Approve with Conditions
Location:	6 Norwood, Prestwich, Manchester, M25 9WA				
Proposal:	Single storey extensions at side and rear with conversion of garage to living accommodation; Extension to existing rear dormer				
Application No.:	66199	App. Type:	FUL	15/01/2021	Approve with Conditions
Location:	20 Winchester Avenue, Prestwich, Manchester, M25 0LJ				
Proposal:	Hip to gable roof extension with loft conversion and front and rear dormers; Single storey extension at front/side, two storey extension at side and single storey extension at side/rear				
Application No.:	66204	App. Type:	GPDE	16/12/2020	Prior Approval Not Required - Extension
Location:	27 Eastleigh Road, Prestwich, Manchester, M25 0BX				
Proposal:	Prior approval for proposed single story rear extension				
Application No.:	66217	App. Type:	FUL	15/01/2021	Approve with Conditions
Location:	22 Winchester Avenue, Prestwich, Manchester, M25 0LJ				
Proposal:	Two storey extension at side, single storey extensions at front and rear; Loft conversion with front and rear dormers				
Application No.:	66240	App. Type:	GPDE	07/01/2021	Prior Approval Required Refused - Ext
Location:	13 Parksway, Prestwich, Manchester, M25 0JE				
Proposal:	Prior Approval for single story rear extension.				
Application No.:	66245	App. Type:	LDCP	25/01/2021	Lawful Development
Location:	17 Hardman Avenue, Prestwich, Manchester, M25 0HB				
Proposal:	Lawful development certificate for proposed construction of a dormer to rear of property				
Application No.:	66254	App. Type:	FUL	03/02/2021	Approve with Conditions
Location:	5 Holmfield Avenue, Prestwich, Manchester, M25 0BH				
Proposal:	Two storey side extension, front dormer, first floor side extension and conversion of garage to living accommodation				
Application No.:	66358	App. Type:	GPDE	05/02/2021	Prior Approval Not Required - Extension
Location:	18 Winchester Avenue, Prestwich, Manchester, M25 0LJ				
Proposal:	Prior notification for proposed single storey rear extension				

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

Application No.:	65955	App. Type:	FUL	28/01/2021	Approve with Conditions
Location:	Prestwich Service Station, Bury New Road, Prestwich, Manchester, M25 3AJ				
Proposal:	Installation of 5no. vehicle charging points and associated electrical infrastructure				
Application No.:	66037	App. Type:	FUL	14/12/2020	Approve with Conditions
Location:	26 Agecroft Road West, Prestwich, Manchester, M25 9RL				
Proposal:	Single storey extension at side and first floor extension at rear				
Application No.:	66069	App. Type:	FUL	12/01/2021	Approve with Conditions
Location:	395-399 Bury New Road, Prestwich, Manchester, M25 1AW				
Proposal:	Change of use of existing second floor from office use Class E to form a residential self contained second floor apartment, planning use class C3; retractable awnings to rear patio area				
Application No.:	66134	App. Type:	FUL	08/12/2020	Approve with Conditions
Location:	463 Bury New Road, Prestwich, Manchester, M25 1AD				
Proposal:	Replacement of A/C system, external condenser unit to be replaced with new, New roof edge protection to the existing low parapet wall - Convert existing window to access door to flat roof				
Application No.:	66136	App. Type:	FUL	18/01/2021	Approve with Conditions
Location:	Land adjacent to Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG				
Proposal:	Change of use from open land to residential garden and erection of railings along Shrewsbury Road.				
Application No.:	66146	App. Type:	FUL	22/12/2020	Approve with Conditions
Location:	5 Springfield Gardens, Prestwich, M25 3ET				
Proposal:	Two storey extension at side, single storey extension at side/rear and single storey extension at side/front				
Application No.:	66148	App. Type:	FUL	04/01/2021	Approve with Conditions
Location:	68 Sandy Lane, Prestwich, Manchester, M25 9NB				
Proposal:	Two/single storey extension at side/rear				
Application No.:	66186	App. Type:	FUL	06/01/2021	Approve with Conditions
Location:	7 Ladythorn Avenue, Prestwich, Manchester, M25 9RW				
Proposal:	Single storey extension at front/side				
Application No.:	66194	App. Type:	FUL	14/01/2021	Approve with Conditions
Location:	4 St Anns Close, Prestwich, Manchester, M25 9LJ				
Proposal:	Two storey rear extension				
Application No.:	66220	App. Type:	FUL	19/01/2021	Approve with Conditions
Location:	144 Butterstile Lane, Prestwich, Manchester, M25 9TJ				
Proposal:	Two storey rear extension incorporating existing external steel staircase				

Ward: Radcliffe - East

Application No.: 66013 **App. Type:** LDCP 07/12/2020 Lawful Development
Location: 166 Durers Lane, Radcliffe, Manchester, M26 2GF
Proposal: Lawful development certificate for proposed change of use from a residential dwelling (class C3A) to a House of Multiple Occupation (HMO) for up to 5 unrelated individuals (Class C4)

Application No.: 66098 **App. Type:** FUL 15/12/2020 Approve with Conditions
Location: Land to Rear of Spring Lane School, Spring Lane School, Spring Lane, Radcliffe, M26 2SS
Proposal: Provision of a temporary car park for 250 no. spaces for a temporary period whilst works are undertaken at Radcliffe and Whitefield Metrolink car parks; erection of new boundary fencing, lighting and CCTV and works to existing access

Application No.: 66139 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR
Proposal: Erection of 1 no. dwelling

Application No.: 66147 **App. Type:** LDCP 18/01/2021 Lawful Development
Location: 266 Durers Lane, Radcliffe, M26 2QJ
Proposal: Lawful Development Certificate for a proposed single storey side extension

Application No.: 66215 **App. Type:** GPDE 07/01/2021 Prior Approval Not Required - Extension
Location: 20 North Street, Radcliffe, Manchester, M26 2BN
Proposal: Prior approval for proposed single storey rear extension

Application No.: 66305 **App. Type:** FUL 05/02/2021 Approve with Conditions
Location: 14 Withins Lane, Radcliffe, Manchester, M26 2RU
Proposal: Replacement single storey rear extension and new dormer at rear

Ward: Radcliffe - North

Application No.: 65679 **App. Type:** FUL 14/12/2020 Approve with Conditions
Location: 2 Aldford Grove, Radcliffe, Bolton, BL2 6RY
Proposal: Single storey extension at front, two storey extension at side and single storey extension at side/rear

Application No.: 66006 **App. Type:** FUL 08/12/2020 Approve with Conditions
Location: 24 Plymouth Grove, Radcliffe, Manchester, M26 3WU
Proposal: Single storey extension at side / rear

Application No.: 66126 **App. Type:** FUL 27/01/2021 Approve with Conditions
Location: Taylors Barn, Taylors Lane, Radcliffe, Bolton, BL2 6QS
Proposal: First floor side extension

Application No.: 66129 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR
Proposal: First floor extension at side with additional window

Application No.: 66138 **App. Type:** FUL 22/12/2020 Approve with Conditions
Location: 41 Red Bank Road, Radcliffe, Manchester, M26 4PW
Proposal: Two/single storey extension at rear and formation of new vehicular access/parking area at front

Application No.: 66142 **App. Type:** FUL 21/01/2021 Approve with Conditions
Location: Knowsley House, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT
Proposal: Change of use from nursing home to private dwelling including alterations and garage extension

Application No.: 66185 **App. Type:** FUL 29/01/2021 Approve with Conditions
Location: 33 Burghley Drive, Radcliffe, Manchester, M26 3XY
Proposal: First floor side extension and extension to existing porch.

