

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), C Boles, N Boroda,
J Harris, M Hayes, J Lancaster, J Mason, D Quinn,
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, 27 July 2021
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	Live streamed meeting https://councilstream.com/burycouncil

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 22ND JUNE 2021 (*Pages 3 - 4*)

Minutes of the meeting held on Tuesday the 22nd June 2021 are attached.

4 PLANNING APPLICATIONS (*Pages 5 - 60*)

Reports attached.

5 DELEGATED DECISIONS (*Pages 61 - 88*)

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 89 - 104*)

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 105 - 124*)

A report from the Head of Development Management providing statistical information on enforcement activity between the 1st April 2021 to 30th June 2021.

8 URGENT BUSINESS

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

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 22 June 2021

Present: Councillor G McGill (in the Chair)
Councillors C Boles, N Boroda, J Harris, M Hayes,
J Lancaster, J Mason, D Quinn, C Tegolo and D.Vernon

Also in attendance: Councillors: R Gold, K Peel and A Quinn

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

Apologies for Absence: Councillor K Thomas

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor K Thomas.

PCC.2 DECLARATIONS OF INTEREST

Councillor Harris declared a personal interest in planning application 66423, 11 Brookthorpe Road, Bury, as she lived on the same street.

Councillor Harris left the meeting during deliberation of the application.

PCC.3 MINUTES OF THE MEETING HELD ON 25TH MAY 2021

Delegated decision:

That the Minutes of the meeting held on the 25th May 2021 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 numbers 66161 and 66854.

Councillor Lancaster asked for her non-attendance at the site visit for application number 66423 be recorded in the minutes due to the short notification period of the visit along with no childcare arrangements.

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

Delegated decisions:

1. 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 with additional conditions

related to the retention of the existing hedge, submission of a scheme to show 3 parking spaces to be provided along with a EV charge point:-

66423 11 Brookthorpe Road, Bury, BL8 3AB

Two/single storey rear extensions; Alterations to roof and windows

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 any supplementary information submitted and subject to the conditions included with additional conditions related to sound limits to be conditioned to the manufacturer's specifications; amended condition 7 in relation to the chimney height and submission of a landscaping scheme:-

66161 Burrswood Care Home, Newton Street, Bury, BL9 5HB

Erection of biomass boiler building to supply Burrswood Care Home with heat and hot water from a renewable energy source

3. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to the conditions included with the amended condition of opening 06.30hrs to 23.30hrs as per the supplementary agenda:-

66854 Shaarei Mordechai Synagogue, 76 Bury New Road, Prestwich, M25 0JU

Variation of condition 13 following approval of planning permission 45841-Change opening hours from 07:00 - 23:00 to 06:00 - 00:00

4. 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:-

66928 23 Hillsborough Drive, Bury, BL9 8LE

Change of house type to include rear dormer extension

PCC.5

URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL

Chair

(Note: The meeting started at 7.00pm and ended at 8.17pm)

Title	Planning Applications
To:	Planning Control Committee
On:	27 July 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: Bury East - Redvales **App No.** 66694

Location: 9 Birch Lea Close, Bury, BL9 9RZ

Proposal: Replacement of existing dwelling with 2No. 3 bedroom dwellings

Recommendation: Approve with Conditions

Site Visit: N

02 Township Forum - Ward: Bury East - Moorside **App No.** 66822

Location: 223 Walmersley Road, Bury, BL9 5DF

Proposal: Change of use from dwelling to 4 no. bed children's home

Recommendation: Approve with Conditions

Site Visit: N

03 Township Forum - Ward: Ramsbottom + Tottington - Tottington **App No.** 66968

Location: Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU

Proposal: Erection of 1 no. dormer bungalow with associated car parking, hardstanding and landscaping

Recommendation: Approve with Conditions

Site Visit: N

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Ward: Bury East - Redvales

Item 01

Applicant: Birch Lea Associates Ltd.

Location: 9 Birch Lea Close, Bury, BL9 9RZ

Proposal: Replacement of existing dwelling with 2No. 3 bedroom dwellings

Application Ref: 66694/Full

Target Date: 05/05/2021

Recommendation: Approve with Conditions

Description

The application relates to a detached, bungalow dwelling with a dormer to the front elevation. The dwelling has an attached single storey flat roof garage to the side. The site has gardens to the front, side and rear. The site is bounded by detached bungalows to the east and south, a detached two storey dwelling to the west and a football ground to the north. The stand of the football ground runs along the north boundary of the site.

Planning permission is sought for the demolition of the existing bungalow and construction of 2 No. detached properties. Each dwelling is proposed to have 3 bedrooms. The dwelling would share an access point from Birch Lea Close with parking to the front of the dwellings. 2 parking spaces per dwelling are proposed. Areas of residential amenity space are located to the rear of both properties.

Relevant Planning History

02486/E - 4 no. new dwellings - Enquiry completed 06/10/2020

Publicity

Letters sent to 20 residents on the 17/03/2021. Objections received from 14 Birch Lea Close, 10 The Starkies, 11 Birch Lea Close, 13 Birch Lea Close, 3 Birch Lea Close, 5 Birch Lea Close and 16 Birch Lea Close in relation to:

- These houses would not be in keeping with all the houses currently on the close
- Parking is already a major issue on the close and for an additional dwelling to be added this will only make the situation worse
- A visit to the site would show the narrow egress/exit and shortage of parking spaces in what is already an overcrowded part of the close.
- We already face a constant stream of vehicles using the corner as a turning circle. The potential addition of another four cars to the mix is simply untenable.
- Suggest this would make it even more difficult for emergency services to access properties of elderly and infirm residents.
- Pandemic has increased traffic because of the number/frequency of home deliveries.
- Should football ever return to Gigg Lane this would make the situation even more problematical.
- Access to the party wall must be kept free as per the deeds to our property.
- Don't mind one building but 2 is just being greedy!
- There will be ongoing drilling and trucks and lorries. This is going to be horrendous!!
- The limit of 1,000 characters is insufficient for the expression of comments on planning applications, unless extremely brief and superficial. Is this democracy in action, or is it in fact the suppression of public opinion?
- Furthermore the system quickly times out, excluding all comment at all. I question the legitimacy of this process, particularly given that the Council requests comments via its online planning pages and provides no alternative mode of communication/address.
- The amenity value of this small estate of modest detached family homes has already been significantly eroded by the overdevelopment of certain properties, which have become incongruously large on small plots.

- In addition to the vehicles belonging to these large households, there are visitors' cars and multiple delivery vans and service vehicles, all contributing to community friction and a hazardous road environment for children.
- I trust the social/community context and amenity value will be considered and the application denied.
- Doubling the number of houses on the plot is purely a profit motivated cashing in and blatant profiteering.
- Please support the residents and Council Tax payers by approving only a ONE house new building in planning.
- My concern is that the site will be over developed and too close to our boundary at The Starkies which is a listed area. I feel strongly that this redevelopment could very well impact on the listed area.
- There is no environmental impact assessment, no specification of insulation or heating. Given Bury Council's declaration of a climate emergency and its pledge to make the borough carbon neutral by 2030, it would seem appropriate to require some undertaking to carbon neutrality from all developers.
- I trust the usual conditions restricting hours of work will be included in any planning permission in this quiet residential area, as well as a requirement to keep the highway clean.
- The Design and Access Statement states many of the garages have been converted to create additional living accommodation' is untrue. In fact, only one has been so altered, the remaining 17 homes retain and use their garages. One property has built a second garage and driveway (shown on the site plan). I believe this statement is included to deliberately mislead and skew the planning process.
- 'Existing development on the road includes detached houses, terraced houses and 3 storey flats.' It should be noted that the flats and townhouses are some distance from the property in question, which sits within an area of exclusively detached houses.

Following receipt of an amended site layout and amended elevations further letters sent to residents on the 07/04/2021. Objections received from 14 Birch Lea Close and 18 Birch Lea Close in relation to:

- Estate is already crowded and now being asked to have another house built to accommodate a minimum of four more cars plus any visitor vehicles.
- We struggle when we have visitors to be able to park outside our property, as other neighbours have several cars.
- Children playing in the close are at more risk from extra traffic.
- Noise and disturbance from development.
- See no change in the site plan and remain unconvinced that 4 parking spaces can be accommodated on the very small fore court of the proposed 2 dwellings.
- Developer needs to provide details plans and measurements demonstrating how vehicular access and manoeuvring and parking spaces will be provided for each household. This he has failed to do.
- Two new dwellings with no garage and questionable off-road parking space to replace one that has a driveway and garage. In other words, two more houses on undersized plots with inadequate parking space, to add to the two which are already causing so much discomfort to the neighbourhood.

Statutory/Non-Statutory Consultations

Traffic Section - conditions requested in relation to submission of a Construction Traffic Management Plan and the implementation of the access, parking and turning facilities.

The Coal Authority - The application site falls within the defined Development High Risk Area. The Coal Authority concurs with the recommendations of the Desk Based Coal Mining

Risk Assessment (February 2021, prepared by LK Consult Ltd) that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site. Conditions requested in relation to this.

Greater Manchester Ecology Unit - Conditions requested in relation to nesting birds, landscaping and bats.

Drainage Section - no response

United Utilities (Water and waste) - Condition requested in relation to submission of a surface water drainage scheme.

Environment Section - Conditions proposed in relation to contaminated land

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

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN8/2	Woodland and Tree Planting
HT6/2	Pedestrian/Vehicular Conflict
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle (Residential)

The National Planning Policy Framework should be treated as a significant material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

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

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially

below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore this needs to be treated as a material factor when determining applications for residential development.

The site is currently occupied by a residential property, and is sited within a residential context with links to local amenities. The principle of a net gain of 1 no. dwelling on the site is therefore considered to be acceptable in terms UDP Policy H1/2 Further Housing Development.

Design and Layout

Policy H2/1- The Form of New Residential Development requires all new residential development to make a positive contribution to the form and quality of the surrounding area. Policy H2/2 - The Layout of New Residential Development seeks to ensure that new residential development will be acceptable in terms of layout in order to provide a good quality residential environment. In addition to this, Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The NPPF makes it clear that creating high quality buildings and places is fundamental. This is further supported by the National Design Guide. The National Design Guide, published by the Ministry of Housing, Communities and Local Government in 2019 states that well designed new development is influenced by " an appreciation and understanding of vernacular.....including existing built form, landscape and local architectural precedents."

The proposed dwellings would maintain the existing ridge height of the neighbouring properties. The cat slide style roof, and proposed dormers to the front elevations of the properties would also replicate the shape and style of the neighbouring dormer bungalows. The existing building line would be maintained when viewed in relation to the dwellings No. 11 - 21. The proposed dwellings would replicate the density and form of the neighbouring sites with parking to the front, and residential gardens to the rear.

Overall, it is considered that the proposal would not have a detrimental impact on the quality of the residential environment and as such would comply with UDP Policy H2/1, H2/2 and the NPPF.

Residential Amenity

There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties in relation to householder extensions and as such, would be a reasonable guide in this case.

SPD6 requires a minimum distance of 7 metres between habitable room windows and directly facing boundaries. The proposed front first floor windows would be located between 6 - 9 metres from the side boundary with No. 7 . These windows would have an onward view of the side gable, and paved driveway of No.7 rather than private amenity space. As such the deficit of 1 metre is considered to be acceptable and would not warrant the refusal of the application. There are no residential properties directly to the rear of the site which is currently occupied by a football stadium.

The property at No. 11 has extended at single storey adjacent to the boundary with the site. The nearest proposed dwelling would project more than 3 metres beyond the closest first floor elevation of No. 11 however it would appear that this property has a similar layout to No. 9 with a principal window located on the front aspect. As such, it is considered that the proposal would not be unduly overbearing in relation to the windows of this property. The side elevation of No. 7 would face the proposed dwellings rather than principal elevations.

Permitted Development

Due to the nature of the site, with limited residential amenity space to the rear and the need to protect the amenity of the existing neighbouring properties permitted development rights should be removed to ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

Ecology and Landscaping

Greater Manchester Ecology Unit have been consulted as part of the application process and concluded that there is sufficient information submitted in relation to biodiversity to allow the application to proceed to determination.

A European Protected Species bat roost has been located with the property proposed for demolition and the Council need to address this material consideration in their determination of the application. A number of conditions are recommended by GMEU to ensure that the wildlife legislation is implemented correctly and specified within the details of the application and its subsequent implementation should it receive permission and these have been included within the recommendation.

Buildings can support breeding birds, and the active nests of all wild birds are legally protected. A condition has been utilised so that the applicant is aware of the legal protection that active bird's nests receive. Work (building demolition, site and vegetation clearance) should be timed to avoid the main bird nesting season (March - August inclusive) unless it can otherwise be demonstrated that no active bird's nests are present.

Enhancements for biodiversity have been secured via a landscaping condition including the measures suggested within the applicant's ecology report (section 8.11 and Appendix II).

Highways and Parking

The Traffic Section have been consulted as part of the application process and have raised no objections in relation to the parking, manoeuvring and turning facilities submitted as part of the application. These have been conditioned accordingly.

The site is located within a high access area as identified within SPD 11. SPD 11 requires a maximum of 2 spaces per 3 bed dwelling. Maximum parking standards have been complied with for the development.

It is not considered that the net gain of one single dwelling, would adversely impact the pressure on the local highway network.

Response to Neighbours

Issues in relation to parking, design and layout and residential amenity have been assessed within the main body of the report.

The Party Wall Act is separate legislation dealt with outside of the planning regime.

The neighbours can comment on planning applications in a number of ways, and these contact details are included within the original neighbour letters that are sent to residents. Any resident that wished to comment outside of the website was contacted directly to highlight these additional methods.

The proposal site is already in residential use, the boundary of which is located approximately 50 metres from the Listed Building known as The Starkies. There is also another building (10 The Starkies) located between the site and this Listed Building. It is considered continuing this existing use would not impact on the setting of the Listed Building.

Insulation and heating will be dealt with by the Building Regulations.

A site visit has been conducted by the case officer, who is aware of the styles of properties that bound the site. Photographs have been included within the committee report for

member's information.

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 numbered E(001), E(100), E(910), E(900), E(200), P(100) Rev A, P(110) Rev A, P(900) Rev E, P(200) Rev A, P(210) Rev A and P(220) 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. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
4. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing 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.
5. No development, excluding demolition, shall commence unless and until;
 - a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
 - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on

site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

6. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to, and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

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

- Photographic dilapidation survey of the footways and carriageways abutting the site access in the event that subsequent remedial works are required following demolition works/construction of the development and as a result of any statutory undertakers connections to the new dwellings;
- Position of site hoardings/gates (if proposed) clear of appropriate visibility splays onto the highway from the site access and any neighbouring driveway;
- Hours of operation, confirmation of demolition, delivery & construction vehicle sizes that can be accommodated on the residential estate roads used to access the site and number of vehicle movements;
- Parking on site of operatives' vehicles together with storage on site of demolition and construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways 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 and 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 parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being first occupied.

Reason. Information not submitted at application stage. 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.

8. The access and shared driveway arrangements indicated on approved plan reference 1898 P(900) Revision E, incorporating the provision of a new hardstanding in a permeable material, measures to prevent the discharge of surface water onto the adopted highway and demarcation of the limits of the adopted highway, shall be implemented prior to the dwelling hereby approved being occupied.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
9. The turning facilities indicated on approved plan reference 1898 P(900) Revision E shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
10. The car parking for the new dwellings indicated on approved plan reference 1898 P(900) Revision E shall be made available for use prior to the dwellings hereby approved being first occupied and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
11. No development shall commence unless and until:
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
12. Following the provisions of Condition 12 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and
A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.
Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural

environment.

13. 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.

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.

14. No development shall commence unless and until the Local Planning Authority has been provided with either:

- A licence issued by Natural England pursuant to Regulation 53 of the Conservation for Habitats and Species Regulations 2017, authorising the specified development to go ahead; Or
- A statement in writing from the relevant licencing body to the effect that it does not consider that the development will require a licence. In these circumstances a Method Statement based on the provisions of 7.9-7.16 of the submitted Dusk Survey report (Tyrer Ecological Consultants Ltd. 21/06/2021) should be submitted in writing to prevent injury to bats (Wildlife & Countryside Act 1981)."

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.

15. Prior to commencement of the development hereby approved a lighting plan for any proposed new external lighting should be submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be designed to minimise impact on nocturnal wildlife, in line with best practice guidance and the guidance.

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.

16. If development has not commenced within 12 months of the bat survey survey dated June 2021 then an an updated bat survey shall be submitted to, and approved in writing by the Local Planning Authority. The updated survey shall include:

- 2 activity surveys during the maternity season; and
- details of any additional mitigation over and above what has already been provided.

The additional details and mitigation included within the updated bat survey shall be subsequently be implemented.

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.

17. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the

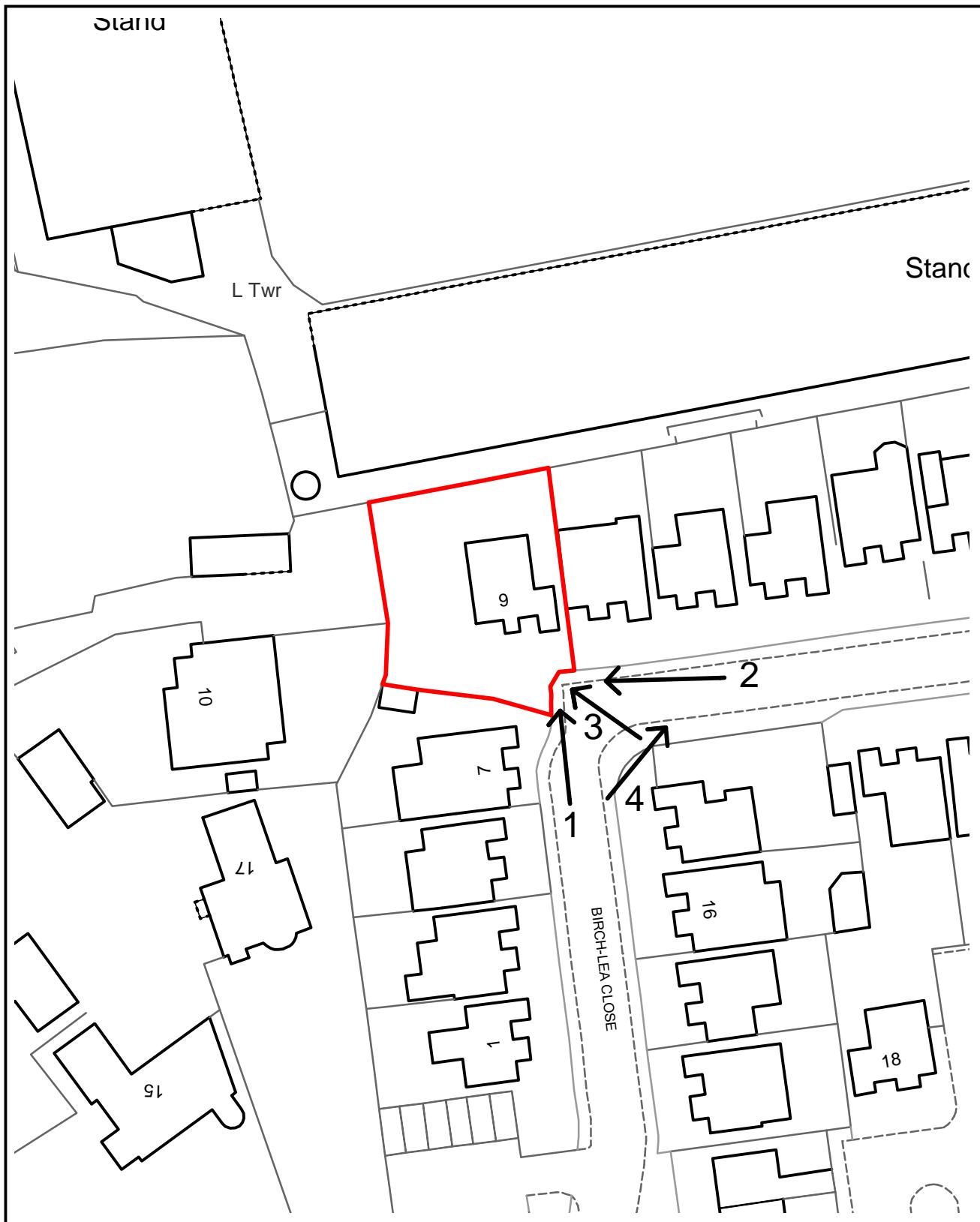
plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development; bat and bird boxes and bee bricks. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, 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.

18. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.
19. Prior to occupation the applicant shall provide electric vehicle (EV) charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.
Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant Chapter 9 - Promoting sustainable transport of the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66694

ADDRESS: 9 Birch Lea Close
Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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66694

Photo 1



Photo 2



66694

Photo 3



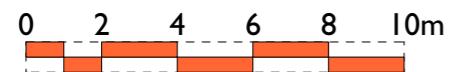
Photo 4





Page 22

Site Plan



1:200 @A3

E	Topo Levels and Annotation	PL
06/04/2021		
Added		
D	Layout revised	PL
03/02/2021		
C	Layout revised	PL
08/01/2021		
B	Topographical survey added	PL
05/01/2021		
A	site plan revised	AB AB
19/10/2020		
Rev	Note	DRN CHK

9 BIRCH LEA CLOSE

redevelopment

Site Plan

scheme	1898
drwg no.	P(900)
revision	E

scale	1:200 @A3
date first drawn	Jan 21
drawn	PL

SK sketch E existing P proposed T tender C construction F1 final issue

www.ateliermb.co.uk
t 0161 236 0051
e architect@ateliermb.co.uk



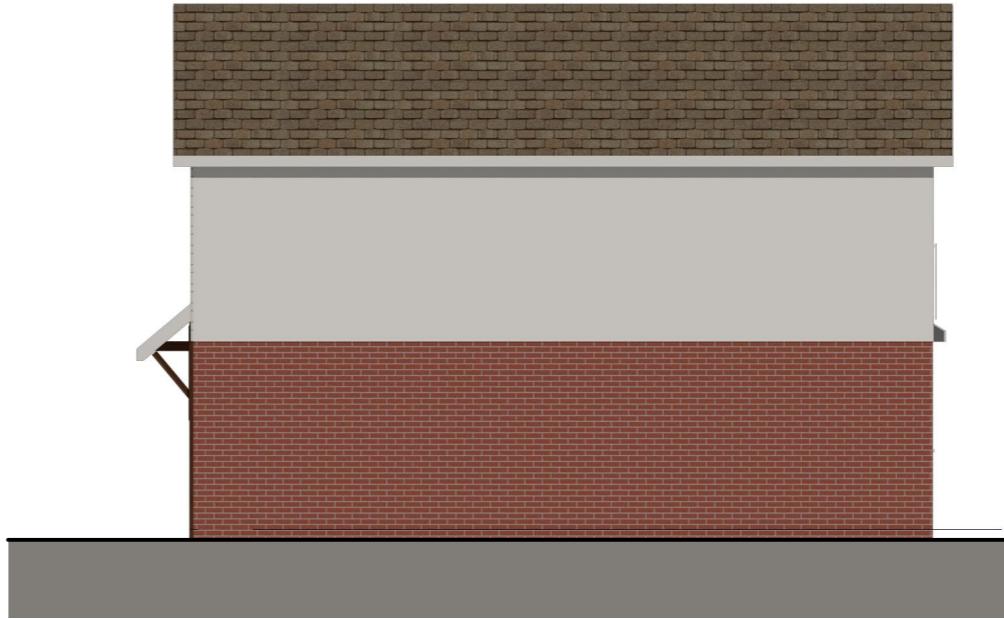
South Elevation



West Elevation

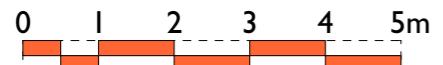


North Elevation



East Elevation

Unit I Elevations



1:100 @A3

A Roof revised and dormer PL
06/04/2021 window added
Rev Note DRN CHK

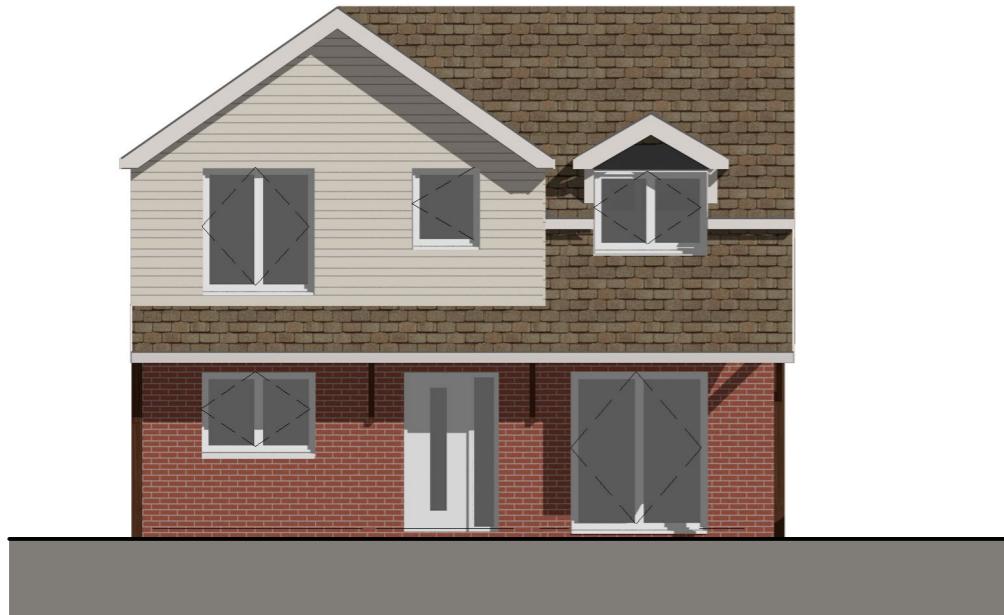
9 BIRCH LEA CLOSE
redevelopment

Unit I Elevations

scheme 1898
drwg no. P(210)
revision A

scale 1:100 @A3
date first drawn Jan 21
drawn PL

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South Elevation



West Elevation

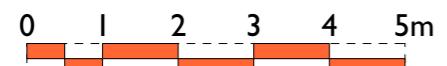


North Elevation



East Elevation

Unit 1 Elevations



1:100 @A3

A Roof revised and dormer window added
06/04/2021 Rev Note DRN CHK

9 BIRCH LEA CLOSE
redevelopment

Unit 2 Elevations

scheme I:100@A3
drwg no. P(220)
revision A

scale I:100@A3
date first drawn Jan 21
drawn PL

SK sketch E existing P proposed T tender C construction F1 final issue
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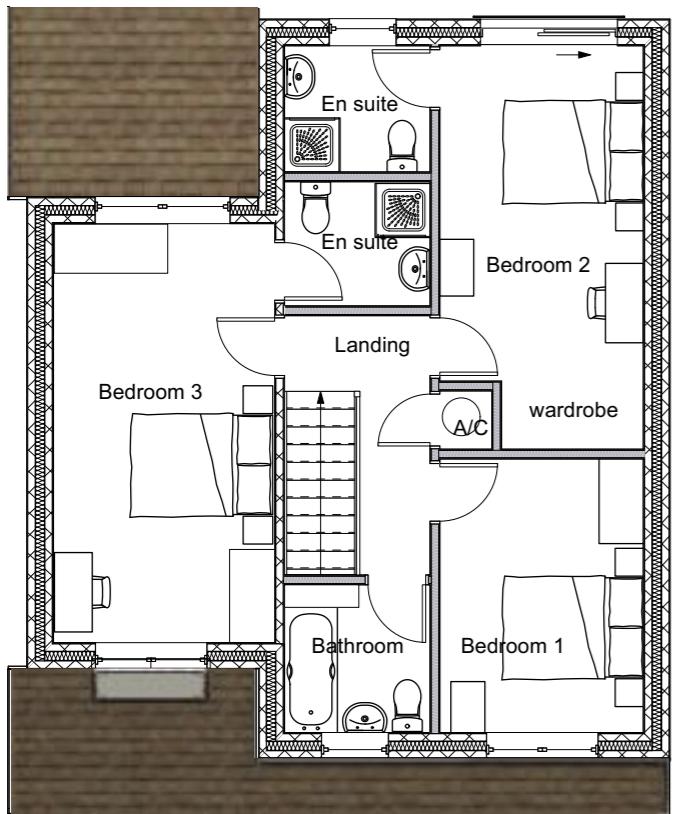


Street Scene with No. 11 Birch Lea Close

0 1 2 3 4 5m

1:100 @A3

A	Roof revised and dormer windows added	PL
06/04/2021		DRN CHK
Rev	Note	
9 BIRCH LEA CLOSE		
redevelopment		
Street Scene		
scheme	1898	
drwg no.	P(200)	
revision	A	
scale	I:100 @A3	
date first drawn	Jan 21	
drawn	PL	
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e architect@ateliermb.co.uk		

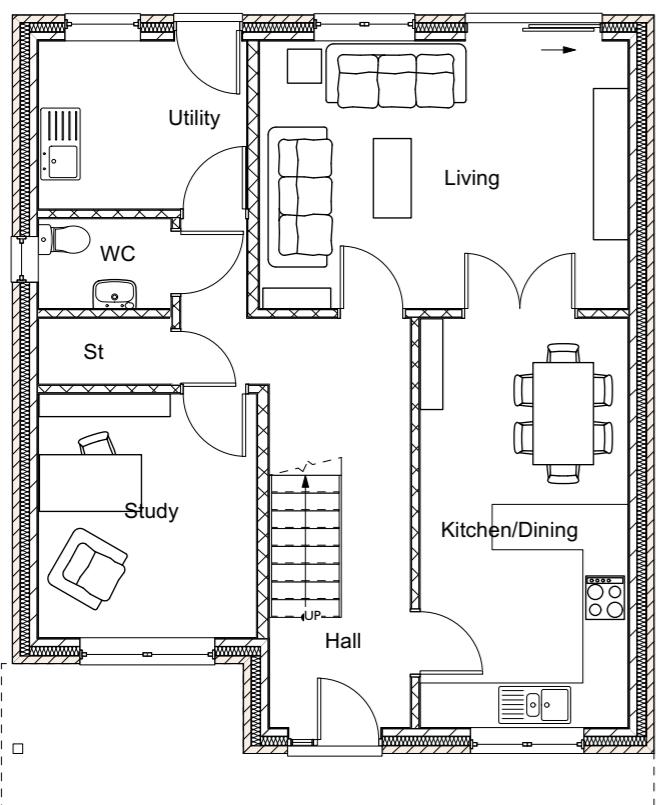


First Floor Plan



Roof Plan

Page 26



Ground Floor Plan

Unit I Plans

0 1 2 3 4 5m

1:100 @A3

A Roof revised and dormer PL
06/04/2021 window added
Rev Note DRN CHK

9 BIRCH LEA CLOSE
redevelopment

Unit I Floor Plans

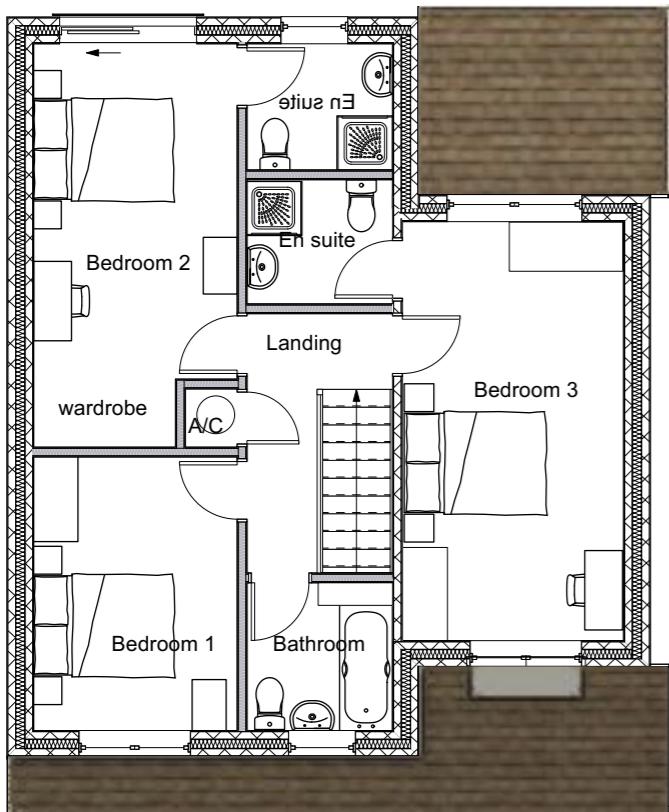
scheme 1898
drwg no. P(100)
revision A

scale 1:100 @A3
date first drawn Jan 21
drawn PL

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e architect@ateliermb.co.uk



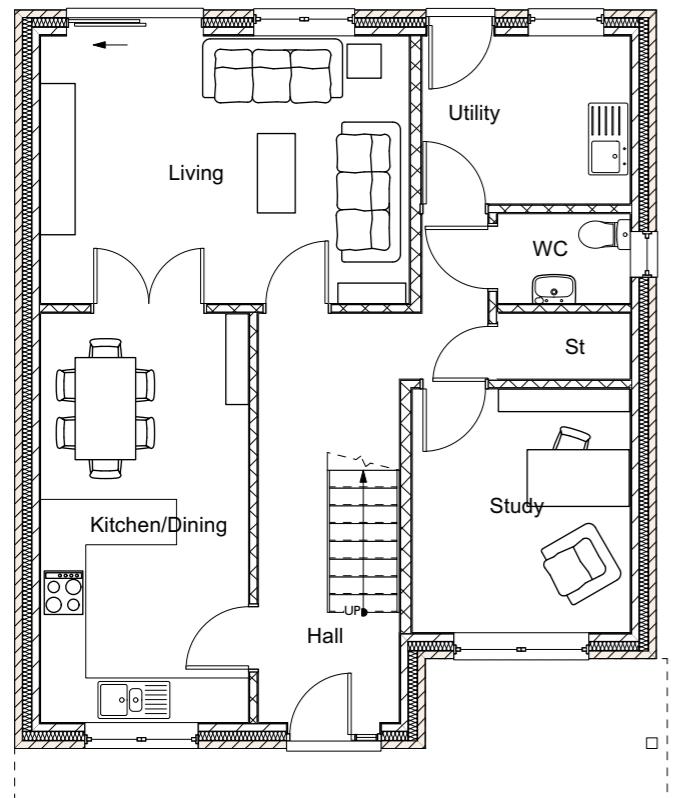
Atelier MB
Urban Architects



First Floor Plan



Roof Plan



Ground Floor Plan

Unit 2 Plans

0 1 2 3 4 5m

1:100 @A3

A Roof revised and dormer PL
06/04/2021 window added
Rev Note DRN CHK

9 BIRCH LEA CLOSE
redevelopment

Unit 2 Floor Plans

scheme 1898
drwg no. P(110)
revision A

scale 1:100 @A3
date first drawn Jan 21
drawn PL

SK sketch E existing P proposed T tender C construction F1 final issue
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Ward: Bury East - Moorside

Item 02

Applicant: Better Care for Future LTD

Location: 223 Walmersley Road, Bury, BL9 5DF

Proposal: Change of use from dwelling to 4 no. bed children's home

Application Ref: 66822/Full

Target Date: 23/06/2021

Recommendation: Approve with Conditions

Description

The application relates to a semi-detached 3 storey property that is currently under residential use. The property currently comprises of 5 no. bedrooms, 2 no. living rooms, 1 no. kitchen, 2 no. studies, 2 no. WCs, 1 no. bathroom and 1 no. showroom. The property is located on a corner plot on the junction of Walmersley Road and Birley Street and has bay frontages to both street scenes. The premises appears to have been extended at two storey and single storey to the rear including the provision of a single storey garage and storage room that is accessed from Birley Street. The boundary of the site is depicted by a red brick wall.

The site is surrounded with residential properties to the north, south and west with a park located to the east of the site.

Planning permission is sought for the conversion of the property into a 4 bedroom children's home. Two full time and two-part time staff in one shift are proposed comprising of the following:

- One responsible Manager will start at 8am till 4pm
- Two staff will work 7am till next morning 7am
- One staff will start at 8pm till 7am
- Two Cooking and cleaning staff will start at 3pm till 7pm

The age range for children would be between 8 years and 16 years, however it is anticipated that most children don't start coming into residential homes until they are 11 years old. Social workers are predicted to be a maximum of approximately twice a week (if the home's occupancy is full) with parents attending once a month if appropriate.