Application No.: 66228 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 58 Kilburn Road, Radcliffe, Manchester, M26 3NA
Proposal: Single storey front extension

Application No.: 66236 **App. Type:** FUL 18/01/2021 Approve with Conditions
Location: 29 Strangford Street, Radcliffe, Manchester, M26 3TN
Proposal: Dormer extension at rear; Increase in size of front dormer extension

Ward: Radcliffe - West

Application No.: 65775 **App. Type:** FUL 10/12/2020 Approve with Conditions
Location: Land at Mount Sion Road, Radcliffe, Manchester, M26 3SJ
Proposal: Erection of multi purpose agricultural building

Application No.: 65975 **App. Type:** LDCP 07/12/2020 Lawful Development
Location: 17 Turf Street, Radcliffe, Manchester, M26 3SZ
Proposal: Lawful development certificate for proposed change of use from a residential dwelling (Class C3a) to a house in multiple occupation for up to 6 unrelated individual (Class C4) with installation of a new first floor window to side elevation

Application No.: 66096 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 11 Mulberry Close, Radcliffe, Manchester, M26 3AR
Proposal: Garage conversion to habitable room and replacement of garage door with window

Application No.: 66163 **App. Type:** GPDE 08/12/2020 Prior Approval Not Required - Extension
Location: 19 Gatefield Close, Radcliffe, Manchester, M26 3UY
Proposal: Prior approval for proposed single storey rear extension

Application No.: 66230 **App. Type:** FUL 19/01/2021 Approve with Conditions
Location: St Johns C Of E School, Johnson Street, Radcliffe, Manchester, M26 1AW
Proposal: Replacement of existing boundary fencing with proposed 2.4m boundary fencing, replacement of vehicle access gates and creation new pedestrian access

Application No.: 66250 **App. Type:** FUL 28/01/2021 Approve with Conditions
Location: 2 Great Stone Close, Radcliffe, Manchester, M26 3XG
Proposal: Single storey rear extension

Application No.: 66256 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 51 Hutchinson Way, Radcliffe, Manchester, M26 3AB
Proposal: Two storey side extension and single storey extension at side/rear with first floor roof terrace

Application No.: 66266 **App. Type:** LDCP 25/01/2021 Lawful Development
Location: 42 Byron Avenue, Radcliffe, Manchester, M26 3GU
Proposal: Lawful development certificate for proposed rear dormer

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 65787 **App. Type:** FUL 08/12/2020 Approve with Conditions
Location: 66 Cotswold Crescent, Bury, BL8 1QP
Proposal: Two storey side extension

Application No.: 65963 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: Lake Hill, Walshaw Road, Bury, BL8 1PT
Proposal: Conversion of existing dwelling and associated garages/outbuildings to 6 no. apartments, 2 no. semi-detached houses and 1 no. bungalow

Application No.: 66075 **App. Type:** LDCP 08/12/2020 Lawful Development
Location: The Coach House, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ
Proposal: Certificate of lawfulness for proposed single storey side extension to replace existing conservatory

Application No.: 66088 **App. Type:** FUL 08/12/2020 Approve with Conditions
Location: 116 Moorside Road, Tottington, Bury, BL8 3HR
Proposal: Single storey extension at side & raising of existing garage roof to same height of proposed extension

Application No.: 66103 **App. Type:** FUL 10/12/2020 Approve with Conditions
Location: 8 Woodstock Drive, Tottington, Bury, BL8 4BW
Proposal: Single storey extension at side/rear, front porch and external alterations

Application No.: 66104 **App. Type:** FUL 10/12/2020 Approve with Conditions
Location: 3 Rhine Close, Tottington, Bury, BL8 3NP
Proposal: Single storey rear extension

Application No.: 66144 **App. Type:** GPDE 08/12/2020 Prior Approval Not Required - Extension
Location: 38 Moorside Road, Tottington, Bury, BL8 3HW
Proposal: Prior approval for proposed single storey rear extension

Application No.: 66152 **App. Type:** FUL 21/01/2021 Approve with Conditions
Location: 61 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PN
Proposal: Change of use of land to rear (55m2) to extension of existing garden; Two/single storey extension at side/rear

Application No.: 66207 **App. Type:** FUL 12/01/2021 Approve with Conditions
Location: 23 Thornfield Road, Tottington, Bury, BL8 4BX
Proposal: Two storey extension at side/rear with front dormer and single storey rear extension, front porch and pitched roof to existing front dormer; Widening of existing driveway and render to external elevations

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 65133 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: Former Redisher Works, Holcombe Old Road, Ramsbottom, Bury, BL8 4NQ
Proposal: Erection of 14 no. dwellings (plots 10-23)

Application No.: 65859 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: 3 Hollins Lane, Shuttleworth, Ramsbottom, Bury, BL0 0EQ
Proposal: Construction of equestrian menage

Application No.: 65981 **App. Type:** FUL 08/12/2020 Approve with Conditions
Location: 129 Manchester Road, Ramsbottom, Bury, BL9 5NL
Proposal: Single storey extension at front/side

Application No.: 66011 **App. Type:** FUL 21/12/2020 Approve with Conditions
Location: Land adjacent to St Paul's Church, Bridge Street, Ramsbottom, Bury, BL0 9AD
Proposal: Proposed new war memorial including rebuild/repair of the boundary stone walls and landscaping work

Application No.: 66012 **App. Type:** LBC 21/12/2020 Approve with Conditions
Location: Land adjacent to St Paul's Church, Bridge Street, Ramsbottom, Bury, BL0 9AD
Proposal: Listed Building Consent - Proposed new war memorial including rebuild/repair of the boundary stone walls and landscaping work

Application No.: 66016 **App. Type:** FUL 05/02/2021 Approve with Conditions
Location: Bast House Farm, Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Demolition of existing detached barn and erection of 1 no. dwelling

Application No.: 66055 **App. Type:** FUL 18/01/2021 Approve with Conditions
Location: Lower Dickfield, Kibboth Crew, Ramsbottom, BL0 9DR
Proposal: Single storey side extension; Part subterranean outbuilding

Application No.:	66076	App. Type:	FUL	07/12/2020	Approve with Conditions
Location:	16 Paradise Street, Ramsbottom, Bury, BL0 9BS				
Proposal:	Demolition of existing commercial building and the erection of 2no. 3 bed dwellings and 1no. 1 bed apartment with associated bin and cycle storage				
Application No.:	66085	App. Type:	FUL	11/12/2020	Refused
Location:	Higher Ash, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD				
Proposal:	Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping				
Application No.:	66087	App. Type:	FUL	21/12/2020	Approve with Conditions
Location:	7 Marlborough Close, Ramsbottom, Bury, BL0 9YU				
Proposal:	Front porch; single storey extensions at front and rear; two storey side extension and first floor extension at side over existing garage				
Application No.:	66093	App. Type:	FUL	07/01/2021	Approve with Conditions
Location:	60 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE				
Proposal:	Outbuilding at side and front of property for home office use				
Application No.:	66105	App. Type:	LDCP	16/12/2020	Lawful Development
Location:	52 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD				
Proposal:	Certificate of lawfulness for proposed works including the demolition of an existing conservatory with the erection of a new orangery. The new build will be within the same footprint with minor internal alterations to the dwellinghouse				
Application No.:	66132	App. Type:	TEL	18/12/2020	Prior Approval Required and Granted
Location:	Land adjacent allotments, between Fern Street, Kenyon Street & Peel Brow, Ramsbottom, Bury BL0 0AL				
Proposal:	Prior approval for NTQ proposed telecommunications installation - Proposed 20m High Valmont Slimline Climable Monopole on 5.2 x 5.2 x 1.4m deep concrete base with 6No. Antenna Apertures at 0°/120°/240° and 4No. proposed 600? Dishes. RRU's, MHA's, active routers and BOB's to be fixed to headframe below Antennas and associated ancillary works				
Application No.:	66145	App. Type:	FUL	08/12/2020	Approve with Conditions
Location:	60 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD				
Proposal:	Demolition of existing conservatory and erection of single single storey side extension and front porch extension				
Application No.:	66155	App. Type:	FUL	04/02/2021	Approve with Conditions
Location:	Bridgehall, Hawkshaw Lane, Ramsbottom, Bury, BL8 4LD				
Proposal:	Single storey extension at side				
Application No.:	66180	App. Type:	FUL	28/01/2021	Approve with Conditions
Location:	80 Bury New Road, Ramsbottom, Bury, BL0 0BY				
Proposal:	Two/single storey side extension and single storey rear extension. Extension to raised terrace at rear				
Application No.:	66196	App. Type:	FUL	15/01/2021	Approve with Conditions
Location:	Rake House, 280 Dundee Lane, Ramsbottom, Bury, BL0 9HF				
Proposal:	Extension to existing external rear balcony to form new balcony to the side elevation including new handrail to match existing				

Application No.:	66216	App. Type:	FUL	28/01/2021	Approve with Conditions
Location:	15 Maple Grove, Ramsbottom, Bury, BL0 0AN				
Proposal:	Raise roof ridge height and loft conversion of existing bungalow to form two storey dwelling; Single storey front extension with raised decking and single storey extension at rear; Erection of detached garage at rear				
Application No.:	66222	App. Type:	FUL	19/01/2021	Approve with Conditions
Location:	23 Windermere Drive, Ramsbottom, Bury, BL0 9YB				
Proposal:	Raised decking and canopy at rear				
Application No.:	66255	App. Type:	FUL	25/01/2021	Approve with Conditions
Location:	64 Woodhey Road, Ramsbottom, Bury, BL0 9RB				
Proposal:	Replacement of existing conservatory with single storey rear extension and external seating area; New Render and Brickwork to external elevations				
Application No.:	66313	App. Type:	ADV	04/02/2021	Refused
Location:	62 Bridge Street, Ramsbottom, Bury, BL0 9AG				
Proposal:	1no. non-illuminated fascia sign				
Application No.:	66331	App. Type:	GPDE	27/01/2021	Prior Approval Not Required - Extension
Location:	8 Ada Street, Ramsbottom, Bury, BL0 9PH				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: **Whitefield + Unsworth - Besses**

Application No.:	66048	App. Type:	FUL	21/12/2020	Approve with Conditions
Location:	7 Tamar Close, Whitefield, Manchester, M45 8SJ				
Proposal:	First floor side extension and two storey rear extension including new roof and raising height of ridge of roof				
Application No.:	66091	App. Type:	FUL	22/12/2020	Approve with Conditions
Location:	399 Parr Lane, Bury, BL9 8NA				
Proposal:	Two storey side and single storey rear extension				
Application No.:	66094	App. Type:	FUL	08/12/2020	Approve with Conditions
Location:	Unit 12, Park Seventeen, Whitefield				
Proposal:	Installation of over-clad roof system.				
Application No.:	66121	App. Type:	FUL	16/12/2020	Approve with Conditions
Location:	52 Ridge Crescent, Whitefield, Manchester, M45 8FN				
Proposal:	Single storey extension at side/rear				
Application No.:	66153	App. Type:	FUL	16/12/2020	Approve with Conditions
Location:	21 Thatch Leach Lane, Whitefield, Manchester, M45 6EN				
Proposal:	Two storey side extension with single storey rear infill extension				

Application No.: 66178 **App. Type:** FUL 15/01/2021 Approve with Conditions
Location: 23 Parkside Mews, Whitefield, Manchester, M45 8QD
Proposal: First floor front extension and replacement of garage door with window

Application No.: 66241 **App. Type:** LDCP 19/01/2021 Lawful Development
Location: 51 Thatch Leach Lane, Whitefield, Manchester, M45 6EN
Proposal: Lawful development certificate for proposed single storey rear extension & upgrade current front porch.

Application No.: 66258 **App. Type:** FUL 27/01/2021 Approve with Conditions
Location: 26 Oak Bank Close, Whitefield, Manchester, M45 8FP
Proposal: Single storey extension at front/side

Application No.: 66263 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 4 Albert Drive, Whitefield, Manchester, M45 8AG
Proposal: Single storey rear extension

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

Application No.: 65921 **App. Type:** FUL 14/12/2020 Approve with Conditions
Location: 4 Grasmere Avenue, Whitefield, Manchester, M45 7GN
Proposal: Single storey extension at rear with decking area and conversion of garage to utility room

Application No.: 65927 **App. Type:** FUL 11/01/2021 Approve with Conditions
Location: 54 Higher Lane, Whitefield, Manchester, M45 7WE
Proposal: Increase in size of existing dormer at rear to include juliette balcony and installation of conservation velux window in roof at front

Application No.: 66112 **App. Type:** FUL 22/01/2021 Approve with Conditions
Location: 22 Hawkstone Avenue, Whitefield, Manchester, M45 7PG
Proposal: Roof extension to existing bungalow to form two storey dwelling with single storey extension at side; Widening of driveway and remodelling of external elevations

Application No.: 66118 **App. Type:** FUL 15/12/2020 Approve with Conditions
Location: 36 Hillside Avenue, Whitefield, Manchester, M45 7SH
Proposal: Two storey extension at side

Application No.: 66124 **App. Type:** FUL 04/01/2021 Approve with Conditions
Location: Hurst Farm, Copper Lane, Whitefield, Manchester, M45 7TQ
Proposal: Single storey rear extension

Application No.: 66125 **App. Type:** FUL 16/12/2020 Refused
Location: 43 Wingate Drive, Whitefield, Manchester, M45 7GX
Proposal: Single storey extension at side/rear

Application No.: 66137 **App. Type:** FUL 16/12/2020 Approve with Conditions
Location: 7 Lower Croft, Whitefield, Manchester, M45 7NS
Proposal: First floor extension at side over existing garage

Application No.: 66154 **App. Type:** FUL 22/12/2020 Approve with Conditions
Location: 6 Goats Gate Terrace, Cromwell Road, Radcliffe, Manchester, M45 7RS
Proposal: Removal of existing extension/garage and erection of single storey porch extension at side, two storey extension at side/rear with juliet balcony and single storey extension at rear

Application No.: 66160 **App. Type:** FUL 22/12/2020 Refused
Location: 3 Pine Avenue, Whitefield, Manchester, M45 7EQ
Proposal: Erection of 2.5 metre high boundary wall with sliding gate at front/sides and tiled surface to driveway at front; Render to external elevations

Application No.: 66181 **App. Type:** FUL 11/01/2021 Approve with Conditions
Location: 9 Marle Croft, Whitefield, Manchester, M45 7NB
Proposal: First floor extension at front, single storey extension at rear and render to external elevations

Application No.: 66205 **App. Type:** LDCP 12/01/2021 Lawful Development
Location: 36 Redcot Court, Whitefield, Manchester, M25 7JY
Proposal: Lawful development certificate for proposed single storey rear extension and demolition of existing conservatory

Application No.: 66233 **App. Type:** FUL 28/01/2021 Approve with Conditions
Location: 13 Ashbourne Grove, Radcliffe, Manchester, M45 7NL
Proposal: Extension to garage at front with raising of existing roof over existing dining area and new side entrance canopy; Two storey rear extension with linked rear canopy including a raised terrace area to create a level threshold with the ground floor

Application No.: 66264 **App. Type:** FUL 25/01/2021 Approve with Conditions
Location: 82 Ringley Road, Whitefield, Manchester, M45 7LN
Proposal: Demolition of existing detached garage and erection of two storey extension at side, two storey extension at rear with juliet balcony, single storey extensions/conservatory at rear and render to part external elevations

Application No.: 66314 **App. Type:** FUL 27/01/2021 Approve with Conditions
Location: 31 Sergeants Lane, Whitefield, Manchester, M45 7TR
Proposal: Single storey front extension

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 66007 **App. Type:** GPDE 16/12/2020 Prior Approval Not Required - Extension
Location: 27 Ripon Avenue, Whitefield, Manchester, M45 8PJ
Proposal: Prior approval for proposed single storey rear extension

Application No.:	66029	App. Type:	FUL	10/12/2020	Approve with Conditions
Location:	8 Hopwood Close, Bury, BL9 8HD				
Proposal:	Single storey extension at side/rear				

Application No.:	66056	App. Type:	FUL	10/12/2020	Approve with Conditions
Location:	49 Church Meadow, Bury, BL9 8JF				
Proposal:	Two storey extension at rear & first floor extension at side				

Application No.:	66083	App. Type:	FUL	10/12/2020	Approve with Conditions
Location:	8 Leeds Close, Bury, BL9 8LD				
Proposal:	Front porch and two storey extension at side				

Application No.:	66259	App. Type:	FUL	02/02/2021	Approve with Conditions
Location:	19 Ajax Drive, Bury, BL9 8EE				
Proposal:	Single storey extension at side, porch at front and Juliette balcony at rear				

Total Number of Applications Decided:	187
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REPORT FOR NOTING

Agenda Item 6

Bury
COUNCIL

**Agenda
Item**

6

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 February 2021
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

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**Planning Appeals Lodged
between 07/12/2020 and 07/02/2021**



Application No.: 65867/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Asghar

Location 159 Radcliffe Road, Bury, BL9 9LN

Appeal lodged: 11/01/2021

Appeal Type: Written Representations

Proposal Two storey side extension; Two storey rear extension; Front porch extension

Application No.: 66085/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr & Mrs Packun

Location Higher Ash, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD

Appeal lodged: 25/01/2021

Appeal Type:

Proposal Change of use of barn to form dwelling including single storey, two storey and roof extensions; External alterations include hardstanding area, new pond and landscaping

Total Number of Appeals Lodged: 2

The Ombudsman's final decision

Summary: Ms B complains that the Council has issued a neighbouring business with a commercial bin and has failed to take action to stop the resulting nuisance and antisocial behaviour. We find no fault on the Council's part.

The complaint

1. Ms B complains that the Council has issued a neighbouring business with a commercial bin and has failed to take action to stop the resulting nuisance and antisocial behaviour.

What I have investigated

2. I have investigated the Council's actions since Ms B's neighbours were issued with a commercial bin in June 2019.

The Ombudsman's role and powers

3. We investigate complaints of injustice caused by 'maladministration' and 'service failure'. I have used the word 'fault' to refer to these. We cannot question whether a council's decision is right or wrong simply because the complainant disagrees with it. We must consider whether there was fault in the way the decision was reached. (*Local Government Act 1974, section 34(3), as amended*)
4. We cannot investigate late complaints unless we decide there are good reasons. Late complaints are when someone takes more than 12 months to complain to us about something a council has done. (*Local Government Act 1974, sections 26B and 34D, as amended*)
5. If we are satisfied with a council's actions or proposed actions, we can complete our investigation and issue a decision statement. (*Local Government Act 1974, section 30(1B) and 34H(i), as amended*)

How I considered this complaint

6. I have considered all the information provided by Ms B, made enquiries of the Council and considered its comments and the documents it provided.
7. Ms B and the Council had an opportunity to comment on my draft decision. I considered any comments received before making a final decision.