Relevant Planning History

02538/E - Change of use to 4 no. bed children's home - Enquiry completed 12/02/2021

Publicity

Letters sent to 11 neighbouring properties on the 13/05/2021. Objections received from 219 Walmersley Road, 227 Walmersley Road, 28 Birley Street, 16 Birley Street, 205 Walmersley Road, 3 Birley Street, 29 Birley Street, 221 Walmersley Road and one unknown address in relation to:

- Lack of parking on Birley Street.
- Safety issues with cars parked and the turning onto Birley Street has double yellow lines.
- There would be no parking spaces for the staff that would work at the children's home.
- The house is not suitable for children the garden is so small for the children to play and it's on a busy main road.
- We already have a house on that row that is a care home for adults which is not safe for

- children to be around.
- Worry of anti-social behaviour, noise crime and unrest for the community.
 - Received no correspondence on what was being planned or who the new owners would be.
 - We are leaseholders and should be consulted.
 - A sign was erected by EDWARD MELLOR Auction House stating that the property was for sale to be turned into flats/apartments. After we contacted EDWARD MELLOR the sign was removed along with the house being taken off the market however, several weeks later work commenced on the property which told us the house had been purchased, even though a "SOLD" sign never appeared and once again there was no indication as to what the property would be?
 - We learned that the new owner was "AUL DEVELOPMENTS". However, you state that the planning application has been made by a "BETTER CARE FOR FUTURE LTD"?
 - will be perturbed by the type of children who would be living next door as we do not expect our lives to be disrupted by teenagers who obviously are in care. However, I am only speculating here.
 - On the opposite side of us is ROOKWOOD Nursing Home who care for elderly vulnerable residents whilst on the opposite side we already have a Bury Council Foster home. Thankfully we have never had any issues with these and can only hope that if planning is approved that the children we get will behave in an appropriate and sensible manner which does not cause us or the surrounding area any issues
 - Traffic noise
 - hazard for parents and young children using Birley Street as route to two local primary schools.
 - Safeguarding concern having a home for vulnerable young people opposite known location for CSE and close to bail hostel.
 - I understand children need a safe and secure environment but I think it would be better placed away from a busy residential area.
 - There is already buildings of this use for both the probation service and a residential care home for adults with learning disabilities within a small distance. We do not wish for another family home to be turned into a building used for social care.
 - It is too close to the other existing service buildings, once homes and is starting to classify the section of road as a hot spot for public services.
 - It should remain a private dwelling.
 - Works have already commenced without consultation of local residents which in my view is just waiting for the rubber stamp that has probably already been approved. Wrong.
 - I have very high concerns that a children's home would cause crime anti social behaviour fear of damage to our homes and vehicles .
 - I run a Residential Care Home for mental health and learning disabilities and I am looking out for my service users. We have had problems in the past with youths throwing stones and eggs at the windows (front and back) which is very frightening to the service users.
 - Having a children's home with children/adolescents having their own problems would exacerbate the situation.
 - Noise - Housing adolescence will mean more noise on the streets, having two pubs close already increases the noise of the streets, with having young children around this area this will affect it.
 - The park -We are opposite a park, which is in talks with the council to be restructured to allow for more enjoyable environment for younger children, having children in care in this environment will hinder this project and also deter families from attending these facilities.
 - Drugs - Walmersley is already known for its drug abuse and selling, having adolescence within this area may lead to encourage more drug use, selling and buying.
 - Care homes - we already have sufficient facilities to aid people requiring social care, this does not need to be added too.
 - As Bury Social Service foster carers for the past 8 years, we currently foster 4 extremely vulnerable children. We live in a residential area, with young and older families alike,

business residential home for looked after children whom are typically difficult to place with foster carers would pose substantial risk to our looked after children and the local residential community. It is our responsibility to safeguard the children we foster, we believe that a residential care home for children in close proximity to our home would pose significant risk to our looked after children.

- This is not a provision provided by our local Bury council but is a private, for profit organisation. As we are Bury Council foster carers our ethos is that children are looked after in a family environment. 223 Walmersley Road will not be that.
- Walmersley as a community have accommodated many organisations that benefit children, probationary circumstances and both public and private agency foster care housing, we and the local community see no requirement for yet another profit making business which brings high risks to the area.

Comments received from Councillor S Walmsley in relation to:

- Seek assurances that parking will be carefully considered as part of the application.
- Officer and committee members will be aware that this property is on a corner plot on Walmersley Rd and therefore has parking restrictions to the front and partial side of the property.
- In recognition of the number of staff and visitors planned for the building, adequate parking should be identified, preferably, on site where I believe there is access to the rear.
- Residents on the adjacent Birley Street and Walmersley Road already struggle for parking spaces and while this may be reduced to some extent during the day whilst people are at work, the plans suggest a 24 hour operation in which 24 hour access will be required.

Following receipt of amended plans showing a new parking layout further letters sent 16/06/2021:

Statutory/Non-Statutory Consultations

Conservation Officer - the proposed change of use would not harm the significance of the dwellinghouse.

Environmental Health - Pollution Control - Have examined the above planning application and associated documentation and have no adverse comments.

Traffic Section - no objections subject to a condition that requires the parking arrangements to be implemented

Childrens Services - no response

Greater Manchester Police- It is clear that this type of facility is best situated within the community and In response to this and in consideration of the work of GMP, should the local authority be minded to support this application we would recommend that the following elements are specifically conditioned as part of any planning approval granted:

- The maximum number of residents (3)
- The minimum number of staff present while residents are in occupation (3)
- The age range of the residents
- Visiting arrangements to the site, with the permitted hours and maximum numbers specified.
- The site managers should be required to inform the local neighbourhood policing team about the residents in advance of them moving in, and any subsequent changes

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

H3/1	Assessing Non-Conforming Uses
CF3	Social Services
CF3/1	Residential Care Homes and Nursing Homes
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury

Issues and Analysis

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

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, it is 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 material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: "where in making any determination under the planning Acts, regard is to be had to the Development

Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise".

The Care Standards Act 2000 states that an establishment is a children's home if it provides care and accommodation wholly or mainly for children.

Over recent years central government has allowed children's care homes to be increasingly operated by private companies, albeit regulated by Ofsted and Local Authorities. Today the vast majority of children's care homes are privately run. As of March 2019, there were 2,304 children's homes of all types. Of these 418 are Local Authority run homes. Out of the 12 million children living in England just over 400,000 (3%) are in the social care system at any one time. More than 75,000 of these children are children in care. Across England, there are 152 LAs responsible for ensuring and overseeing the effective delivery of social care services for children. Ofsted regulates and inspects providers who offer placements for children in care.

The Childrens Homes (England) Regulations 2015 and the accompanying guidance document Guide to the Children's Homes Regulations including the Quality Standards (April 2015) provides information and guidance for everyone providing residential child care.

Chapter 5 of the National Planning Policy Framework relating to the supply of homes and indicates that local planning authorities should endeavour to provide a sufficient supply of homes of different sizes, types and tenures.

Chapter 8 of the National Planning Policy Framework relates to promoting healthy and safe communities. Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- promote social interaction, including opportunities for meetings between people who might otherwise come into contact with each other.
- are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion.
- enable and support healthy lifestyles.

Policy H4/2 Special Needs Housing states that the Council will encourage the provision of special needs housing. Such proposals would be assessed against criteria such as location in relation to shops and services and should provide the necessary car parking and amenity space required for such uses.

Policy H3/1 - Assessing Non-Conforming Uses in primarily residential areas assess proposals, including the change of use, in consideration of factors including noise, vibration, smell, visual intrusion, traffic generation, parking arrangements and hours of operation.

CF3 Social services considers favourably proposals for the provision of new, and the improvement of, existing facilities including children and young people, encouraged to live in the local community rather than in large institutions. Support for new and improved services is supported providing that there is no conflict with existing residential amenity and the environment.

CF3/1 Residential Care Homes and Nursing Homes should be located in residential areas and will be permitted where they do not conflict with the amenity of adjoining areas.

Use

The NPPF and UDP Policy CF3 advocates proposals for such facilities to be located in the community and within what could be described as 'normal residential areas' to provide support, stability and care and a sense of normal living conditions for residents (provided the use would not conflict with existing residential amenity, the environment and other planning policies). Given that the proposal is sited in a predominantly residential area, with access to local amenities such as a park, bus services, schools and shops within walking distance the use of the site is considered to be acceptable in principle.

OFSTED and Childrens Services will also have a set of criteria for standards of accommodation which would needed to be adhered to for children in care which would be separate from the Planning process.

The proposal is for a C2 use - which includes uses relating to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. The need for staff on site, to supervise the children in a rotating shift pattern would appear to move beyond the limitations of the current C3 use that limit the uses allowed within the property to households living as a single unit. That is not to say that other care uses would necessitate the need for a planning application and each case would need to be judged on it's merits and the level of care and supervision required.

In terms of staff numbers and shift patterns, the arrangement to provide 2 full time staff and various part time staff over a 24 hr period, would not be dissimilar to the normal comings and goings of two working parents with children, possibly up to 17yrs, carrying out daily work, school and leisure activities and routines. The attendance of social workers twice a week, and parents once a month would not be dissimilar to the comings and goings associated with visitors for a family eg friends and relatives. It is thus considered that the proposed use would not change the character of the site or surroundings beyond its current residential use.

In this instance, it is considered that the fall back position of what could be implemented under permitted development rights is also a material planning consideration. The property could easily be converted into a 6 bed HMO utilising the 5 existing bedrooms and 1 of the living areas, without the need for planning permission and therefore would have the potential for 6 separate adults to be living in the property utilising the existing C3 use.

It is therefore considered that the scale of the proposed use would not have an adverse or detrimental impact on the character of the surrounding area or adjacent properties.

Layout, Design and Heritage

Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area. In addition the application site is considered to be a Non-Designated Heritage Asset of local interest. Paragraph 197 of the National Planning Policy Framework (NPPF) requires 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.

The site is one of a pair of semi-detached dwellings (221-223) dating from late Victorian/early Edwardian period. The building is three storey, brick with stone details. It has double height window bays to front with flat lateral gable above. It has a stone coping to the verge with ball finials and brick stepped decoration below and tall corbelled stacks with brick fluting and arched bases. Two storey entrance porch to side with stone balustrade above. Bay windows to side as per front and with gable detail.

The property is considered to be a good example of the period which has undergone little alteration, however the original sliding sash windows have been replaced with inappropriate UPVc windows.

The dwellinghouse derives its heritage interest from its architectural merit and architectural aesthetic being largely unaltered together with its unaltered internal planform. The proposal also requires the demolition of an original single storey outrigger and a non-original garage which is attached to it to provide on-site parking. This partial demolition would be an alteration to the dwellinghouse and as such does not require planning permission. There are no other external alterations proposed.

The submitted plans indicate that there would be no change to the internal layout of the dwellinghouse and this is welcomed as it would retain the legibility of the building as a dwellinghouse of the late Victorian, early Edwardian period.

It is therefore considered that the proposal would not have a detrimental impact on the character of the dwelling, street scene or neighbouring properties and would not impact on the historic significance of the dwelling. The proposal is therefore considered to comply with UDP Policy EN1/2 and Paragraph 197 of the NPPF.

Residential Amenity

The impact of the care home on the residential amenity of surrounding residents is a critical factor in the assessment. The main factors within this assessment are the potential for noise and disturbance from activities within and around the premises from the occupiers and visitors. Another factor is the numbers of vehicles generated by the use, particularly later at night and early mornings with associated opening and closing of doors, revving engines etc.

Environmental health - pollution control have been consulted as part of the application process and have examined the above planning application and associated documentation and have no adverse comments to make in relation to the proposed use. Given that the use has been assessed above as to not change the character of the site or surroundings beyond its current residential use it is considered that the comings and goings of staff members would be similar to that of family and as such would not have a detrimental impact on the residential amenity of the neighbouring properties.

Parking

The property is an existing 5 bedroom property, with inadequate off street parking for a family home. As previously highlighted the property could also easily be converted into a 6 bed HMO utilising the 5 existing bedrooms and 1 of the living areas, without the need for planning permission or the need for additional parking provision to be created.

The provision of 2 off street car parking spaces as a result of the change of use is therefore considered to be an improvement to the existing parking arrangements at site. The site is also located in a high access area with bus stops for both staff and service users on Walmersley Road, within walking distance of the site.

Response to neighbours

Where relevant to the assessment of the planning application, the issues raised by the objectors have been addressed in the above report.

The Local Planning Authority (LPA) has to assess the land use of the proposed use and its impacts upon the wider environment. The planning acts are clear that the planning system should not replicate conditions or controls of other legislation, but should trust the regulatory bodies to act. In this case, the Local Planning Authority is not kicking the can down the street, but allowing the appropriate bodies, Children Services and Ofsted, to monitor and manage the facility in accordance with their rules and regulations. Should Ofsted, and/or the Local Authority Childrens services, find a problem with the care home, it would take the necessary action which could, in extreme circumstances, include closing the home.

Taking into consideration the above therefore the recommendations made by GMP to condition are not relevant as they would replicate the controls of other legislation, ,or regulatory bodies. The description of development is for a 4 bed children's home and this is what should have been assessed. Restricting the bedrooms to 3, and therefore altering the description of development, would not be appropriate.

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.

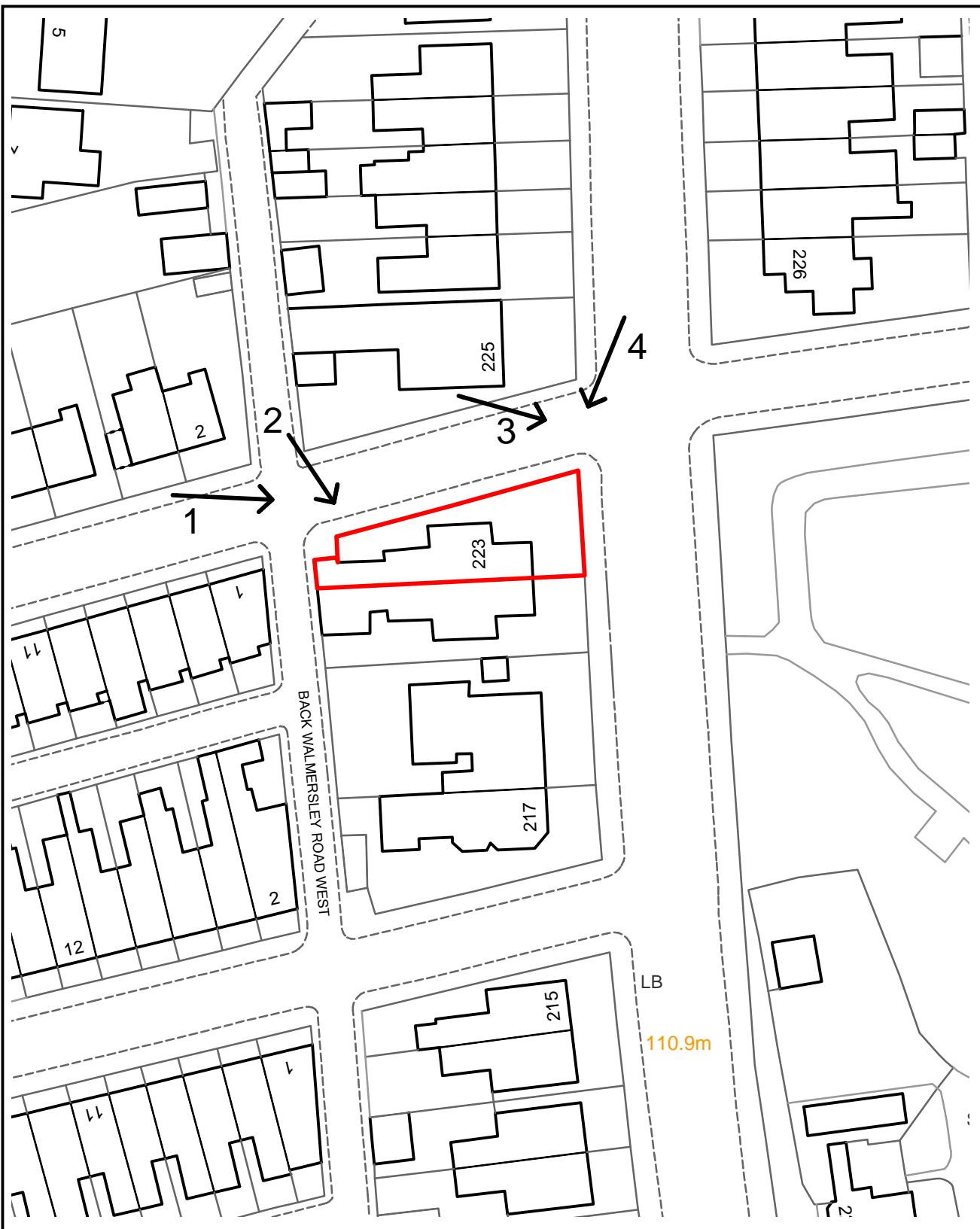
Recommendation: Approve with Conditions

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 numbered SHT 1 of 5, SHT 2 of 5, SHT 3 of 5 Rev A, SHT 4 of 5 Rev A and SHT 5 of 5 received 1st July 2021. The development shall not be carried out except in accordance with the details 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 amended car parking arrangements indicated on approved plan reference SHT 3 of 5 Revision A, incorporating the implementation of adequate measures to ensure that the existing footway crossing onto Birley Street is used to serve the enlarged hardstanding, measures to prevent the discharge of surface water onto the adjacent adopted highway and all ground works required to the adjacent footway required to reinstate it to its former condition prior to commencement of the development, shall be made available for use prior to the use hereby approved commencing and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66822

ADDRESS: 223 Walmersley Road
Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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66822

Photo 1



Photo 2



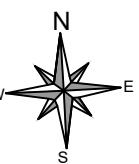
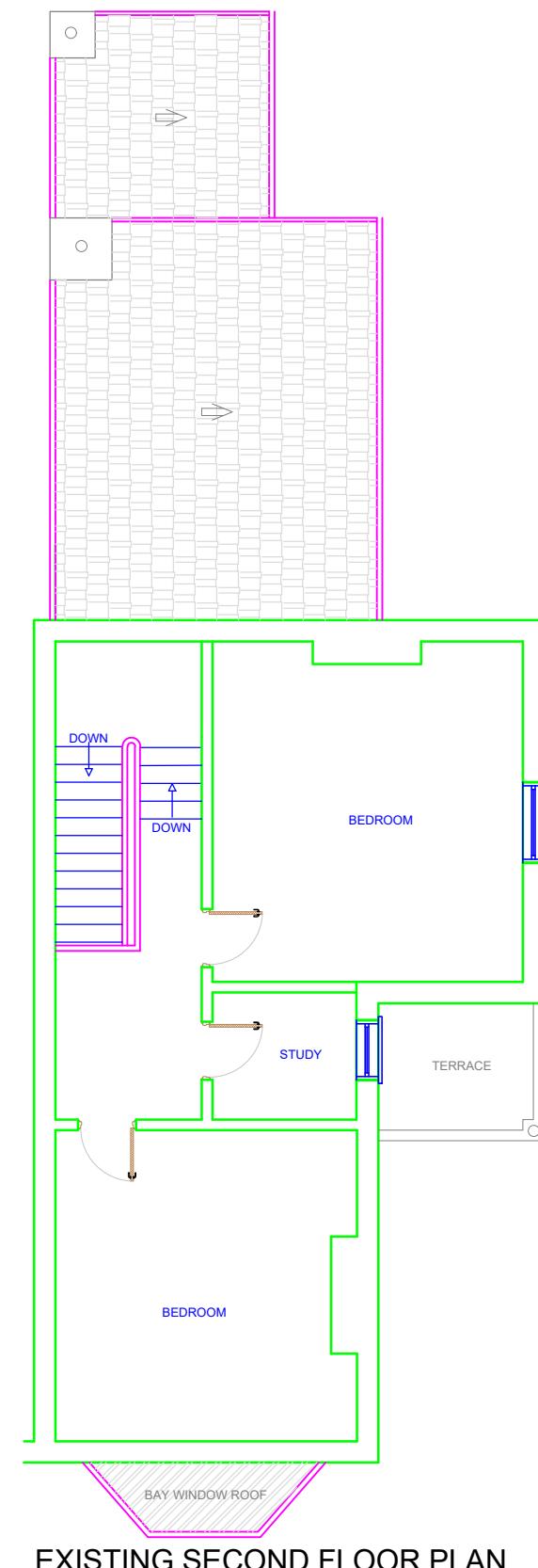
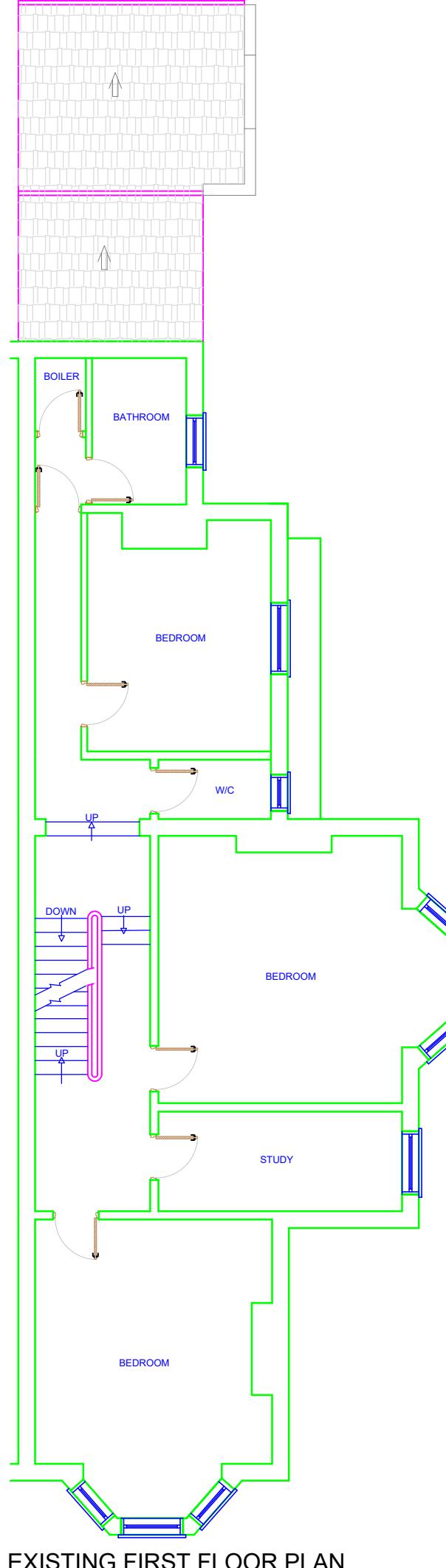
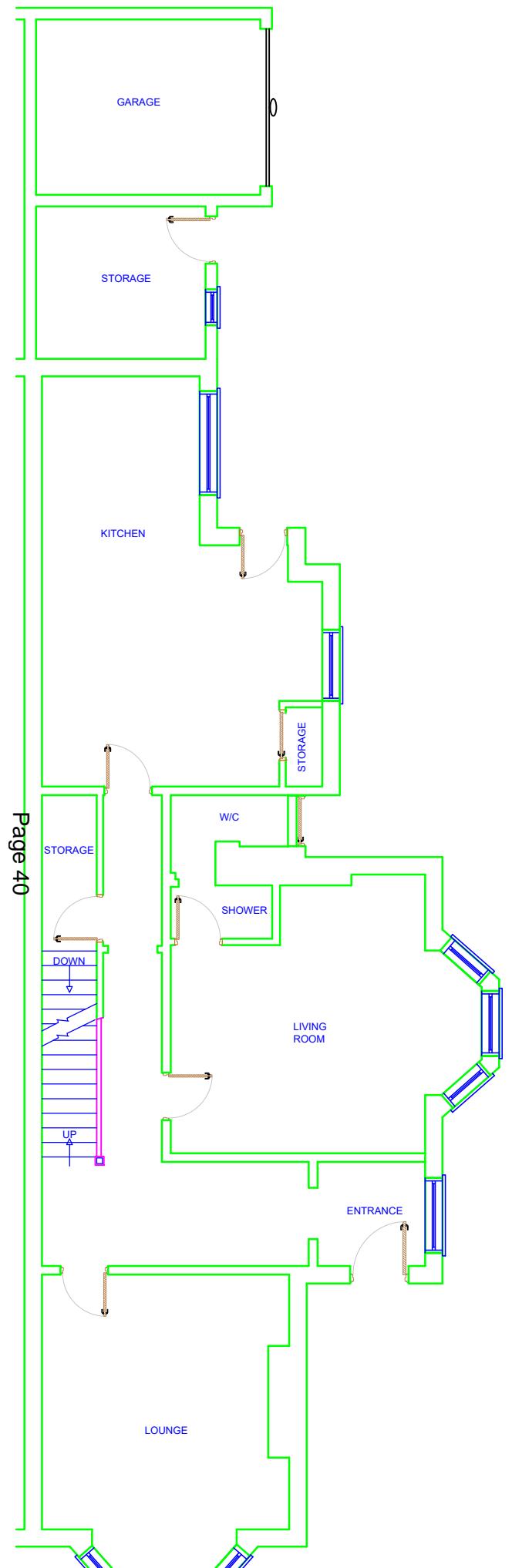
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Photo 3



Photo 4





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

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

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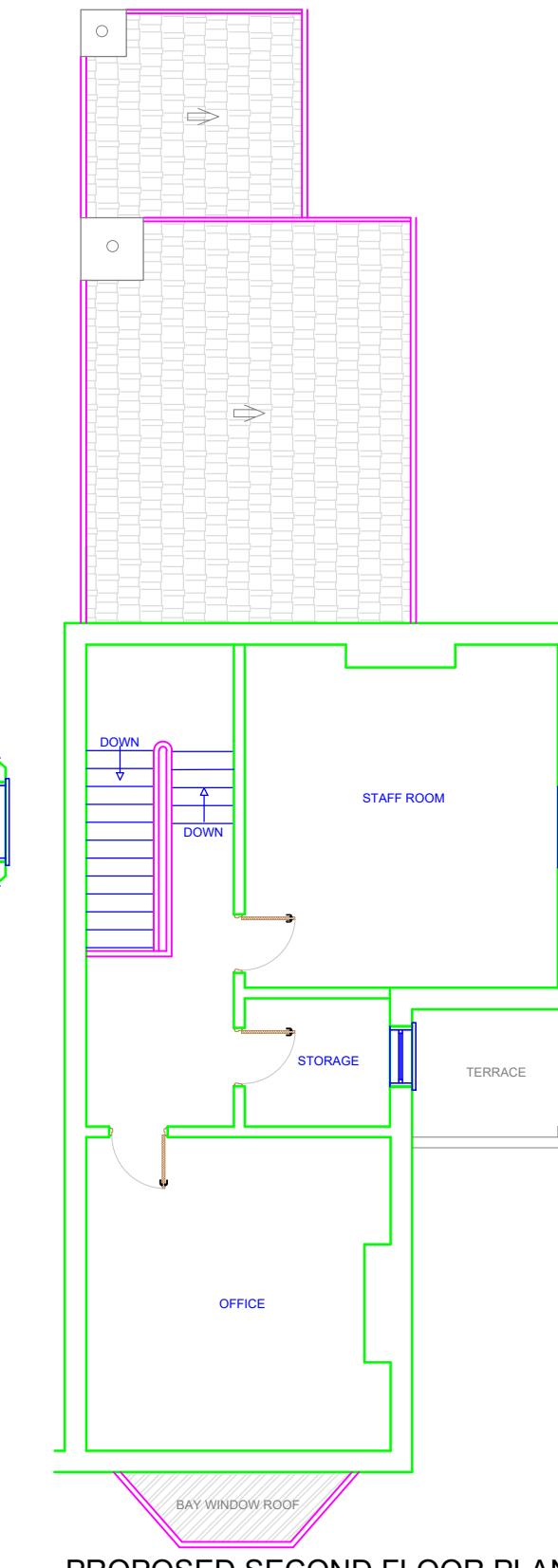
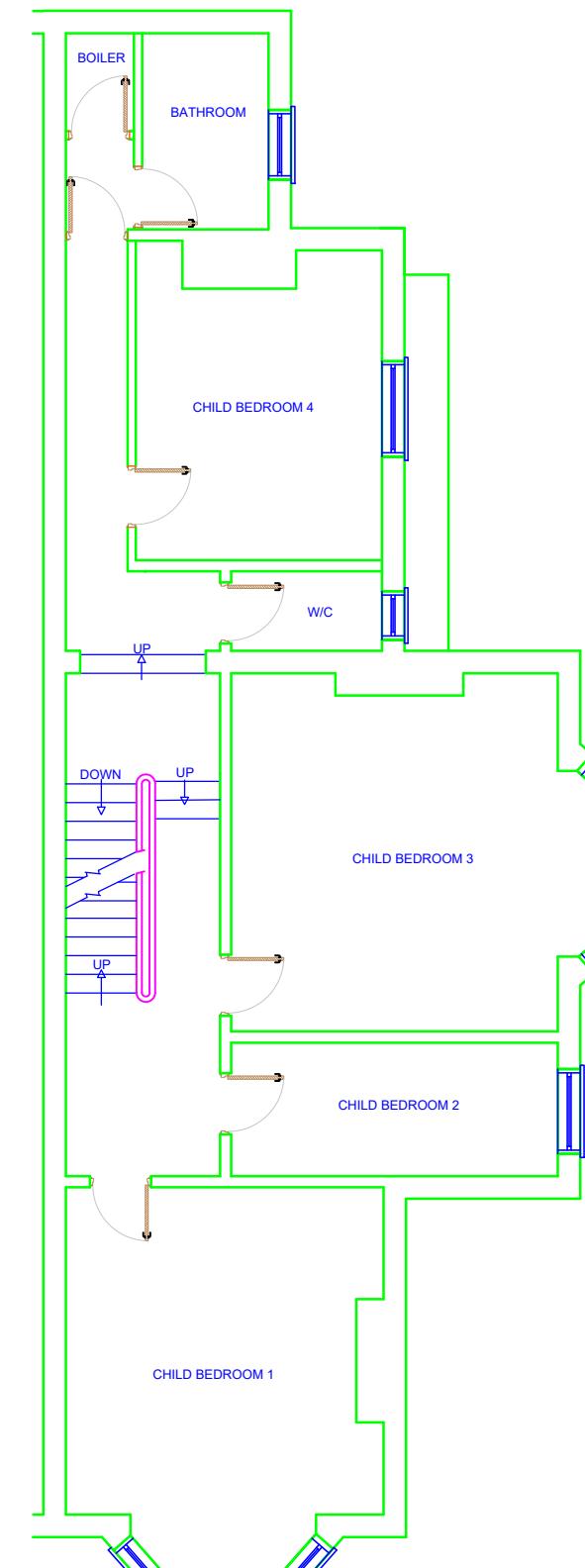
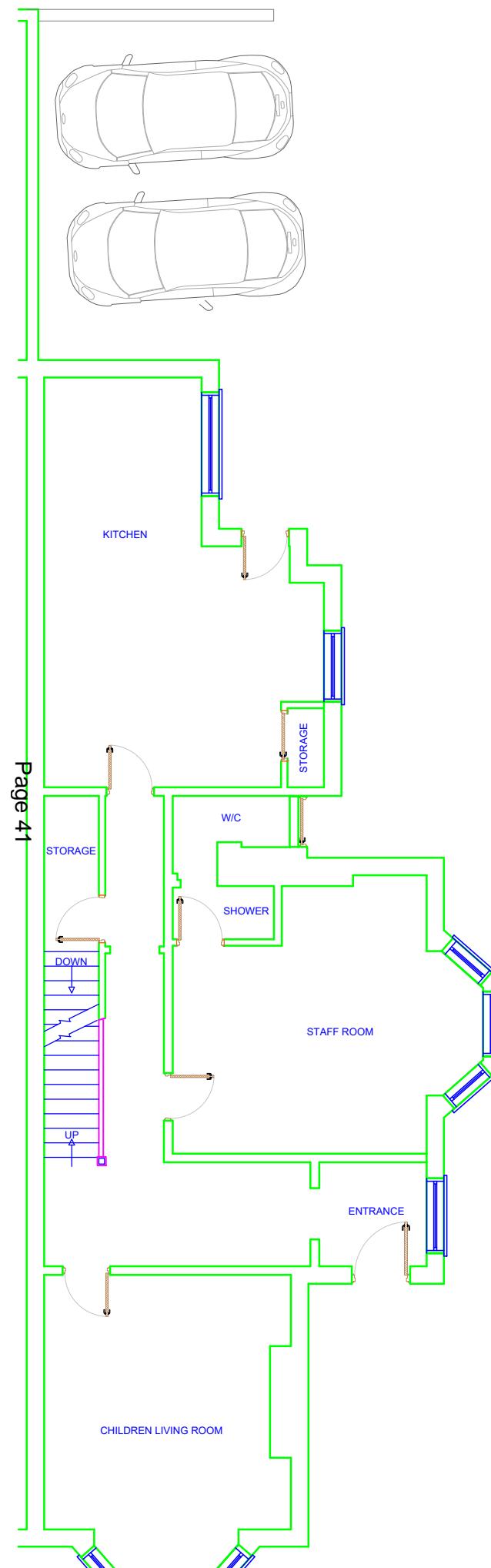
Existing Floor plans, Location & Block Plans
of 223 Warmsley Road, Bury, BL9 5DF

Scale :1 : 100 on A3 All Dimensions in Meters

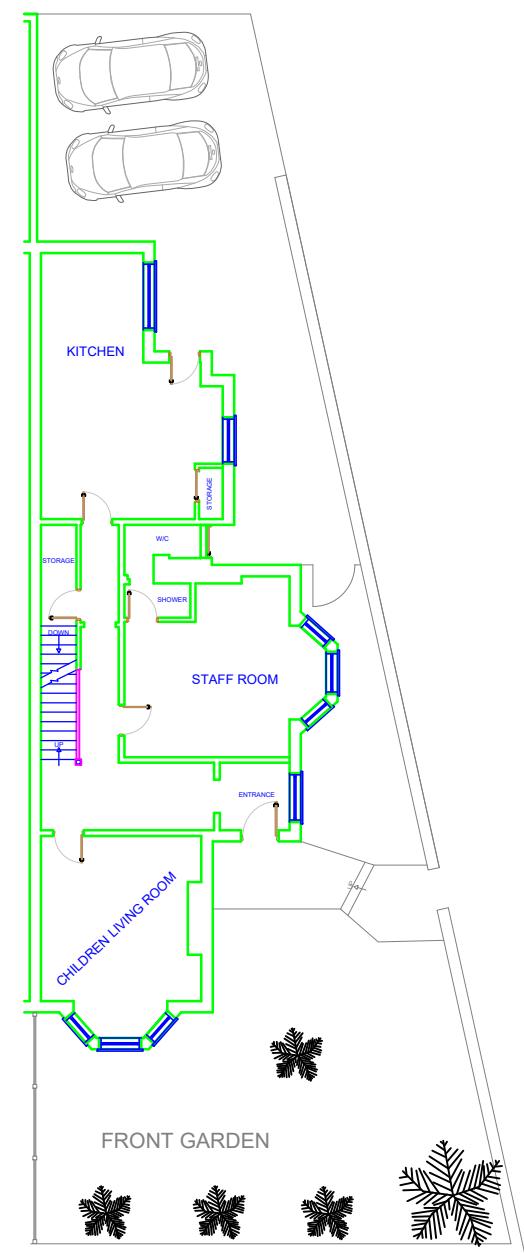
Ref.: IPS/R/223/BL95DF Date : 22/02/2021

SHT 1 of 5 Existing

0 5m 10m



Note, The site is situated were no restriction to the highway at side, also bus route is on walking distance, two cars can be parked off road parking space in the rear yard and garage.



**PROPOSED GROUND FLOOR PLAN Incl. BOUNDARY
@SCALE 1:200**

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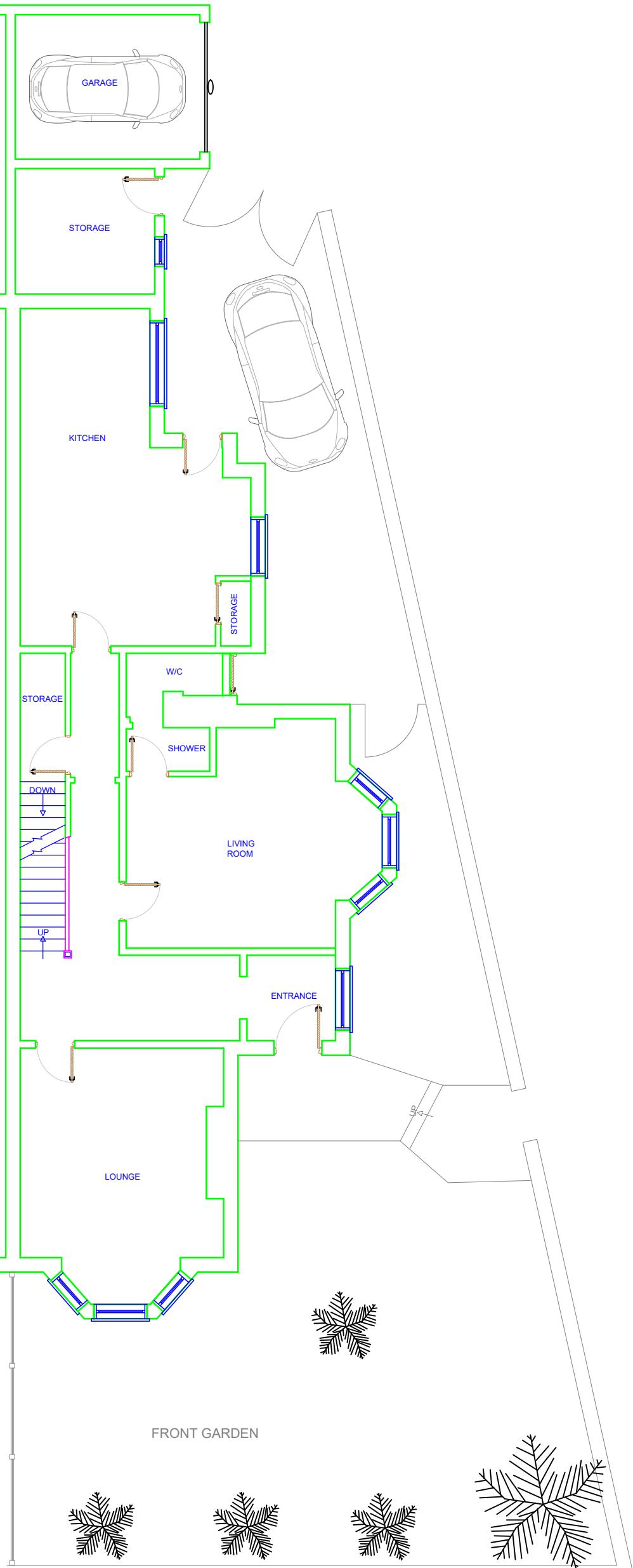
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Proposed Floor plans,
of 223 Warmsley Road, Bury, BL9 5DF