What I found

Key facts

8. In 2017 the Council granted Ms B's neighbours, Mr and Mrs X, planning permission for a change of use of a dwelling attached to their sandwich shop to use as another shop unit. A condition was attached to the grant of planning permission requiring refuse storage arrangements within the rear yard to be made available for use and to remain available at all times.
9. There was a dispute between Ms B and Mr and Mrs X about the boundary between their properties because of the planning application. Ms B began experiencing antisocial behaviour (ASB) including men banging on her windows and doors in the early hours of the morning and urinating on her property.
10. In January 2019 Ms B contacted the Council's planning department for help with this. The planning team explained these were not planning issues and forwarded her email to the ASB team who contacted her asking her to report any further problems.
11. Ms B reported further incidents and provided CCTV footage. An ASB officer interviewed Ms B in March 2019 at her home and advised her to keep a diary of incidents.
12. Ms B complained to the Council that Mr and Mrs X were in breach of the planning condition regarding bin storage. Planning enforcement officers visited and took photographs confirming that works for the bin storage provision had been completed and the bins were located in the rear yard. The service manager wrote to Ms B confirming the condition was being complied with.
13. In June 2019 the ASB team wrote to Ms B stating they were closing the case because they had heard nothing further from her but would re-open it if she reported any further incidents.
14. The Council's waste management team issued Mr and Mrs X a commercial bin following concerns raised by environmental health officers about the number of bins at the premises. They placed the bin on the pavement next to Ms B's property. Ms B complained to the planning department that Mr and Mrs X were in breach of the planning condition by not keeping the bin on their own land. She said it was unsightly, smelly and unsafe because numerous men were using the 'privacy' of the bin to urinate on her property.
15. The planning department explained the planning condition had been complied with because the bin storage arrangements were in place. It explained it could not require Mr and Mrs X to store the bins in the specified area. It said bins on the public highway were an issue for the highways department and it had forwarded Ms B's email to them.
16. In July 2019 Ms B complained about the Council's handling of the matter. The Head of Engineering responded at stage 1 of the Council's complaints procedure setting out the Council's position with regard to planning, waste management and highways.
17. The officer explained that, from a planning perspective, officers had investigated and were satisfied there was no breach of planning permission because the condition required provision for bins to be made, which it had been. So, the condition had been complied with and the planning department could not insist on the bins being used.

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18. In relation to waste management, the officer explained that the commercial waste officer was satisfied the commercial bin was not causing an obstruction and that all the waste was fully contained in it with the lid on.
 19. The officer explained that the role of the highways authority was confined to deciding whether it was expedient to use enforcement powers against bins placed on the highway. In doing so it had to consider three factors: expediency, safety and public crime and disorder. The site had been inspected by an officer from engineering services who was satisfied the bin could not be considered an obstruction due to the width of the footway. However the Council accepted that the position of the bin close to Ms B's property was facilitating misuse, crime and disorder so it had instructed Mr and Mrs X to ensure it was positioned away from Ms B's property.
 20. In October 2019 Ms B contacted her local councillor. The Council treated this as a stage 2 complaint and responded repeating the information set out in the stage 1 response. It said the highways department would write to Mr and Mrs X requiring them to maintain consistent positioning of the bin away from Ms B's property. It said that, as there had been no recent reports of harassment, the ASB team had closed the complaint but was happy to work with the highways department and the police to try to assist. The Council asked Ms B to confirm whether the bin was still being located outside her property so officers could decide from a highways perspective whether there was reason to insist it was not located on the highway.
 21. Ms B responded saying she remained unhappy with the action taken by the Council. She said that the bins were still being kept next to her property and not in the approved position away from it.
 22. On 28 November 2019 officers visited the site and spoke to the manager of the sandwich shop who agreed to store the bins in the approved position.
 23. On 2 December 2019 Ms B contacted the Council stating that the bins had been returned to their position next to her property resulting in further ASB outside her home.
 24. On 3 December 2019 an ASB officer responded stating that the team had been in discussions with other Council departments about what action to take. He said, "I have reviewed the footage sent through and I sympathise with you completely as this is not something that anyone should have to endure outside their home". But he explained that taking action was not simple. He said the first course of action was to relocate the bin further away from Ms B's property which had been done. But, to tackle the issue under ASB legislation, the team would need to prove this was a persistent nuisance by the same individuals. Although the CCTV footage provided evidence of nuisance, the individuals involved were different each time and appeared to be passers-by rather than persistent offenders. So, it was difficult for the team to take any action. The officer suggested Ms B continue to provide evidence and, if there were any persistent offenders, the team may be able to assist.
 25. Ms B responded stating that the problem was caused by the commercial bin which was still next to her property. She believed officers asked Mr and Mrs X to move the bin on 28 November 2019 but, two days later, it was back next to her home and she was still suffering ASB as a result. The ASB team responded explaining they had no jurisdiction over the bins but said that the relevant department would respond shortly.

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26. On 20 December 2019 Ms B sent an email saying she believed an officer may have visited the shop that morning to get the bin moved to the approved location but within an hour it was moved back outside her property.
27. A highways officer visited the site on 6 January 2020. He spoke to Mr and Mrs X and moved the bins to the approved location. He visited again on 17 January and found the bins in the correct location. He visited again on 22 January. Both shop owners said they had had to move the bins back to the agreed location daily as they kept being moved. They said they had also spoken to the waste management crew to confirm they were aware the bins must be placed in the agreed position.
28. The commercial waste officer confirmed to other officers that the waste management crew had been instructed where to put the bin when emptied and always made sure it was replaced neatly after collection. He had no concerns because he was satisfied the bin was not causing an obstruction to the footway and all the waste was fully contained in it and the lid closed.
29. The highways officer visited the site again on 26 February and found the bins in the correct location.

Analysis

30. I have considered the Council's handling of this matter in relation to planning, ASB, waste management and highways.

Planning

31. Ms B says the use of the commercial bin does not comply with the planning permission granted by the Council.
32. Planning enforcement officers visited the site and were satisfied the planning condition regarding storage of refuse had been complied with. The condition required facilities to be available within the rear yard of the premises for storage of bins. Officers were satisfied that works had been completed and that this area was available. So, there was no breach of planning permission.
33. There are no grounds to criticise this decision. The local planning authority cannot force the owners of the property to use the storage area but can only ensure that the provision is made.

Highways

34. There is no statutory requirement to keep refuse bins off the highway. Highways officers can only take action if the bin "wilfully obstructs the free passage along the highway" under the Highways Act 1980.
35. The highways department has explained that usual footway widths are in the region of 1.8 metres to 2 metres. In this location the footway is around 4 metres wide. So, officers were satisfied the commercial bin can be placed on the footway without causing an obstruction.
36. Highways officers spoke to Mr and Mrs X and asked them to keep the bin in a position away from Ms B's property. Officers have visited the site on several occasions and have found the bin has been correctly positioned.
37. As highways officers are satisfied there is no obstruction to the footway and that the bin is not causing crime and disorder if located in the approved position, there are no grounds to criticise their decision not to take further action.

Waste management

38. I find no grounds to criticise the waste management team for issuing a commercial bin to Mr and Mrs X because this was recommended by environmental health officers.
39. Waste management officers visited the site and were satisfied the bin was in the approved position and that all the rubbish was contained in it and the lid shut. They could not take action regarding the bin overflowing unless they witnessed this happening on a regular basis.

ASB

40. The ASB team reviewed the CCTV footage and diary sheets Ms B submitted. They properly explained that Mr and Mrs X could not be held responsible for the actions of members of the public. Officers also explained they would not be able to take action unless there was sufficient evidence that the behaviour was being repeated by the same individuals. In the absence of such evidence, no action could be taken because the perpetrators were unknown and did not appear to be repeat offenders. Officers have confirmed they will re-open the case if Ms B is able to provide further evidence.

Conclusion

41. I am satisfied the Council has properly investigated Ms B's concerns that the commercial bin was causing nuisance and antisocial behaviour. The planning, highways, waste management and ASB teams have worked together to try to resolve the situation. I do not consider the Council could do any more without further evidence as explained by the ASB team.
42. Ms B says the Council should remove the commercial bin and require Mr and Mrs X to use smaller bins which are easily movable from their storage yard or insist they make alterations to their property so the commercial bin can be stored in the yard.
43. There is no requirement for the Council to do this. It is satisfied there has been no breach of planning permission so there are no grounds to take enforcement action. It is also satisfied the bin is not creating an obstruction to the highway so there are no grounds to require it to be removed.

Final decision

44. I have completed my investigation on the basis I am satisfied with the Council's actions.

Parts of the complaint that I did not investigate

45. I have not investigated the grant of planning permission because this took place too long ago. The Ombudsman will normally only investigate matters which took place within 12 months from the date the person affected complained to us.