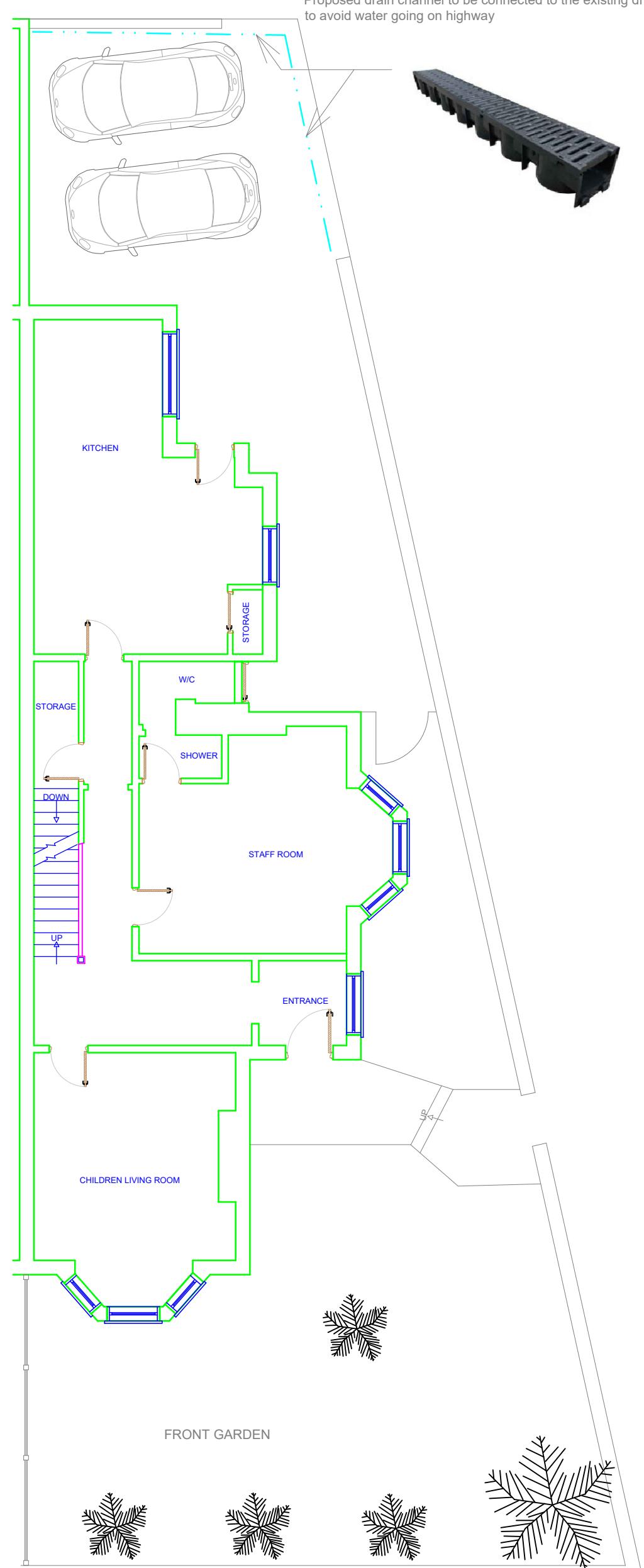
Scale :1 : 100 on A3 All Dimensions in Meters

Ref.: IPS/R/223/BL95DF Date : 22/02/2021

REV: A Date: 14/06/21
SHT 4 of 5 Proposal



EXISTING GROUND FLOOR PLAN Incl. BOUNDARY



PROPOSED GROUND FLOOR PLAN Incl. BOUNDARY

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Existing & Proposed Floor plans Incl. Boundary
of 223 Warmsley Road, Bury, BL9 5DF

Scale :1 : 100 on A3 All Dimensions in Meters

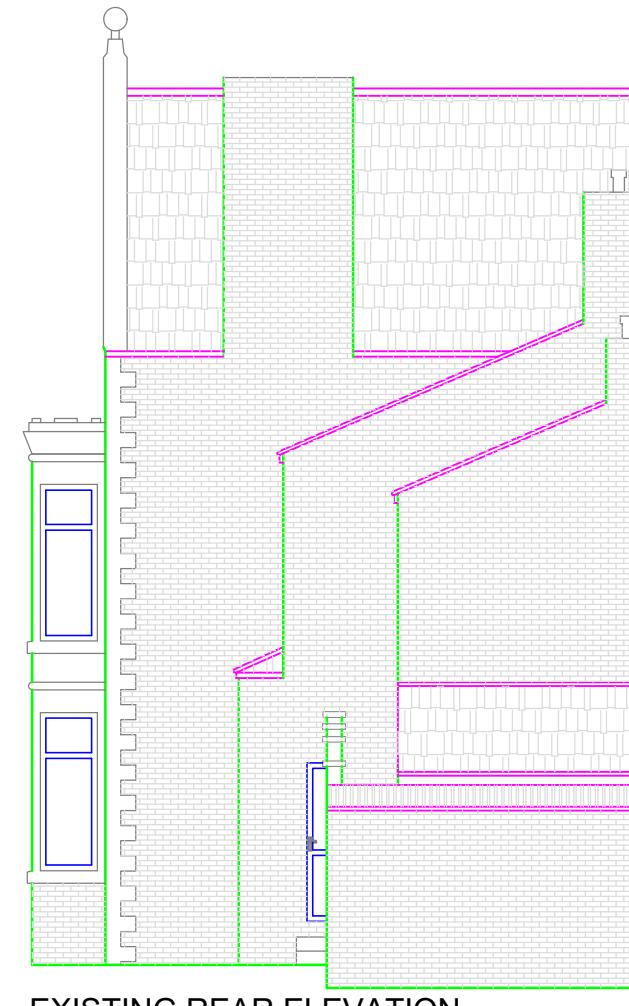
Ref.: IPS/R/223/BL95DF Date : 22/02/2021

REV: A Date: 14/06/21

Existing & Proposal

SHT 3 of 5

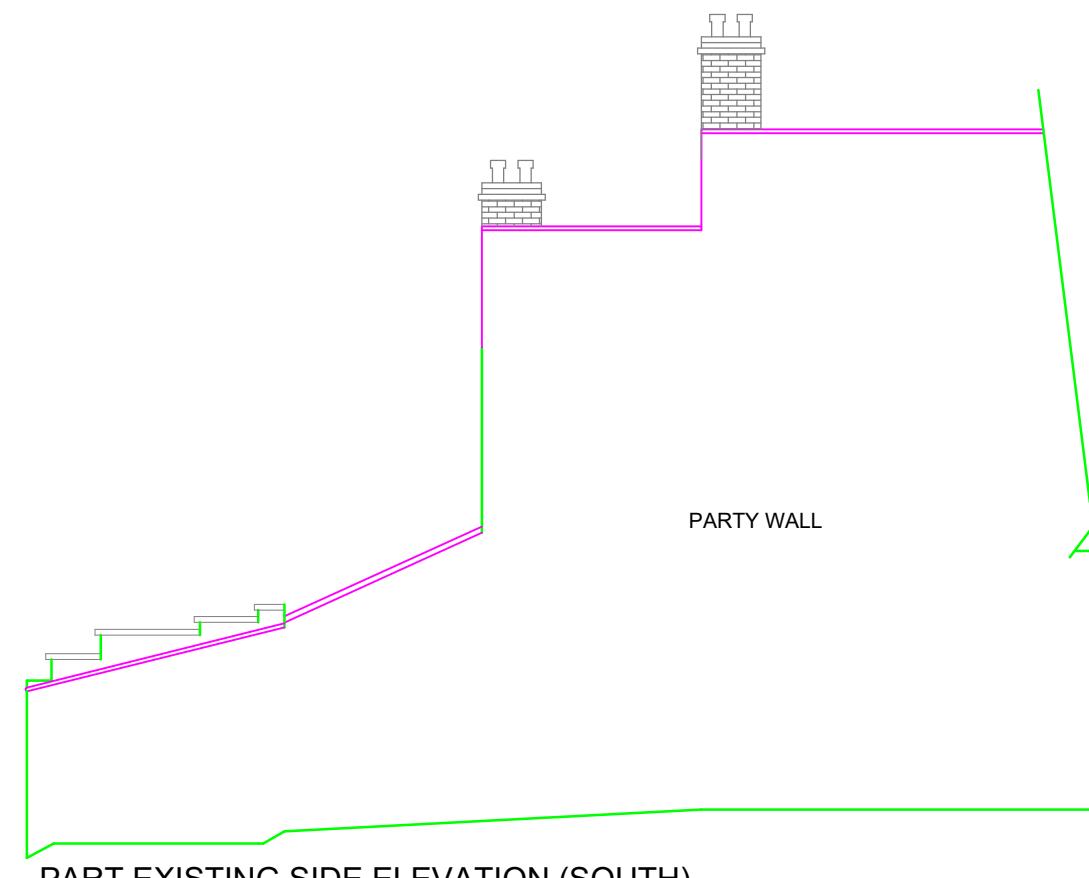
Note, The site is situated were no restriction to the highway at side, also bus route is on walking distance, two cars can be parked off road parking space in the rear yard and garage.



EXISTING REAR ELEVATION



PART EXISTING SIDE ELEVATION (NORTH)



PART EXISTING SIDE ELEVATION (SOUTH)

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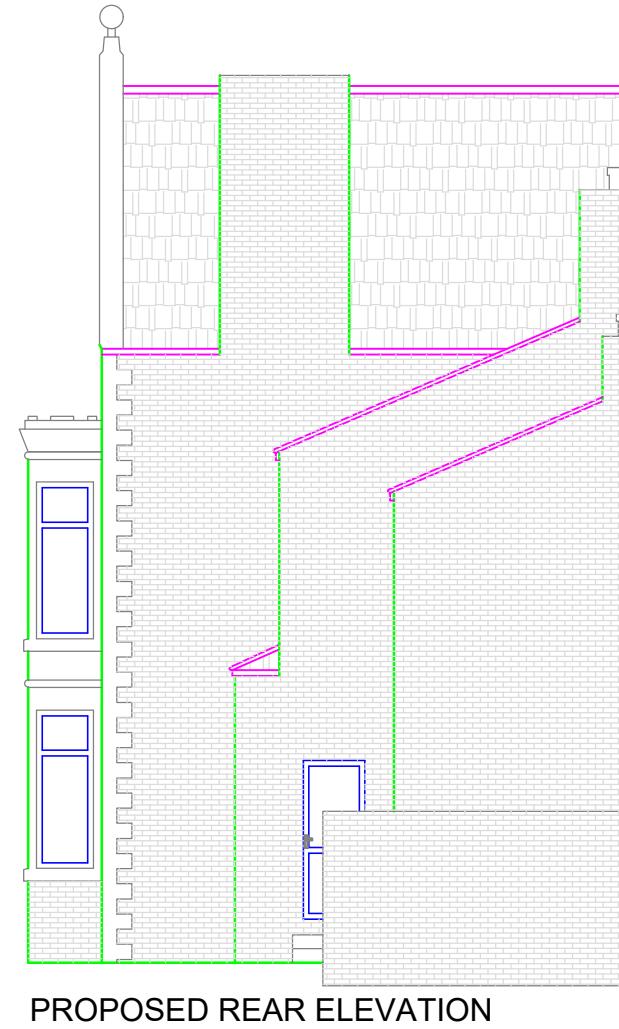
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Existing Elevations
of 223 Warmsley Road, Bury, BL9 5DF

Scale :1 : 100 on A3 All Dimensions in Meters

Ref.: IPS/R/223/BL95DF Date : 22/02/2021

SHT 2 of 5	Existing
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PROPOSED REAR ELEVATION



PART PROPOSED SIDE ELEVATION (NORTH)



PART PROPOSED SIDE ELEVATION (SOUTH)

NOTE: No changes to the front elevation

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Proposed Elevations of 223 Warmsley Road, Bury, BL9 5DF	Scale :1 : 100 on A3	All Dimensions in Meters
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Ref.: IPS/R/223/BL95DF	Date : 22/02/2021
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SHT 5 of 5	Proposal
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Ward: Ramsbottom + Tottington - Tottington

Item 03

Applicant: Mrs & Mr Enaboifo

Location: Land at side of 201 Bury Road, Tottington, Bury, BL8 3EU

Proposal: Erection of 1 no. dormer bungalow with associated car parking, hardstanding and landscaping

Application Ref: 66968/Full

Target Date: 25/06/2021

Recommendation: Approve with Conditions

Description

The application relates land to the side of No. 201 Bury Road. The site is currently utilised as garden for No. 201. The site is bounded by residential properties to all sides. Public Right of Way footpath 52TOT runs along the eastern boundary of the site.

Planning permission is sought for the construction of a single detached dwelling to the side of No. 201 Bury Road. The proposed dwelling would be a 3 no. bed dormer style bungalow with associated car parking to the front.

Relevant Planning History

02025/E - Erection of 1 no. 4 bed 2 storey dwelling at side of existing property - Enquiry completed 22/09/2017

43824 - Retention of stone wall at front - Approve with Conditions 21/04/2005

66157 - Erection of 1 no. dormer bungalow with associated car parking, hardstanding and landscaping - Withdrawn by Applicant 28/01/2021

Publicity

Letters sent to 26 neighbouring properties.

Site Notice - 28/05/2021. Replaced 14/06/2021.

Press Notice - 27/05/2021

3 objections received from No. 203 Bury Road, No. 9 Knowl View and No. 3 Sunnywood Lane in relation to:

- Loss of light to kitchen and garden of No. 203
- Loss of privacy
- This site is a bottle neck for traffic due to the number of parked vehicles and bus stop opposite making access to behind my house tricky at the best of times, during the build process it will make access to the side lane where need to drive to park my vehicle behind my house impossible.
- During the extension of the dormer a few years ago it made access and parking impossible.
- This is an area where schools children walk to high school and cross busy road. The build process will impair on this access and safety to cross.
- The build will also cause surface water issues as previous.
- Another property will over populate and infringe on the look.
- In 2015 substantial building work at 3 Sunnywood Lane was undertaken. This resulted in damage to our fencing by diggers installing a steep drive then surplus tarmac was deposited on Sunnywood lane at the side of our property preventing drainage and rain water to flow away naturally. We had to install drains to our side path as it was

- regularly under water when it rained heavily.
- The previous owner to 3 Sunnywood lane deposited hardcore to the lane near our garden raising the height of the lane considerably to what it was when we moved in 20 years ago.
 - Our experience of contacting the council to help us in these matters was met with "it is nothing to do with us as the lane is unadopted". We are worried this scenario could be repeated if this new build is allowed.
 - Due to my son's disability, we require twenty four hour access and egress on Sunnywood Lane.
 - There are bollards at the front of the existing property preventing vehicles parking. Also the construction workers themselves will need somewhere to park and parking is at a premium on Bury Rd.

Statutory/Non-Statutory Consultations

Traffic Section/Public Rights of Way - recommendation for conditions that include a Construction Traffic Management Plan and implementation of parking, access and bin storage arrangements.

Drainage Section - no response

Environmental Health - Contaminated Land - recommendation for conditions relating to contaminated land

Waste Management - no response

United Utilities (Water and waste) - recommendation for SUDs condition to be included

Greater Manchester Ecology Unit - recommendation for landscaping condition

Pre-start Conditions - Agreed by Agent

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN8/2	Woodland and Tree Planting
HT6/2	Pedestrian/Vehicular Conflict
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

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

Principle (Residential)

The National Planning Policy Framework should be treated as a significant material planning consideration and it emphasises the need for local planning authorities to boost the

supply of housing to meet local housing targets in both the short and long term. The Framework maintains the emphasis on identifying a rolling five year supply of deliverable housing land.

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

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore this needs to be treated as a material factor when determining applications for residential development.

The proposed development is located within the urban area and there are residential dwellings surrounding the site. As such, the proposed development would not conflict with the surrounding land uses. Appropriate infrastructure would be available and an area of residential amenity space would be retained for the existing dwelling and as such, the proposed development would be acceptable in principle. Therefore, the proposed development would be in accordance with Policy H1/2 and H2/6 of the Bury Unitary Development Plan and the NPPF.

Design and Layout

Policy H2/1 - The Form of New Residential Development requires all new residential development to make a positive contribution to the form and quality of the surrounding area. Policy H2/2 - The Layout of New Residential Development seeks to ensure that new residential development will be acceptable in terms of layout in order to provide a good quality residential environment. Policy H2/6 - Garden and Backland Development states that the Council will not permit the loss of private gardens for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area. In addition to this, Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The NPPF makes it clear that creating high quality buildings and places is fundamental. This is further supported by the National Design Guide. The National Design Guide, published by the Ministry of Housing, Communities and Local Government in 2019 states that well designed new development is influenced by "an appreciation and understanding of vernacular....including existing built form, landscape and local architectural precedents."

The immediate street scene is depicted by a mixture of semi detached, detached and terraced dwellings of various ages, styles and scales. The proposed dwelling would maintain the ridge height of the existing bungalows within the row and would replicate the dormer features that are already present within the street scene and No. 199 Bury Road and No. 1 Sunnywood Lane. The proposed dormers are considered to be of an appropriate scale and would not dominate the roofslopes to the front and rear of the propose dwelling.

The proposed dwelling would replicate the density and form of properties within this row replicating the areas of parking to the front and residential gardens to the rear. Residential

amenity space, and parking would be retained for both the existing and proposed dwelling and the existing accesses to the site would be utilised and as such the proposal is not considered to be over development of the site.

Overall, it is considered that the proposal would not have a detrimental impact on the quality of the residential environment and as such would comply with UDP Policy H2/1, H2/2 and the NPPF.

Residential Amenity

There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties in relation to householder extensions and as such, would be a reasonable guide in this case.

The proposed dwelling would be single storey in nature, with additional living accommodation provided within the roof space via dormers which are set back off the principal, and side elevations.

The proposed dwelling would be located to the north west of the dwelling at No. 203. This dwelling has existing single storey, and two storey extensions to the rear as well as an area of residential amenity space. It is unclear when the extensions would have been constructed however it is likely that they would have been in situ when the premises was granted a change of use from off licence/general store to single residential dwelling and as such the existing rear windows within the extended elements are considered to be "original" windows in terms of SPD 6.

The proposed dwelling would project more than 3 metres beyond the rear of No. 203 however it would not impact on a 45 degree line as taken from the nearest rear ground floor window (within the single storey extension) and as such would comply with SPD 6. The proposal would be located to the north west of the residential amenity space of this property and would be separated from this property by a footpath. Considering the path of the sun and the separation between the site and No. 203 it is considered that unlikely that the location of a dwelling in this position would be so unduly overbearing in to warrant refusal of the scheme.

SPD 6 requires a minimum distance of 7 metres between first floor habitable room windows and directly facing boundaries. The windows for bedroom 3 and 2 are shown on the proposed site plan as being located 7 metres from the rear boundary complying with aspect standards. In addition these windows would have an onward view of the parking, and open front garden of No. 1 Sunnywood Lane. The proposed rear windows would be screened by the existing rear boundary face which is shown to be retained on the proposed site plan. The proposal would therefore comply with aspects standards set out within SPD 6.

The proposed side first floor windows, and ground floor windows would relate to non-habitable rooms (WC, hall, stairs) or would be secondary windows to habitable rooms (dining) and as such aspects not applied.

The proposed first floor front, and ground floor front windows would be separated from the directly facing properties by the parking area and a highway and as such no undue loss of privacy to these properties is foreseen.

Permitted Development

Due to the nature of the site, with limited residential amenity space to the rear close proximity to the neighbouring dwelling and the need to protect the amenity of the existing neighbouring properties permitted development rights should be removed to ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

Ecology and Landscaping

GMEU have been consulted as part of the application process and concluded that there are unlikely to be any significant ecological issues associated with this development. Issues relating to nesting birds and biodiversity enhancements can be dealt with via condition and or informative.

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of a small area of garden a low value habitat. A landscaping scheme has therefore been conditioned to include native planting and the provision of bat bricks/tubes within the new development and bat and bird boxes.

Highways and Parking

The Traffic Section have been consulted as part of the application process. The process seeks to use the existing accesses to the site with parking provision for both units provided to the front of the application site. Tracking has also been provided to show that vehicles enter, turn and exist the site in forward gear. No objections have been raised to this arrangement by the Traffic Section subject to conditions relating to implementation of the details provided.

SPD 11 requires a maximum of 2 parking spaces for 3 bed properties in high access areas. 2 parking spaces can be provided for each of the units complying with SPD 11.

Response to Neighbours

The impact of the proposal in terms of residential amenity, visual amenity and traffic have been addressed within the main body of the report.

As the proposal is more substantial than a householder extension, a construction traffic management plan has also been secured via condition and is required to be submitted prior to the commencement of development.

A SUDs condition has been attached to ensure a suitable drainage scheme is submitted for the development prior to commencement.

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 21.03 01, 21.03 02, 21.03 03, 21.03 04, 21.03 15 Rev A, 21.03 06 Rev A, sss-9548 Revision A - Topographical Survey, sss-9548 Revision A - Existing Elevations and 1744/SP/02 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. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

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

4. No development shall commence unless and until a '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 construction of the development and as a result of any statutory undertakers connections to the new dwelling;
- Access point(s) for construction traffic from the adopted highway;
- Proposed site hoardings (if proposed);
- Measures to protect users of Public Footpath No. 52, Tottington (Sunnywood Lane) during construction of the proposed timber fence and retaining structure;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- Parking on site (or on land under the applicant's control) of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways 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 period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction 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.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways and Public Right of Way, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure 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. The development hereby approved shall not be first occupied unless and until the shared access and bin storage arrangements indicated on approved plan reference 21.03 Revision A, incorporating the retention of the existing access points and dropped crossings that serve the site and new driveway surface material compatible with SUDS drainage to prevent the discharge of surface water onto the adopted highway, have been implemented in full.

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

highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

6. The turning facilities indicated on approved plan references 21.03 Revision A & 1744/SP/02 Revision A shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.
7. The car parking for the new and existing dwellings indicated on approved plan references 21.03 Revision A & 1744/SP/02 Revision A shall be made available for use prior to the dwelling hereby approved being first occupied and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
8. No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing 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.
9. No development shall commence unless and until:-
 - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
10. Following the provisions of Condition 9 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each

stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

11. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of bat bricks/tubes within the new development and bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, 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.

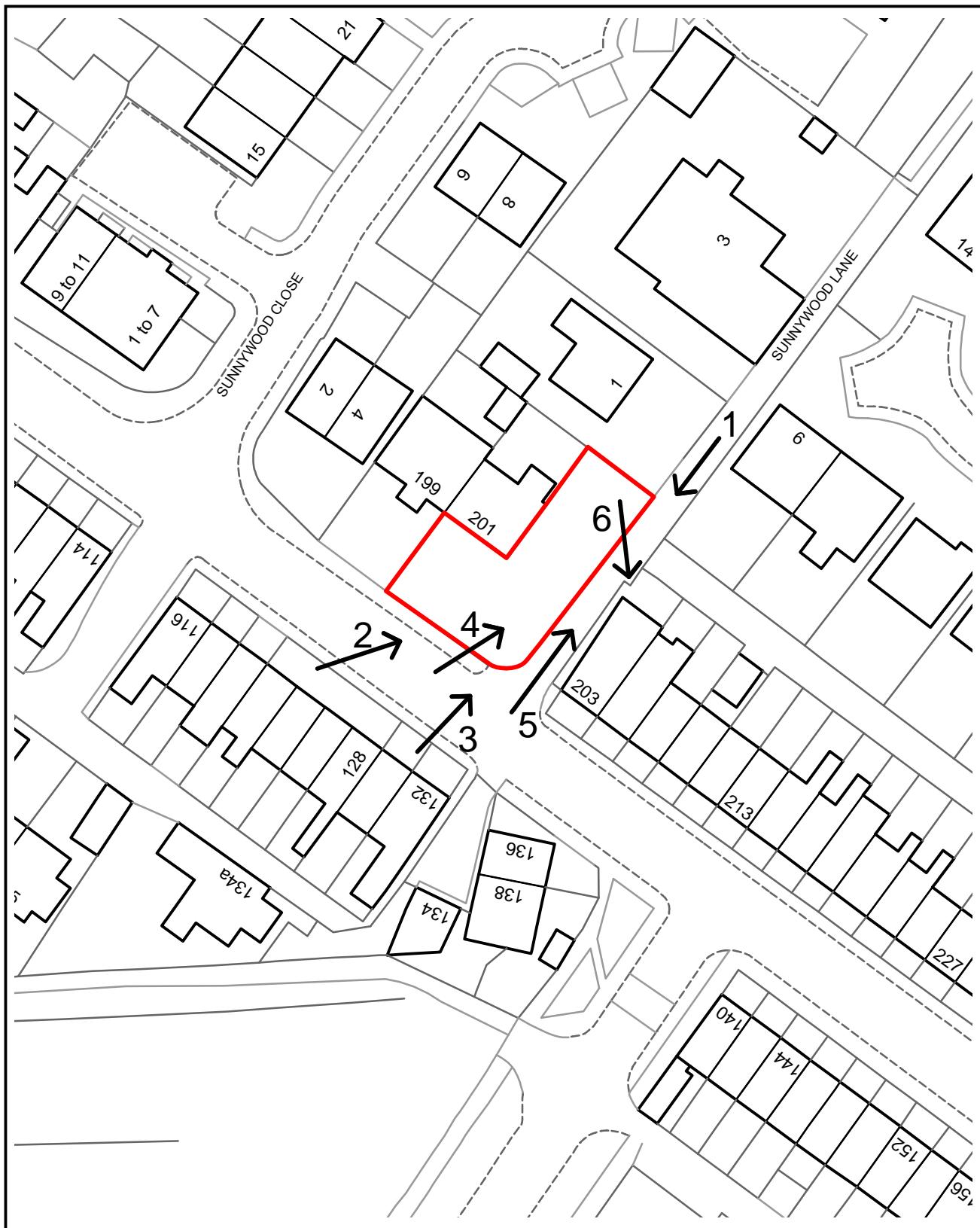
12. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.
Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

12. Prior to occupation the applicant shall provide electric vehicle (EV) charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant Chapter 9 - Promoting sustainable transport of the National Planning Policy Framework.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66968

ADDRESS: Land at side of 201 Bury Road
Tottington



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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66968

Photo 1



Photo 2



66968

Photo 3



Photo 4

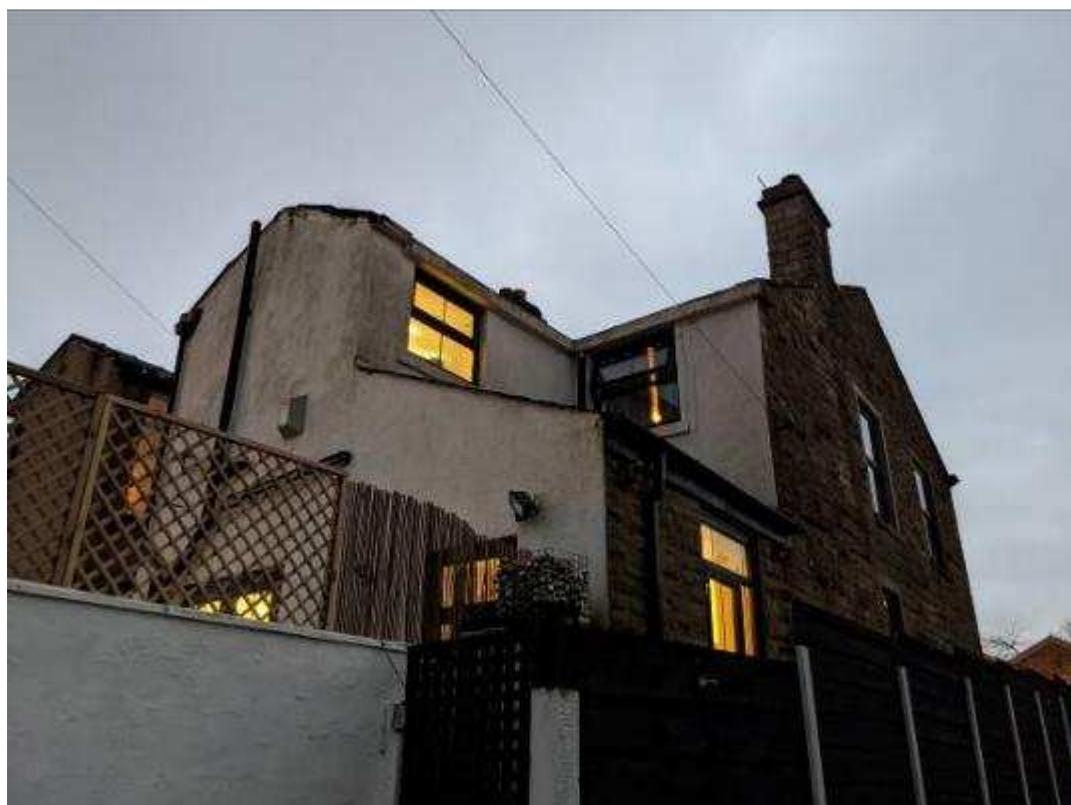


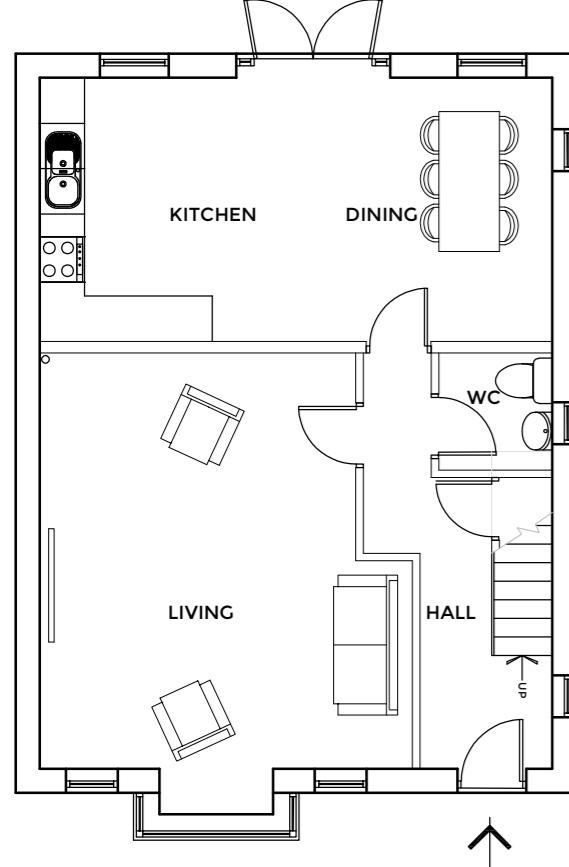
66968

Photo 5

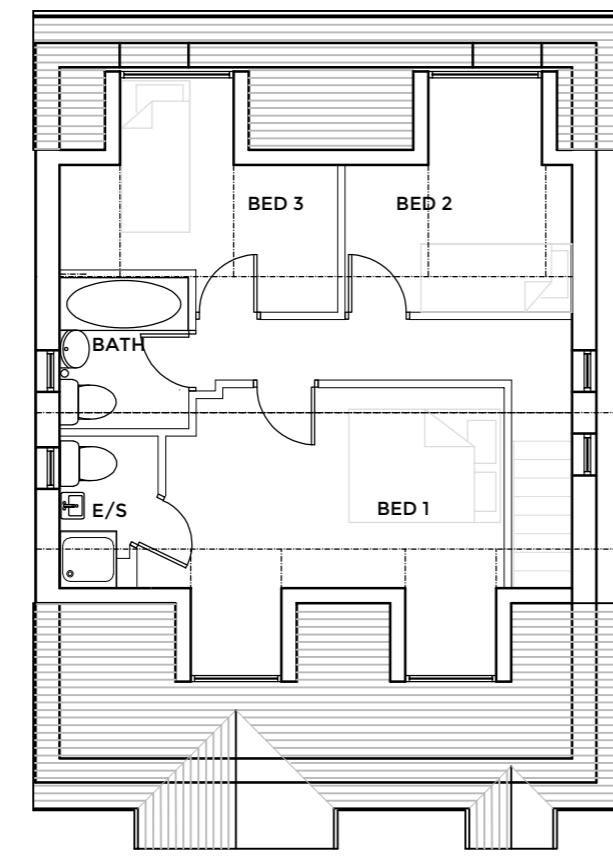


Photo 6

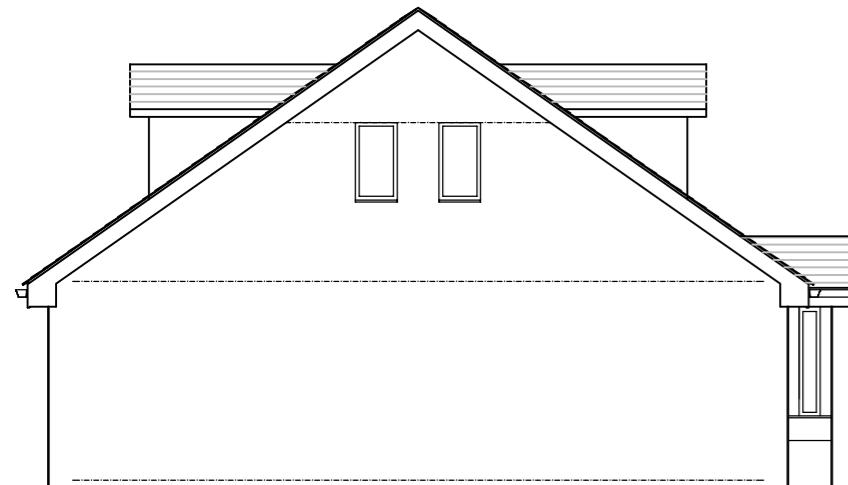




PROPOSED GROUND FLOOR PLAN.

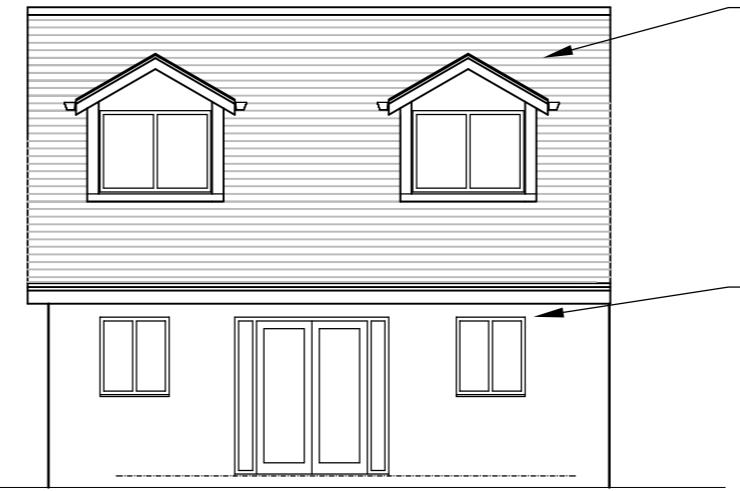


PROPOSED FIRST FLOOR PLAN.

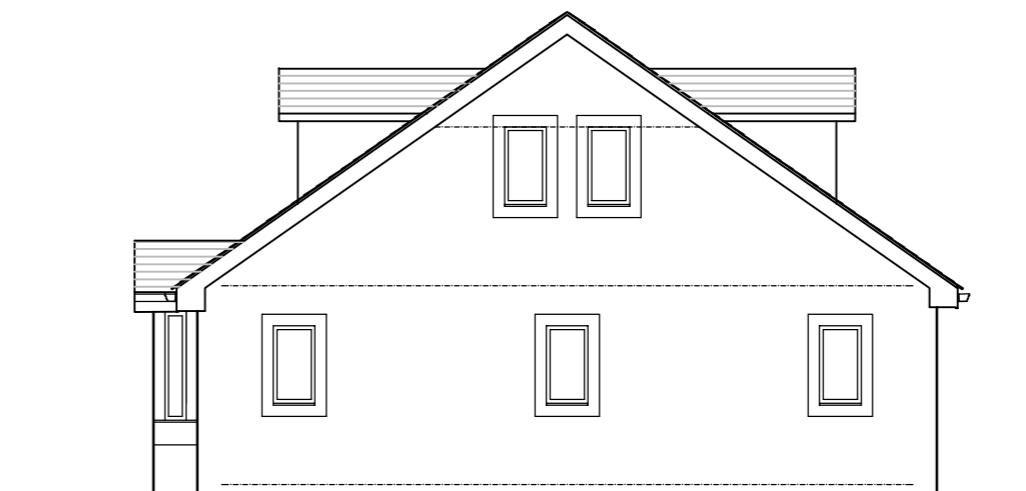


PROPOSED SIDE (BLANK GABLE) ELEVATION.

201 BURY RD. BURY BL8 3EU.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED FRONT ELEVATION.



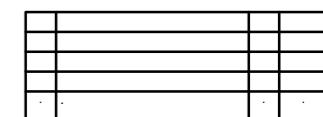
Plain concrete tile or
artificial slate roof
covering.

Brick faced elevations.

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NOTES / KEY:

Gross internal floor area
= 103m² approx.



project
PROPOSED DWELLING AT
201 BURY RD, BURY,
BL8 3EU
status Planning
drawing
PROPOSED 3 BED BUNGALOW
PLANS+ELEVATIONS.

drawn by DD. date MAR 21
scale 1:100 @ A3
dwg no 21.03 03. rev .