Investigator's decision on behalf of the Ombudsman

REPORT FOR INFORMATION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16th February 2021
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 20 th December 2018 to 20 th December 2019 and 20 th December 2019 to 20 th December 2020
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 April 2018 and 30th June 2018 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 20/12/18 to 20/12/19
Number of Complaints received	402
% where initial site visit within 10 working days	90.16% (average time to visit 3 working days)
Number of complaints resulting in a breach of Planning Control	288
Number of Enforcement Notices served	18
Number of Stop Notices served	0
Number of Breach of Condition Notices served	8
Number of Section 215 Untidy land/building Notices served	2
Number of Temporary Stop Notices served	1
Number of Planning Contravention Notices served	0
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	1
Total Number of Notices/Actions	30

Table 2

	Period 20/12/19 to 20/12/20
Number of Complaints received	435
% where initial site visit within 10 working days	84.56% (average time to visit 5 working days)
Number of complaints resulting in a breach of Planning Control	257
Number of Enforcement Notices served	5
Number of Stop Notices served	0
Number of Breach of Condition Notices served	23
Number of Section 215 Untidy land/building Notices served	3
Number of Temporary Stop Notices served	1
Number of Planning Contravention Notices served	0
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	32

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 20th December 2018 to the 20th December 2019.

During this period, we received 402 complaints that required a formal investigation, this number is on a par with previous years. Out of the 402 complaints 288 resulted in breaches of planning control following investigation, again this is above average. The number of complaints where an initial site visit was carried out within 10 working days remains high at 90.16%, with the average number of working days taken to make an initial site visit being 3.

Table 2 identifies the information taken for the period 20th of December 2019 to the 20th of December 2020.

During this timeframe, we received 435 complaints of which 257 were investigated as breaches of planning. (At the height of the first lockdown, 25 complaints were made regarding 'noise' via the community hub but were not logged as they were not planning matters and not registered in the above figures –the complainants advised via telephone). Although the number of complaints for this period is slightly higher than the previous year, there are a number of anomalies which can explain this.

Due to the Covid situation, there have been more people at home and we received a number of complaints regarding, working from home (or operating a business from home and other neighbour 'disputes').

Although the department has tried to work normally, through the lockdowns, our reaction times have slowed slightly, due to changes in working practices that have had to be adopted. Compared with the previous year, our ability to visit site (or receive photographic evidence from homeowners etc) has dropped to 84.56% and visits have taken around 5 days on average compared to the 3 day period of previous years. As we come out of lockdown, I am confident that the previous 3 day reaction time can be achieved once lockdowns and other restraints are removed.

Although formal action has remained constant, when compared to the previous year, this may prove slightly low and might alter through this coming year, once building works reach 'normal' levels

The department has taken a low key approach in a number of instances. For example – it would be difficult to enforce against an 'untidy land' situation when the tips were closed or there being a shortage of labour. Similarly, complaints that we received against businesses have been difficult to follow up, as the businesses have been closed and it would appear that some might not reopen.

Things have improved, but a number of cases that have been logged have been left open and will be followed up during the course of 2021.

The complaints we receive can be largely categorized as follows (over the past two years);

Untidy land – around 30 per year

Outbuildings – around 110 per year

Breach of Conditions – around 60 per year

Fences/Decking – around 40 per year

Not built in Accordance with approved Plans – around 60 per year

Trees – around 20 per year.

Business – around 40 per year

Change of Use – around 40 per year

3.1 FORMAL NOTICES SERVED/ACTIONS TAKEN

The number of formal notices issued has remained similar to the previous year, however there were more Breach of Condition Notices than the previous year – perhaps due to building sites starting up quickly after lockdown and not forwarding the appropriate information to the Planning Department. (Again, due to Covid, a number of firms have had personnel issues, such as Architects/agents/administrators furloughed and taken time to 'recover')

Enforcement Appeal Decisions

There have been no Enforcement Appeal Decisions within the past two years.

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

4.0 CONCLUSION

A total of 32 formal notices were served over the past year but the vast majority of cases were resolved without recourse to formal action.

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 01/07/2020 and the 31/12/2020

Enforcement Complaints received between 01/07/2020 and 31/12/2020

20 /0217	DMO	1 Beech Street, Bury, BL9 7DE
17/07/2020		Untidy land and property
20 /0276	PK	1 Derwent Avenue, Whitefield, Manchester, M45 8GJ
20/08/2020		Erection of outbuilding in rear garden
20 /0316	DMO	1 Fletcher Street, Bury, BL9 7AT
16/09/2020		Untidy land

20 /0400	PK	1 Ladythorn Avenue, Prestwich, Manchester, M25 9RW
15/12/2020		Erection of decking in side garden
20 /0365	DMO	10 Fletcher Fold Road, Bury, BL9 9RX
09/11/2020		Erection of conservatory
20 /0346	DMO	10 Green Hill, Prestwich, Manchester, M25 1BW
26/10/2020		Erection of kennel type structure in rear garden
20 /0318	PK	10 The Starkies, Bury, BL9 9QR
17/09/2020		Erection of outbuilding
20 /0401	PK	106 Cranbrook Street, Radcliffe, Manchester, M26 2XP
15/12/2020		Running scrap metal business from home
20 /0290	DMO	107 Gigg Lane, Bury, BL9 9JB
01/09/2020		Not being built in accordance with approved plans of planning permission 65494
20 /0225	PK	108 Radcliffe New Road, Radcliffe, Manchester, M45 7WQ
27/07/2020		Dividing wall has been removed and building works taking place
20 /0271	PK	11 Breeze Mount, Prestwich, Manchester, M25 0AH
14/08/2020		Erection of fencing
20 /0369	PK	11 Cleadon Drive South, Bury, BL8 1EJ
16/11/2020		Raising of rear garden
20 /0338	DMO	11 St Marys Road, Prestwich, Manchester, M25 1AQ
09/10/2020		Advertisement banner for building company in front garden
20 /0272	DMO	12 Freestone Close, Bury, BL8 1US
18/08/2020		Erection of fencing
/0260	DMO	12 George Street, Prestwich, Manchester, M25 9WS
11/08/2020		Loft conversion
20 /0237	PK	12 Leander Close, Radcliffe, Manchester, M26 4LG
30/07/2020		Erection of fencing in rear garden
20 /0300	PK	123-125 Blackburn Street, Radcliffe, Manchester, M26 3WQ
07/09/2020		Installation of 3 no. external extraction flues

20 /0282	DMO	124 Hollins Lane, Bury, BL9 8AW
25/08/2020		Erection of fencing to side
20 /0274	DMO	13 Silverdale Avenue, Prestwich, Manchester, M25 0FD
19/08/2020		Not being built in accordance with approved plans of planning permission 64487
20 /0213	PK	14 Beverley Close, Whitefield, Manchester, M45 8BB
13/07/2020		Running car/bike/boat repair business from home
20 /0273	DMO	14 Freestone Close, Bury, BL8 1US
18/08/2020		Erection of fencing
20 /0238	PK	14 Leander Close, Radcliffe, Manchester, M26 4LG
30/07/2020		Erection of fencing in rear garden
20 /0323	DMO	14 Melton Drive, Bury, BL9 8BE
21/09/2020		Single storey rear extension with roof attaching to existing side extension
20 /0328	PK	14 Pear Avenue, Bury, BL9 7NB
28/09/2020		Erection of outbuilding
20 /0229	PK	15 Exeter Avenue, Radcliffe, Manchester, M26 3WR
28/07/2020		Change of use of land to residential garden
20 /0337	PK	151 Ferngrove, Bury, BL9 6JN
09/10/2020		Running car repair business from home
20 /0349	DMO	16 Arlington Avenue, Prestwich, Manchester, M25 9NF
28/10/2020		Extension to rear and alterations to roof of property
20 /0345	DMO	16 Breeze Mount, Prestwich, Manchester, M25 0AH
21/10/2020		Not being built in accordance with the approved plans of planning permission 64974
20 /0230	PK	16 Camberley Close, Tottington, Bury, BL8 3EA
28/07/2020		Running car repairs/sales/valeting business from property
/0291	DMO	17 Mount Pleasant, Prestwich, Manchester, M25 2SD
01/09/2020		Rear dormer loft conversion
20 /0201	DMO	17 Pilkington Avenue, Radcliffe, Manchester, M26 4LS
02/07/2020		Erection of outbuilding

20 /0221	DMO	173 Rochdale Road, Bury, BL9 7BB
23/07/2020		Removal of shop front - excessive demolition works.
20 /0222	DMO	176 Manchester Road, Bury, BL9 9BD
23/07/2020		Replacement windows and additional flat
20 /0305	PK	18 Blackrod Drive, Bury, BL8 2TQ
09/09/2020		Erection of marquee in rear garden
20 /0334	PK	18 Wavell Drive, Bury, BL9 8PG
06/10/2020		Erection of fencing
20 /0329	DMO	2 Holden Avenue, Bury, BL9 7TJ
29/09/2020		Running window fitting business from home
20 /0383	DMO	2 Pleasington Drive, Bury, BL8 2ET
26/11/2020		Running business from home - Skip in drive
20 /0269	PK	
13/08/2020		20 Warth Fold Road, Radcliffe, Manchester, M26 2XL
		Not built in accordance with approved plans of prior approval permission 59118 (boundary fence has been moved and encroaches onto neighbouring properties)
20 /0371	DMO	20A Parr Fold, Bury, BL9 8JB
17/11/2020		Erection of car port
20 /0366	PK	210 Bury New Road, Whitefield, Manchester, M45 6GG
11/11/2020		Change of use of property from business (B1) to vaccination clinic and advertisements
20 /0200	DMO	212 Rochdale Road, Pimhole, Bury, BL9 7HP
02/07/2020		Running car repairs business from home
20 /0389	DMO	22 Cockey Moor Road, Radcliffe, Bury, BL8 2HB
03/12/2020		Breach of start by date of planning permission 58590
20 /0380	PK	223 Walmersley Road, Bury, BL9 5DJ
25/11/2020		House being converted into house of multiple occupation (HMO)
20 /0231	PK	23 Countess Lane, Radcliffe, Manchester, M26 3WF
29/07/2020		Erection of fencing

/0263	PK	23 Ferndale Avenue, Whitefield, Manchester, M45 7GP
12/08/2020		Untidy land
20 /0219	DMO	23 Hillsborough Drive, Bury, BL9 8LE
17/07/2020		Untidy land
20 /0294	DMO	23 Holborn Avenue, Radcliffe, Manchester, M26 3WB
03/09/2020		Erection of outbuilding in rear garden
20 /0306	DMO	23 Newhaven Close, Bury, BL8 1XX
09/09/2020		Not being built in accordance with approved plans of planning approval 65375 (roof higher at rear)
20 /0353	DMO	23 Sheepfoot Lane, Prestwich, M25 0BN
02/11/2020		Not being built in accordance with the approved plans of planning permission 63080
20 /0327	DMO	23 Windermere Drive, Ramsbottom, Bury, BL0 9YB
28/09/2020		Erection of decking in rear garden
20 /0207	PK	24 Allen Street, Bury, BL8 1NN
09/07/2020		Siting of 1 no. shipping container in rear garden
20 /0320	DMO	24 Gatefield Close, Radcliffe, Manchester, M26 3UY
18/09/2020		Erection of garage
20 /0212	DMO	24 Nuttall Lane, Ramsbottom, Bury, BL0 9JP
10/07/2020		Untidy property
20 /0336	PK	245 Brandlesholme Road, Bury, BL8 1DH
09/10/2020		Erection of building in side garden
20 /0392	DMO	25 Richmond Avenue, Prestwich, M25 0LZ
09/12/2020		Not built in accordance with the approved plans (65174)
20 /0283	DMO	26 Downham Crescent, Prestwich, Manchester, M25 0FH
25/08/2020		Not being built in accordance with approved plans of planning permission 63816
20 /0286	DMO	27 Lancaster Avenue, Ramsbottom, Bury, BL0 9QA
26/08/2020		Erection of structure in rear garden and dormer extension
20 /0287		
26/08/2020		270 Tottington Road, Bury, BL8 1SJ
		Work commenced prior to discharge of pre commencement condition no. 4 of planning permission 65458

20 /0296		270/272 Hollins Lane, Bury, BL9 8AY
03/09/2020		Erection of decking at rear
/0204	PK	274 Parr Lane, Bury, BL9 8LU
07/07/2020		Removal of TPO protected sycamore tree
20 /0289	DMO	28 Craigwell Road, Prestwich, Manchester, M25 0FE
27/08/2020		Extension to bird coop in rear garden and erection of bird perch
20 /0226	DMO	28 Somerset Drive, Bury, BL9 9DQ
28/07/2020		Untidy land
20 /0215	DMO	3 Parkstone Avenue, Whitefield, Manchester, M45 7GF
15/07/2020		Not being built in accordance with approved plans 58640 & 62460
20 /0247	DMO	3 Stores Street, Prestwich, Manchester, M25 1GX
31/07/2020		Change of use of property from residential to air b'n'b
20 /0326	PK	31 Hilton Crescent, Prestwich, Manchester, M25 9NQ
25/09/2020		Change of use of property into apartments
20 /0205	DMO	313 Holcombe Road, Tottington, Bury, BL8 4BB
07/07/2020		Not being built in accordance with approved plans of planning permission 65448
20 /0386	DMO	32 Raven Street, Bury, BL9 5AU
03/12/2020		Rear extension
20 /0363	PK	33 Glebelands Road, Prestwich, Manchester, M25 1NH
06/11/2020		Untidy land and property
20 /0406	DMO	33 Millett Street, Bury, BL9 0JB
18/12/2020		Rear extension
20 /0333	PK	330 Brandlesholme Road, Bury, BL8 1EX
05/10/2020		Running car sales business from home
20 /0210	DMO	
10/07/2020		342 Brandlesholme Road, Bury, BL8 1EX
		Not being built in accordance with approved plans of planning permission 62640 (Encroaching onto neighbouring boundary)
20 /0243	DMO	35 Ringley Chase, Whitefield, Manchester, M45 7UA
31/07/2020		Not being built in accordance with approved plans of planning permission 65463 (additional window added to extension)

20 /0253		365 Bury Old Road, Prestwich, Manchester, M25 1QA
06/08/2020		Erection of structure to front and side elevations
20 /0292		37 Elton Fold Chase, Bury, BL8 1PW
02/09/2020		Single storey extension
/0284	DMO	371 Bury New Road, Whitefield, Manchester, M45 7SU
25/08/2020		Rendering brick work on property and have changed windows and bricked up existing windows at front and rear and works to roof
20 /0211	DMO	38 Heywood Street, Bury, BL9 7EA
10/07/2020		Not being built in accordance with approve plans of planning permission 62993 (new door/entrance created)
20 /0227	PK	4 Brookfield, Prestwich, Manchester, M25 1EL
28/07/2020		Change of use of land into residential garden
20 /0361	DMO	4 Roseberry Close, Ramsbottom, Bury, BL0 9FQ
05/11/2020		Erection of outbuilding in rear garden
20 /0259	DMO	4 Treetops Avenue, Ramsbottom, Bury, BL0 9RJ
11/08/2020		Single storey rear extension and garage extension/conversion with new pitched roof
20 /0251	DMO	4 Willow Road, Prestwich, Manchester, M25 3DZ
06/08/2020		Not being built in accordance with approved plans of planning permission 58774
20 /0390	DMO	401 Bury New Road, Prestwich, Manchester, M25 1AA
25/11/2020		Not built in accordance with planning permission (64747)
20 /0256	PK	41 Nursery Road, Prestwich, Manchester, M25 3DU
07/08/2020		Running business selling boats from home address
20 /0261	PK	43 Scholes Lane, Prestwich, Manchester, M25 0AY
11/08/2020		Installation of door on first floor leading onto ground floor extensions roof
20 /0281	PK	44 Hillingdon Road, Whitefield, Manchester, M45 7QN
24/08/2020		Erection of fencing to front and side
20 /0279	DMO	44 Shetland Way, Radcliffe, Manchester, M26 4UH
24/08/2020		Erection of fencing to front
20 /0359	PK	440 Manchester Road, Bury, BL9 9NS
05/11/2020		Advertisement signage on side elevation of property

20 /0196	DMO	
01/07/2020		452 Rochdale Old Road, Bury, BL9 7TF
		Not being built in accordance with lawful development application 63224 and erection of boundary wall
20 /0241		47 Greenhill Road, Bury, BL8 2LJ
30/07/2020		Erection of wooden structure in rear garden
20 /0264		48 Polefield Road, Prestwich, Manchester, M25 2GN
12/08/2020		Garage conversion and building works
/0398	PK	485 Rochdale Old Road, Bury, BL9 7TB
10/12/2020		Building works
20 /0302	PK	5 Bury New Road, Prestwich, Manchester, M25 9JZ
08/09/2020		Condition no. 3,4 & 5 of planning approval 58099 have not been discharged
20 /0313	DMO	5 Hollins Brook Close, Bury, BL9 8PZ
14/09/2020		Erection of outbuilding in rear garden
20 /0278	DMO	5 Newton Drive, Tottington, Bury, BL8 4DH
24/08/2020		Erection of fencing to rear
20 /0321	DMO	5 no dwellings Hutchinson Way, Radcliffe, Manchester, M26 3SB
21/09/2020		Breach of Condition no. 4 of planning permission 64461
20 /0376	DMO	
24/11/2020		5 Oakdale Close, Whitefield, Manchester, M45 7LU
		Not built in accordance with approved plans of planning permission 65115 (gas extractor built at side)
20 /0350	DMO	5 Shelley Road, Prestwich, M25 9GH
03/11/2020		Lawful Development Certificate refused, Property remains in use as a care home.
20 /0197	PK	5 Whittingham Drive, Ramsbottom, Bury, BL0 9LZ
02/07/2020		Breach of condition no. 3 (window) of planning permission 64945
20 /0258	PK	52 Greendale Drive, Radcliffe, Manchester, M26 1UQ
11/08/2020		Erection of fencing in rear garden
20 /0308	PK	52 Greendale Drive, Radcliffe, Manchester, M26 1UQ
10/09/2020		Single storey side extension
20 /0301	DMO	54 Chesham Road, Bury, BL9 6LY
08/09/2020		Extension at rear