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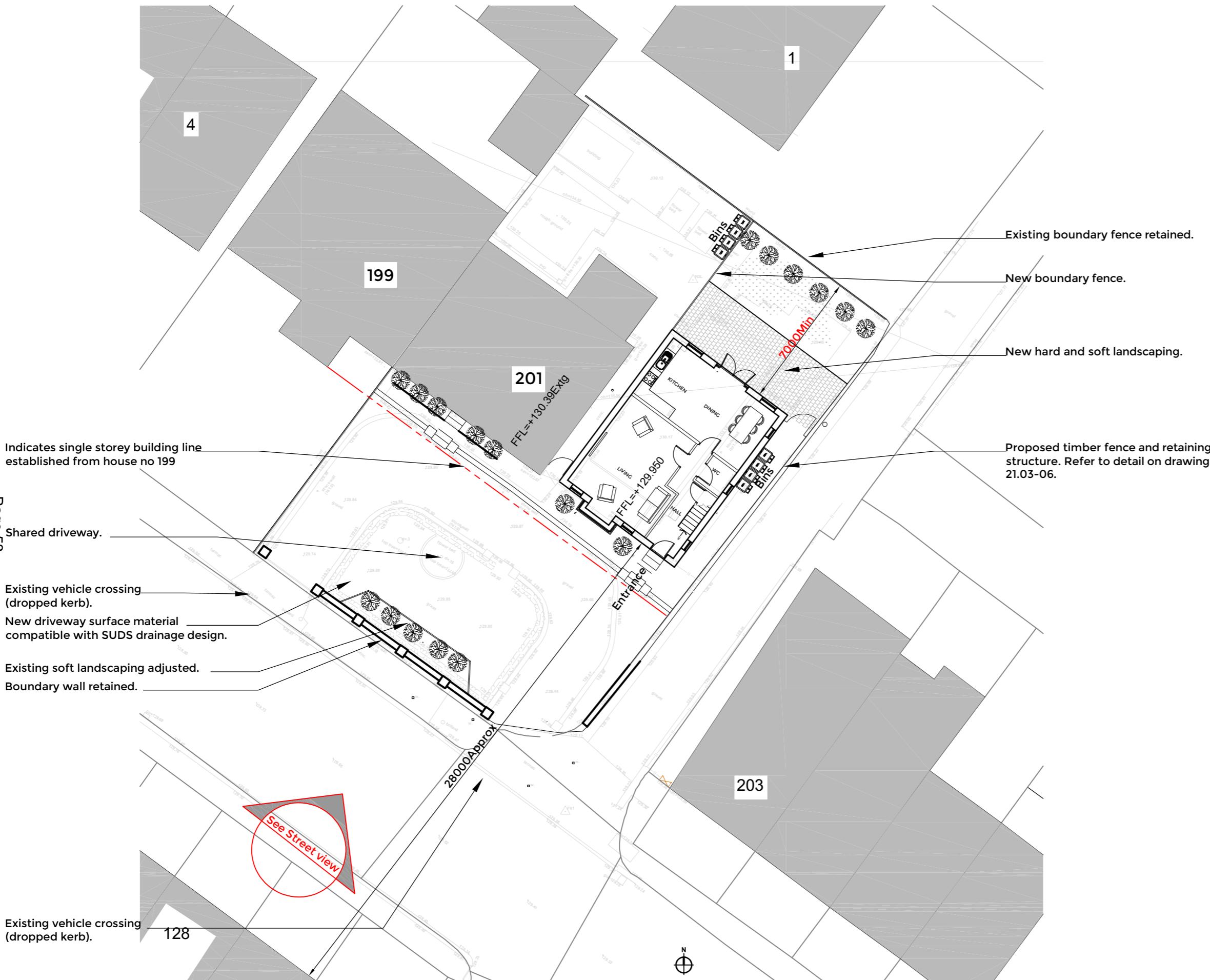
NOTES / KEY:

Levels in metres.
Levels relate to the topographical survey.
FFL = Finished floor level.

Note:
SUDS drainage scheme
to be agreed.

Refer to Ashley Helme drawing
1744/SP/02a for vehicle tracking.
Indicating estate car entry and exit in
forward gear. Shared driveway

Page 58



A	Amended to shared driveway	DD	240621
---	----------------------------	----	--------

TD Architectural Designer
TECH:D LTD 27 Oakham Close, Bury
BL8 XJ t: 07887876428
ddriver@techdlt.co.uk www.techdlt.co.uk

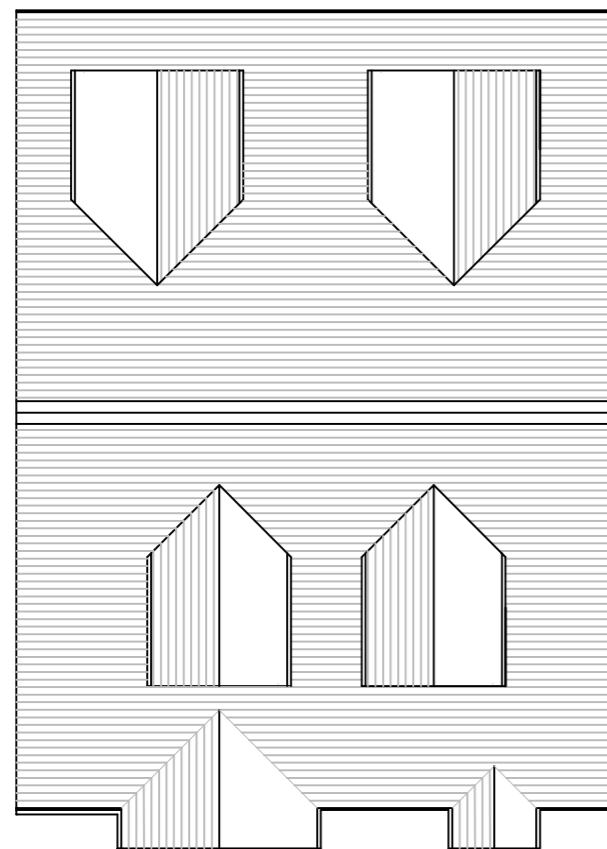
client
MRS KAREN & MR ANTHONY
ENABOIFO

project
PROPOSED DWELLING AT
201 BURY RD, BURY,
BL8 3EU
status Planning

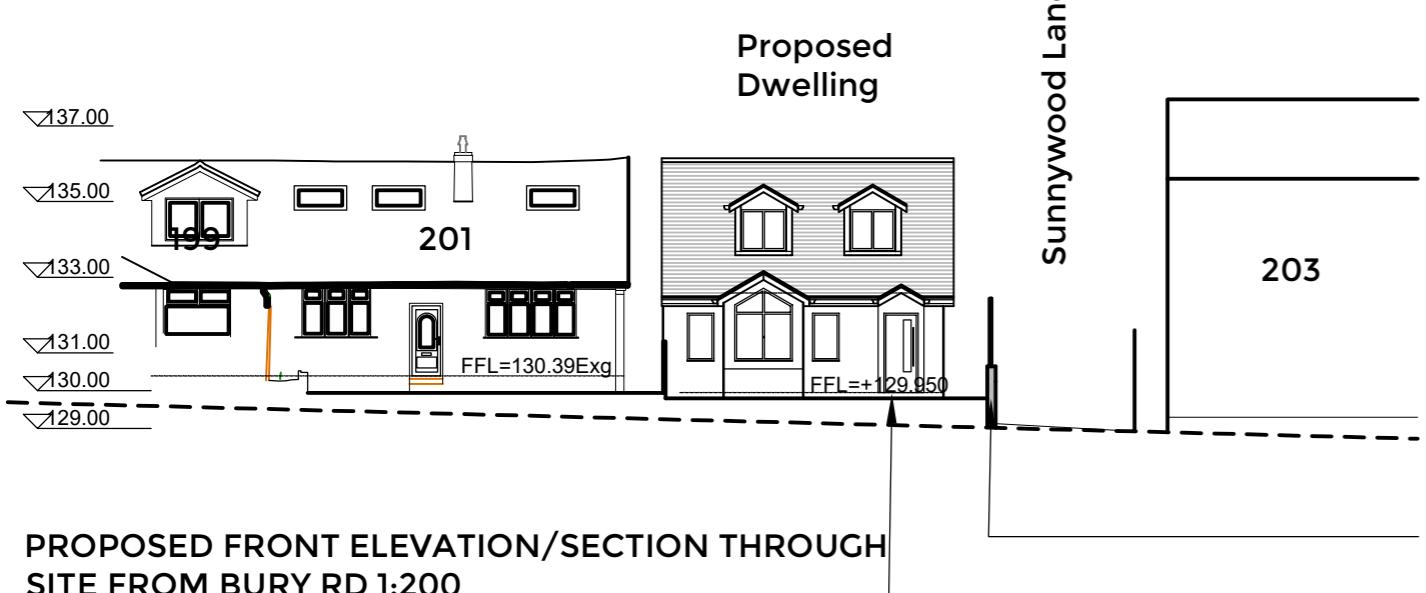
drawing
PROPOSED 3 BED BUNGALOW
PROP SITE PLAN & STREET VIEW
drawn by DD. date MAR 21

scale
1:200@A3
dwg no 21.03 05. rev A

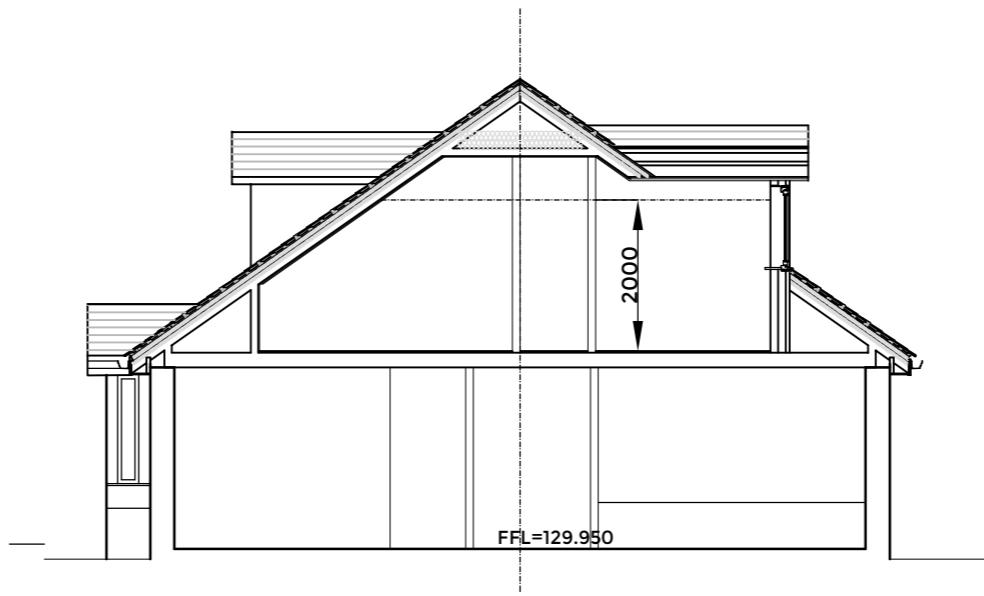
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PROPOSED ROOF PLAN 1:100

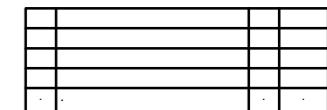
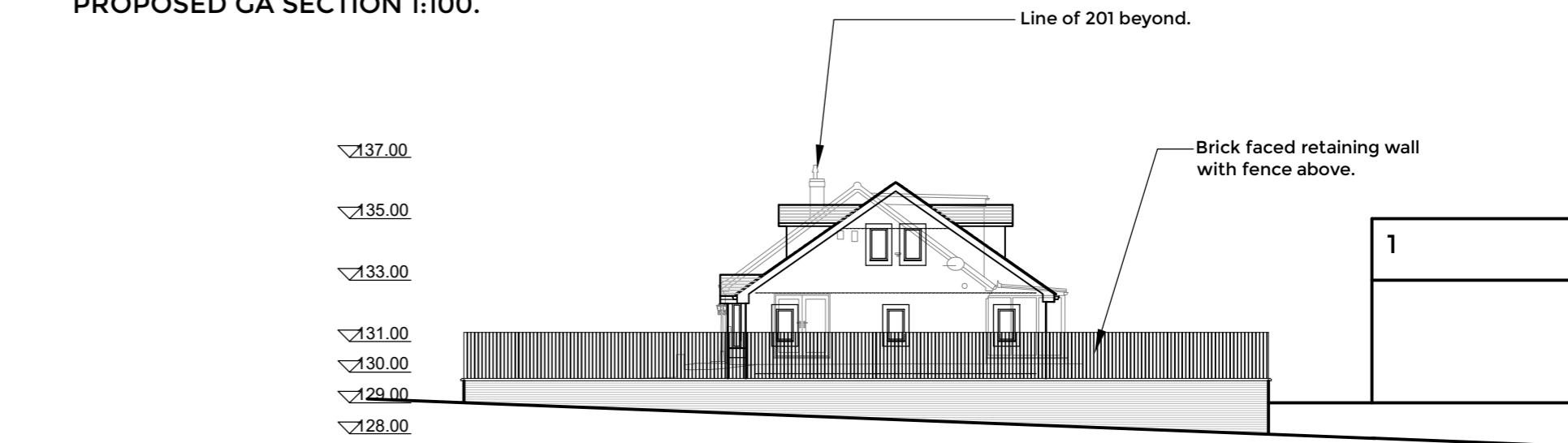


201 BURY RD. BURY BL8 3EU.



PROPOSED GA SECTION 1:100.

NOTES / KEY:



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27 Oakham Close, Bury
BL8 1XJ
t: 07887876428
ddriver@techdld.co.uk
www.techdld.co.uk

client

MRS KAREN & MR ANTHONY
ENABOIFO

project
PROPOSED DWELLING AT
201 BURY RD, BURY,
BL8 3EU

status Planning

drawing
PROPOSED 3 BED BUNGALOW
ROOF PLAN+SECTIONS

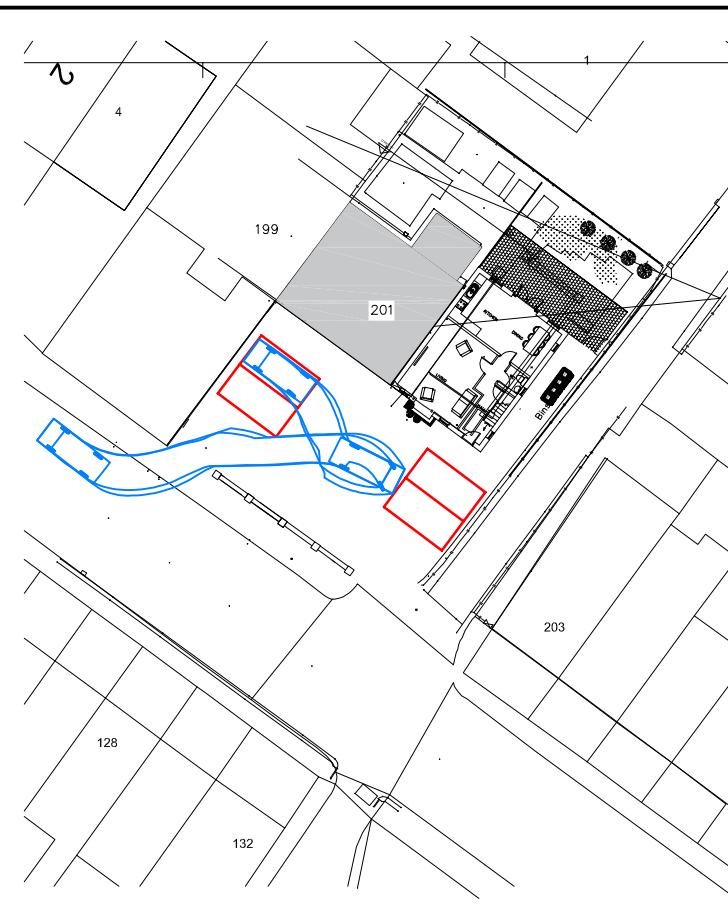
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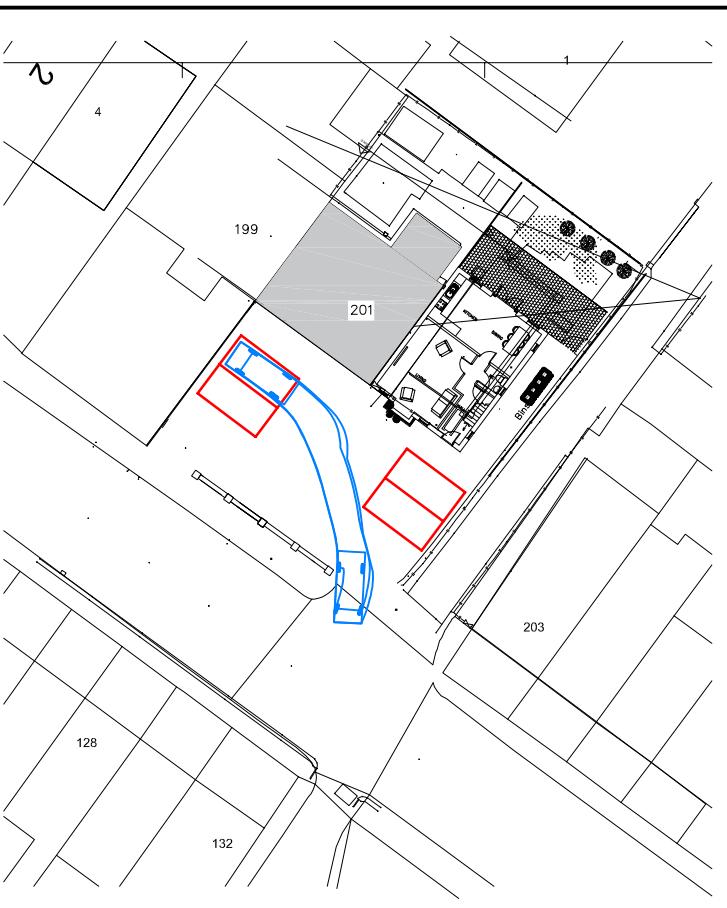
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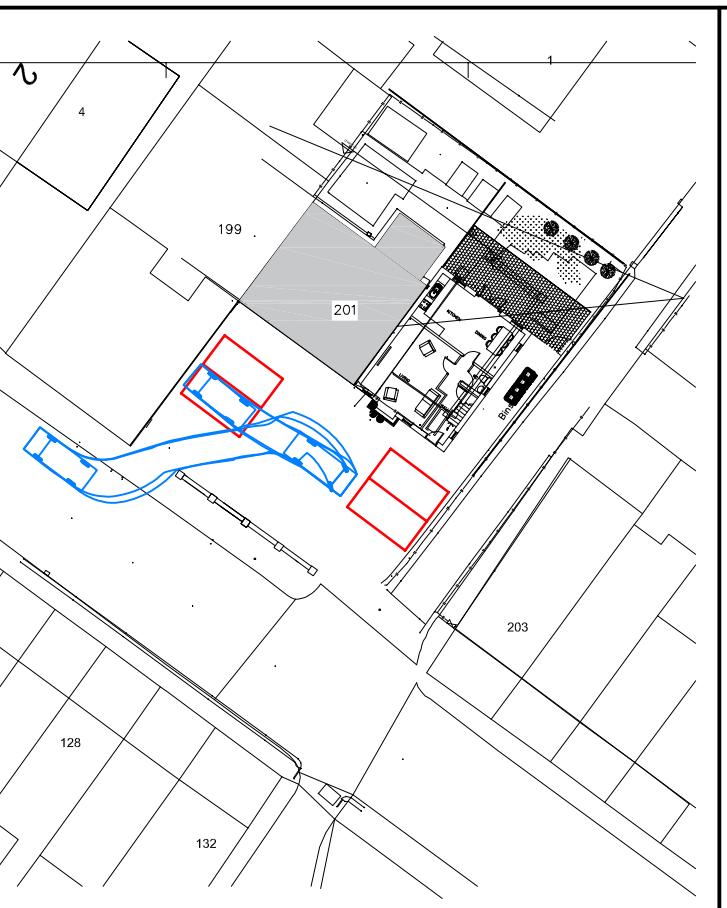
TECH:D LTD