20 /0244	PK	55 Fernview Drive, Tottington, Bury, BL0 9XG
31/07/2020		Running dog boarding kennels business from home
20 /0198	PK	586 Manchester Road, Bury, BL9 9SU
02/07/2020		Untidy land
20 /0393		59 Kersal Road, Prestwich, Manchester, M25 8SN
09/12/2020		Conversion of property into flats
20 /0285		6 Lime Grove, Prestwich, Manchester, M25 3DX
26/08/2020		Running hair salon business from home
/0242	PK	6 Lodge Road, Radcliffe, Manchester, M26 9AL
30/07/2020		Breach of opening hours condition of planning permission 42659
20 /0367	PK	6 School Street & 99 Blackburn Street, Radcliffe, Manchester, M26 3WQ
11/11/2020		Untidy land and properties
20 /0220	DMO	6 Westholme Road, Prestwich, Manchester, M25 2RE
17/07/2020		Not being built in accordance with approved plans of planning permission 65030
20 /0315	DMO	60 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE
15/09/2020		Erection of outbuilding
20 /0368	DMO	62 Bridge Street, Ramsbottom, Bury, BL0 9AG
13/11/2020		Breach of condition of planning permission 65723
20 /0307	DMO	63 Bannerman Avenue, Prestwich, Manchester, M25 1DR
10/09/2020		Extensions to property
20 /0232	PK	63 Sheepfoot Lane, Prestwich, Manchester, M25 0DN
29/07/2020		Rear extension
20 /0384	DMO	64 Albert Street, Ramsbottom, Bury, BL0 9EL
02/12/2020		Single storey rear extension
20 /0206	DMO	64 Nuttall Avenue, Whitefield, Manchester, M45 6QA
08/07/2020		Untidy land
20 /0357	PK	65 Ainsworth Road, Radcliffe, Manchester, M26 4FA
05/11/2020		Erection of outbuilding in rear garden

20 /0378	PK	66 Church Street West, Radcliffe, Manchester, M26 2SY
25/11/2020		Untidy land
20 /0208	DMO	67 Shrewsbury Road, Prestwich, Manchester, M25 9GQ
09/07/2020		Works to TPO protected trees
20 /0343	DMO	68 Cornwall Drive, Bury, BL9 9EX
16/10/2020		Not being built in accordance with approved plans of planning permission 65348
20 /0360		68 Neston Road, Tottington, Bury, BL8 3DB
05/11/2020		Erection of outbuilding
20 /0240		7 Kent Drive, Bury, BL9 9DL
30/07/2020		Building works in rear garden
/0280	DMO	7 Parkwood Cottages, Old Hall Lane, Prestwich, Manchester, M25 2SL
24/08/2020		Erection of double gates to rear
20 /0265	PK	7 Parrenthorn Road, Prestwich, Manchester, M25 2RH
12/08/2020		Erection of outbuilding
20 /0312	DMO	7 Warwick Close, Bury, BL8 1RT
14/09/2020		Erection of outbuilding
20 /0348	DMO	72 Market Street, Tottington, Bury, BL8 3LJ
27/10/2020		Change of use of property - to off licence
20 /0250	PK	73 Rufford Drive, Whitefield, Manchester, M45 8PN
05/08/2020		Running car valeting business from home
20 /0255	PK	74 Nelson Street, Bury, BL9 9HX
07/08/2020		Property converted into flats
20 /0317	PK	764 Walmersley Road, Bury, BL9 5JX
17/09/2020		Single storey rear extension
20 /0356	PK	8 Balmoral Grange, Prestwich, Manchester, M25 0GZ
05/11/2020		Single storey rear extension
20 /0402	PK	8 Mansion Avenue, Whitefield, Manchester, M45 7SS
15/12/2020		Erection of garage and greenhouse in rear garden

20 /0319	PK	8 Parnham Close, Radcliffe, Manchester, M26 3XU
18/09/2020		Change of use of garage to retail shop
20 /0340	DMO	8 Sedgley Park Road, Prestwich, Manchester, M25 0AN
13/10/2020		New window in side elevation of garage
20 /0354	PK	8 Wellington Road, Bury, BL9 9BG
04/11/2020		Untidy property
20 /0270	DMO	85 Bolton Street, Ramsbottom, Bury, BL0 9HY
13/08/2020		Advertisement signage on front elevation
20 /0295		87 Trimmingham Drive, Bury, BL8 1EL
03/09/2020		Erection of outbuilding in rear garden
20 /0239		9 Kent Drive, Bury, BL9 9DL
30/07/2020		Building works in rear garden

/0342	PK	9 Leigh Close, Tottington, Bury, BL8 4HL
16/10/2020		Erection of outbuilding
20 /0228	PK	9 Morton Street, Radcliffe, Manchester, M26 1JY
28/07/2020		Single storey rear extension
20 /0297	DMO	
04/09/2020		9 Pembroke Drive, Bury, BL9 9LF
		Not being built in accordance with approved plans of planning permission 63019 (window in different position)
20 /0372	DMO	9 Shetland Way, Radcliffe, Manchester, M26 4UH
23/11/2020		Replaced conservatory with extension
20 /0216	PK	95 Farm Crescent, Radcliffe, Manchester, M26 4AH
16/07/2020		Erection of fencing and change of use of land to residential garden
20 /0298	DMO	95 Parrenthorn Road, Prestwich, Manchester, M25 2RH
04/09/2020		Erection of building in rear garden
20 /0277	DMO	96 Scholes Street, Bury, BL8 2RA
24/08/2020		Not being built in accordance with approved plans of planning permission 63199
20 /0373	PK	99 Blackburn Street, Radcliffe, M26 3NQ
18/11/2020		Graffiti on building
20 /0381	DMO	9a Coronation Gardens and 12a Melrose Gardens, Radcliffe
23/11/2020		Graffiti to buildings
20 /0382	PK	Ashworth Frazer, Higher Ainsworth Road, Radcliffe, Manchester, M26 4AF
01/12/2020		Siting of metal containers and erection of fencing
20 /0375	DMO	AWR Garage, Revers Street/Webb Street, Bury, BL8 1AQ
24/11/2020		Storing and selling cars on Council land
20 /0235	DMO	Beechcroft, Prestwich, Manchester, M25 0AL
30/07/2020		Various complainants (see e-mail in anite from cllr)
20 /0404	DMO	Beechwood House, Bury Road, Tottington, Bury, BL8 3DS
16/12/2020		Running business from home
20 /0405		Best One, 49 Rainsough Brow, Prestwich, Manchester, M25 9XW
18/12/2020		Running car sales/garage business from car park

20 /0395		Bevis Green Works, Mill Road, Bury, BL9 6RE
10/12/2020		Breach of conditions prior to commencement of building works. (Planning 63533)
/0344	DMO	Black Bull PH, Ainsworth Road, Bury, BL8 2UB
19/10/2020		Erection of structure in car park
20 /0257	DMO	Calrows Farm, Woodhill Road, Bury, BL8 1BS
10/08/2020		Installation of 1 no. shipping container and opening of cafe/ice cream shop
20 /0335	DMO	Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS
07/10/2020		Engineering operation - site clearance (trees) and infilling of pond
20 /0399	DMO	Crew Cutz Barbers, 44 Bolton Street, Bury, BL9 0LL
14/12/2020		Illuminated advertisement signage to front elevation
20 /0195	DMO	Crowded House, 626 Manchester Road, Bury, BL9 9SU
01/07/2020		Installation of 2 no. retractable canopies to front elevation
20 /0352	DMO	
03/11/2020		Darul Uloom Al Arabiya Al Islamiya, Holcombe Hall, 149 Holcombe Old Road, Bury, BL8 4NG
		Removal of elements of the existing building, container units (possible classrooms?) being delivered and floodlighting being introduced.
20 /0377	DMO	Eccles Street, Ramsbottom, Bury, BL0 9HQ
25/11/2020		Works to trees in a conservation area
20 /0299	PK	Elton High School, Walshaw Road, Bury, BL8 1RN
04/09/2020		Breach of condition no. 4 (floodlights) of planning permission 63785
20 /0322	DMO	Erection of 8 no dwellings, Hutchinson Way, Radcliffe, Manchester, M26 3SB
21/09/2020		Breach of Conditions; 3,4,8,9,10,13,14 and 15
20 /0199	DMO	Farm Cottage, 39 Arthur Lane, Radcliffe, Bolton, BL2 5PR
02/07/2020		Running dog boarding kennels business from property
20 /0388	PK	Foot O Th Rake, 2 The Rake, Ramsbottom, Bury, BL0 9HE
03/12/2020		Basement converted into separate dwelling house
20 /0249	PK	Former Garden Of 65 Alma Street, Radcliffe, Manchester, M26 4ET
03/08/2020		1 no. shipping container on site
20 /0355	DMO	Former Peel Helth Centre, Angouleme Way, Bury BL9 0BT
03/11/2020		Untidy Site

20 /0268		Garage To Rear Of 76 Heywood Road, Prestwich, Manchester, M25 1FN
13/08/2020		Running car spraying business from garage
20 /0248		Garden Of 41 Ramsbottom Lane, Ramsbottom, Bury, BL0 9BY
31/07/2020		Erection of wooden cabin/outbuilding
/0223	DMO	Gooseford Farm, Walmersley
20/07/2020		Possible unlawful development
20 /0310	DMO	Gorses Quarry, Mather Road, Bury, BL9 6TJ
11/09/2020		Change of use of site from land with nil use to the use for the parking and storage of motor vehicles
20 /0339	PK	Greenhalgh Fold Cottage, Whipney Lane, Tottington, Bury, BL8 4HT
12/10/2020		Breach of conditions no. 2 (approved plans) & 3,4,7 (pre-commencement conditions)
20 /0364	DMO	Hair Solutions, 6 Bank Street, Walshaw, Tottington, Bury, BL8 3AZ
06/11/2020		Untidy land
20 /0304	DMO	Happy Daze Shop, Ogden Street, Prestwich, Manchester, M25 1JL
09/09/2020		Change of use to vape shop and signage to front elevation
20 /0370	DMO	
17/11/2020		Higher Hilltop Barn, Hollymount Lane, Tottington, Bury, BL8 4HP
		Not built in accordance with approved plans of planning permission 58765 (window on north east elevation)
20 /0387	DMO	Hill Top Cottage, Affetside BL8 3QW
01/12/2020		Breach of condition of planning permission 58860
20 /0214	DMO	Land Adjacent Site Of Jolly Carters, 207 Bury And Bolton Road, Radcliffe, Manchester, M26 4JY
14/07/2020		Breach of condition no. 3 of planning permission 64298 (Existing monopole to be removed)
20 /0266	DMO	Land Adjacent To 8 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE
12/08/2020		Importation and tipping of waste materials on site
20 /0324	PK	Land Adjacent To Hardman Fold Farm, Hardman Street, Radcliffe, Manchester, M26 4GY
23/09/2020		Installation of septic tank
20 /0262	DMO	Land at Boothfields Behind All Saints Operatic Society
12/08/2020		Erection of fence around boundary
20 /0403	PK	Land At Bury Road/York Street, Radcliffe, Manchester, M26 2WH
16/12/2020		Breach of condition no. 9 of planning permission 63361 (CTMP)

20 /0391	DMO	Land At Rear Of 9 Bury New Road, Prestwich M25 9PE
07/12/2020		Building works and siting of storage containers
20 /0275		Land At Rear Of Whittaker Close, Prestwich, Manchester, M25 1HB
20/08/2020		Site clearance and works on land
20 /0331		Land At Western End Of Watkins Drive, Prestwich, Manchester, M25 0DS
05/10/2020		Not being built in accordance with approved plans of planning permissions 63808 & 65022
/0347	PK	Land Behind 121 - 127 Ringley Road West, Radcliffe, Manchester, M26 1DW
27/10/2020		Installation of 2 no. storage containers on site
20 /0385	DMO	Land behind 5 - 11 Bury New Road, Prestwich, Manchester, M25 9JZ
02/12/2020		Building works and siting of storage containers
20 /0252	DMO	Land Behind Stores Street, Prestwich, Manchester, M25 1GX
06/08/2020		Buildings being demolished and site being cleared off trees/landscaping
20 /0202	DMO	Land North Of The Garsdale PH, Woodhill Road, Bury
06/07/2020		Breach of conditions of planning appeal approval 63243
20 /0233	DMO	Land On Earl Street, Prestwich, Manchester, M25 1GQ
29/07/2020		Demolition of buildings on land and erection of gate to site entrance
20 /0203	DMO	Land On George Street, Prestwich, Manchester, M25 9WS
07/07/2020		Untidy land
20 /0267	DMO	Land On Lowercroft Industrial Estate, Lowercroft Road, Bury, BL8 3PA
12/08/2020		Building works
20 /0325	DMO	Land On Sion Street, Radcliffe, Manchester, M26 3SB
24/09/2020		Site clearance - trees - landscaping
20 /0234	DMO	Land On Taper Street, Ramsbottom, Bury, BL0 9EX
30/07/2020		Erection of garage
20 /0254	DMO	Land to East Of Meadow Heys, Holcombe, Bury
06/08/2020		Engineering operation taking place on the field
20 /0351	DMO	Land to the rear of Barlow Street, Radcliffe
03/11/2020		Rubbish left on land to the rear of Barlow Street, Radcliffe

20 /0332	DMO	Land To The South Of Moorbottom Road, Ramsbottom, Bury, BL8 4NS
06/10/2020		Breach of conditions 2,4,6,9 (28 days) of planning permission 64786
20 /0303	PK	Lidl, 14 Bury New Road, Prestwich, Manchester, M25 0LD
08/09/2020		Breach of condition no. 6 of planning permission 65553
20 /0407		Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
22/12/2020		Removal of trees around the property
20 /0311		Motorscreens Ltd, 82 Market Street, Tottington, Bury, BL8 4AA
14/09/2020		Erection of canopy and installation of 1 no. storage container
/0362	DMO	Pavement Outside Victoria House, 458 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES
05/11/2020		Advertisement sign
20 /0218	DMO	Performance House, Heywood Street, Bury, BL9 7DY
17/07/2020		Change of use from car showroom to delivery depot
20 /0293	DMO	Property On James Street North, Radcliffe, Manchester, M26 1QQ
02/09/2020		Installation of cctv camera
20 /0341	DMO	Property Opposite 15 Church Croft, Bury, BL9 8JD
14/10/2020		Erection of fencing
20 /0314	DMO	Red Bridge Inn, Bury Old Road, Ainsworth, Radcliffe, Bolton, BL2 5PJ
15/09/2020		Untidy land and building
		Redbank Lodges, Radcliffe
20 /0379	DMO	
26/11/2020		
20 /0397	DMO	Revers Street Garage, Revers Street, Bury, BL8 1AQ
10/12/2020		Barrier denying access to vehicles; unlawful use of land selling cars
20 /0330	PK	Sedgewell, 126 Brandlesholme Road, Tottington, Bury, BL8 4DZ
30/09/2020		Erection of fencing
20 /0374	DMO	Sheepgate , Bradshaw Road,Tottington, BL8 3PL
23/11/2020		Erection of steel frame building
20 /0358	DMO	Site Of Former Whitefield Town Hall, Pinfold Lane, Whitefield, Manchester, M45 7NY
05/11/2020		Creation of new access road

20 /0288	PK	Smethurst Hall Cottage, Smethurst Hall Road, Bury, BL9 7TP
27/08/2020		Erection of conservatory
20 /0209	DMO	Swintex Limited, Derby Works, Manchester Road, Bury, BL9 9XX
10/07/2020		Change of use from factory to offices and storage units and creation of new access road
20 /0394	DMO	Thatch Leach Lane Park, Whitefield, Manchester, M45 6FW
10/12/2020		Erection of fencing
20 /0309		The Car Group, 55 Rochdale Road, Bury, BL9 0QZ
10/09/2020		Breach of condition no's 3 - 16 of planning permission 63872
20 /0245		The Car Group, 55 Rochdale Road, Bury, BL9 0QZ
30/07/2020		Erection of structure without planning consent

/0396	DMO	Unit 4119, Back Crostons Road, Bury, BL8 1AF
07/12/2020		Possible Change of Use Required, Storage to Retail
20 /0246	DMO	United Synagogue Burial Ground, Old Hall Lane, Whitefield
31/07/2020		Erection of large metal pole
20 /0224	DMO	Victor Avenue, Bury, BL9 5EB
24/07/2020		Possible widening of footpath to form access road, associated with possible scrap yard.
20 /0236	DMO	White Brow House, Hollins Brow, Bury, BL9 8DD
30/07/2020		Fly posting

Number of Complaints 213

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