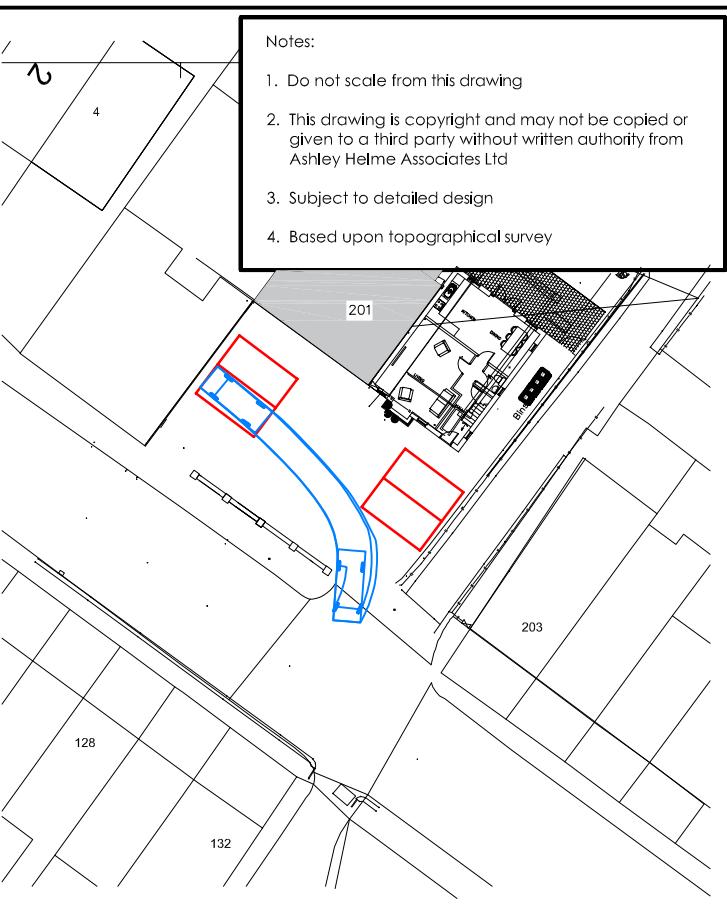
(a) Existing Dwelling: Entry to Parking Space 1



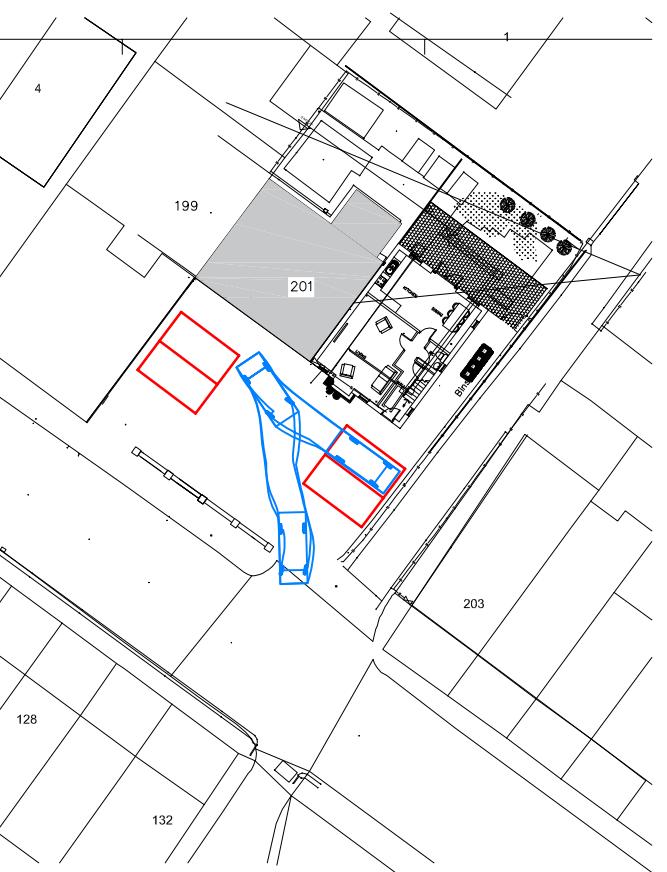
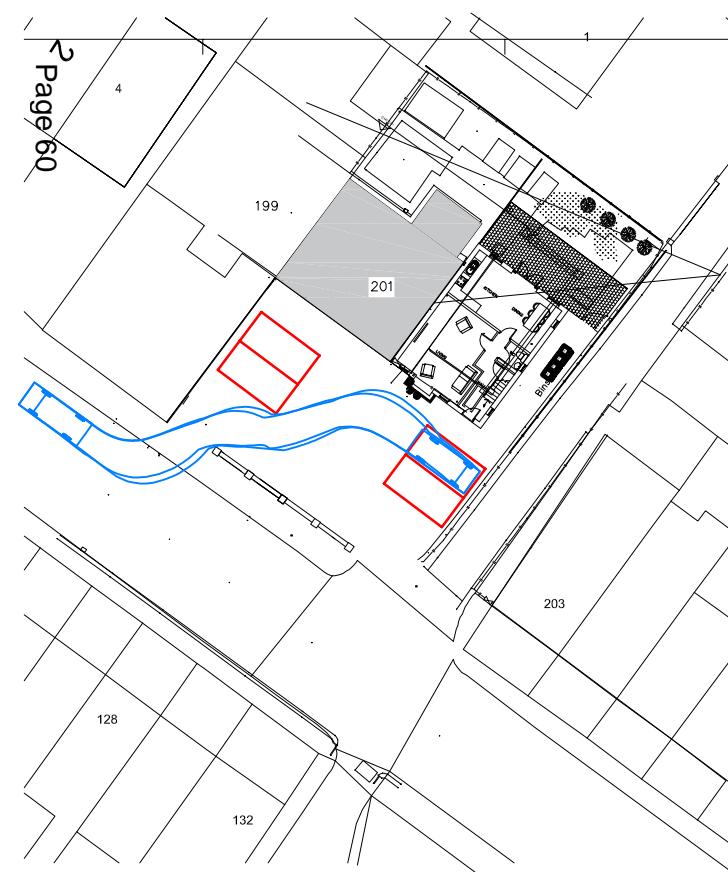
(b) Existing Dwelling: Exit from Parking Space 1



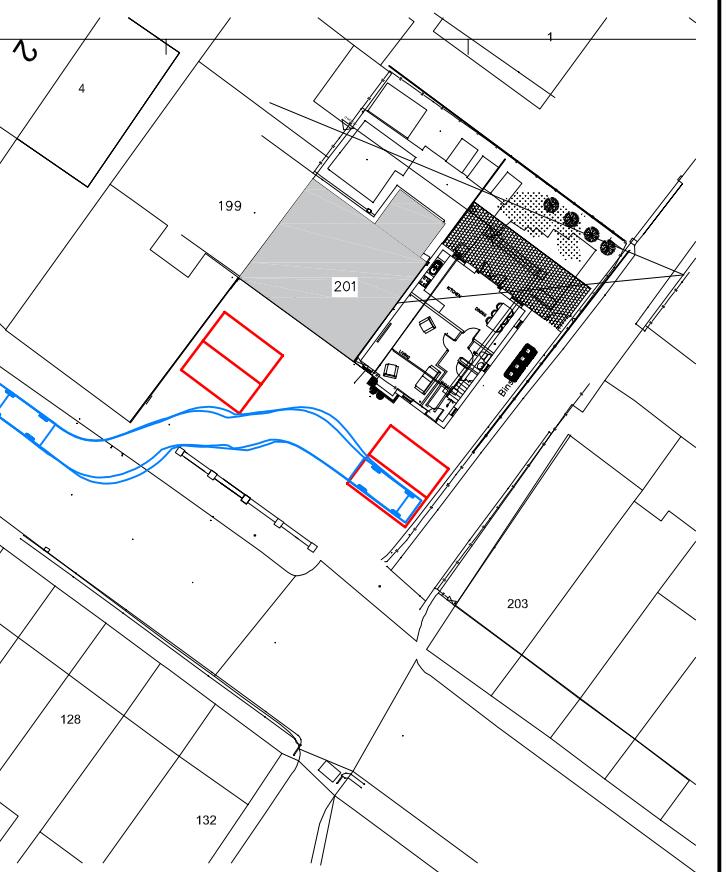
(c) Existing Dwelling: Entry to Parking Space 2



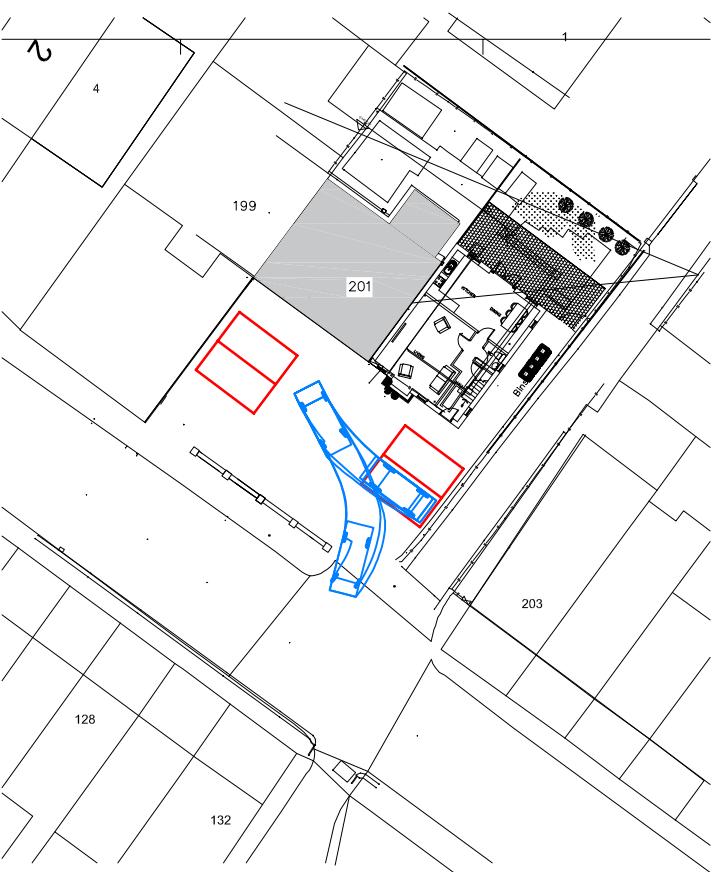
(d) Existing Dwelling: Exit from Parking Space 2



(f) Proposed Dwelling: Exit from Parking Space 1



(g) Proposed Dwelling: Entry to Parking Space 2



(h) Proposed Dwelling: Exit from Parking Space 2

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Project	BURY ROAD, TOTTINGTON
Client	MRS K ENABOIFO

Title
SWEPT PATH ANALYSIS: ESTATE CAR
SHARED DRIVEWAY

Drawing No
1744/SP/02
Rev
A
Date
JUNE 2021
Scale
1:500@A3



ASHLEY HELME
ASSOCIATES

Telephone
0161 972 0552
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aha@ashleyhelme.co.uk
Website
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Address
76 Washway Road,
Sale, Manchester, M33 7RE

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	27 July 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 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 17/05/2021 and 18/07/2021



Ward: Bury East

Application No.: 66090 **App. Type:** FUL 18/06/2021 Approve with Conditions

Location: Woolfield House, Wash Lane, Bury, BL9 6BJ

Proposal: Change of use into 9no. one bed apartments and 2no. two bed apartments

Application No.: 66730 **App. Type:** LBC 17/05/2021 Approve with Conditions

Location: 18-20 St Marys Place, Bury, BL9 0DZ

Proposal: Listed building consent for installation of fibre cables into the building

Application No.: 66787 **App. Type:** FUL 26/05/2021 Approve with Conditions

Location: 2 Braemar Drive, Bury, BL9 7PF

Proposal: Garage conversion and first floor extension above to create ancillary residential accommodation

Application No.: 66803 **App. Type:** FUL 16/06/2021 Approve with Conditions

Location: 73-75 Deal Street, Bury, BL9 7PZ

Proposal: Conversion of existing house into 2 terraced houses

Application No.: 66832 **App. Type:** LDCP 07/06/2021 Refused

Location: Hunters Lodge, 5 Riders Gate, Bury, BL9 7TP

Proposal: This is a small kitchen extension to be built on land owned by the freeholder. I understand planning permission is not required as the extension will not exceed the limits set out in the planning permission guidelines. There is no proposal to alter or create a new access, layout a new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings.

Application No.: 66862 **App. Type:** FUL 28/05/2021 Approve with Conditions

Location: East Ward County Primary School, Willow Street, Bury, BL9 7QZ

Proposal: Retention of portakabin duplex classroom building for 5 years

Application No.: 66883 **App. Type:** LBC 06/07/2021 Approve with Conditions

Location: 2-4 Market Street, Bury, BL9 0AN

Proposal: Listed building consent for removal of existing external HSBC signage and installation of new to the current HSBC design standards and repainting of existing door and new letter plate on Market Street elevation

Application No.: 66891 **App. Type:** FUL 06/07/2021 Approve with Conditions

Location: 2-4 Market Street, Bury, BL9 0AN

Proposal: Re-painting of door on Market Street elevation with replacement letter plate

Application No.:	66892	App. Type:	ADV	06/07/2021	Approve with Conditions
Location:	2-4 Market Street, Bury, BL9 0AN				
Proposal:	Replacement of existing HSBC UK branded signage with new HSBC UK branded signage to the new HSBC UK style MK01 - Fascia Signage MK02 - Fascia Signage MK03 - Projecting Signage				
Application No.:	66931	App. Type:	LDCP	13/07/2021	Lawful Development
Location:	Unit 1A, The Rock, 4 Clerke St, Bury, BL9 0PN				
Proposal:	Lawful development certificate for proposed construction of new internal mezzanine floor				
Application No.:	66966	App. Type:	FUL	17/06/2021	Approve with Conditions
Location:	64 Millett Street, Bury, BL9 0JA				
Proposal:	Single storey side/rear extension				
Application No.:	66992	App. Type:	FUL	25/06/2021	Approve with Conditions
Location:	22 Houghton Street, Bury, BL9 0TA				
Proposal:	Single story rear extension				
Application No.:	66994	App. Type:	FUL	29/06/2021	Approve with Conditions
Location:	The Rock, Block A, Clerke Street, Bury, BL9 0PN				
Proposal:	Sub-division, and external alterations of existing vacant A3 Retail Unit				
Application No.:	67096	App. Type:	GPDE	09/07/2021	Prior Approval Not Required - Extension
Location:	24 Woodroyd Drive, Bury, BL9 7NH				
Proposal:	Prior approval for proposed single storey extension at rear				

Ward: Bury East - Moorside

Application No.:	66656	App. Type:	FUL	18/05/2021	Refused
Location:	Salisbury Conservative Club, Badger Street, Bury, BL9 6AD				
Proposal:	Change of use from club (sui generis) to carpet shop (E) with shopfront to the front including roller shutter				
Application No.:	66692	App. Type:	FUL	04/06/2021	Approve with Conditions
Location:	211 Walmersley Road, Bury, BL9 5DF				
Proposal:	Single storey rear extension and canopy				
Application No.:	66740	App. Type:	LDCP	17/05/2021	Lawful Development
Location:	2 Beech Grove Close, Bury, BL9 6ES				
Proposal:	Lawful development certificate for proposed erection of 3 m deep rear single-storey extension full width of original house, and extension of the existing porch to increase to 3sqm total.				

Application No.: 66755 **App. Type:** FUL 20/05/2021 Refused
Location: 296 Walmersley Road, Bury, BL9 6NH

Proposal: Single storey rear extension; Two storey side extension; Single storey front porch extension

Application No.: 66811 **App. Type:** FUL 10/06/2021 Approve with Conditions
Location: 13 How Lea Drive, Bury, BL9 5HR

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

Application No.: 66829 **App. Type:** FUL 18/06/2021 Approve with Conditions
Location: 25 Burrs Lea Close, Bury, BL9 5HT

Proposal: Single storey side and rear extension

Application No.: 66853 **App. Type:** FUL 04/06/2021 Approve with Conditions
Location: 155 Bell Lane, Bury, BL9 6DF

Proposal: Proposed step lift and associated building works

Ward: **Bury East - Redvalves**

Application No.: 66567 **App. Type:** FUL 17/05/2021 Refused
Location: 3 Dumers Lane, Bury, BL9 9PE

Proposal: Proposed dropped kerb with associated landscaping for driveway.

Application No.: 66659 **App. Type:** FUL 02/06/2021 Approve with Conditions
Location: 6 Parkhills Road, Bury, BL9 9AX

Proposal: Proposed change of use from barbers to restaurant; Single storey extension at rear

Application No.: 66786 **App. Type:** FUL 08/06/2021 Approve with Conditions
Location: 44 Somerset Drive, Bury, BL9 9DQ

Proposal: Two storey/single storey rear extension; Two storey/single storey side extension; Front porch extension

Application No.: 66863 **App. Type:** FUL 28/05/2021 Approve with Conditions
Location: 7 Meadoway, Bury, BL9 9TY

Proposal: Two storey rear extension; Two storey front extension; Single storey front extension; 2 no. balconies at front

Application No.: 66907 **App. Type:** LDCP 18/06/2021 Lawful Development
Location: 28 St Peters Road, Bury, BL9 9RB

Proposal: Lawful Development Certificate for a proposed change of use to a residential children's home (Class C2) for up to 3 young persons aged 11 to 18 years on a permanent basis with 5 staff on a non-permanent rota basis

Application No.: 67012 **App. Type:** FUL 24/06/2021 Approve with Conditions
Location: 664 Whitefield Road, Bury, BL9 9PN

Proposal: Two/single storey extension at rear

Application No.: 67079	App. Type: FUL	09/07/2021	Approve with Conditions
Location:	36 Radcliffe Road, Bury, BL9 9JY		
Proposal:	Single storey side extension and front porch		
Application No.: 67097	App. Type: GPDE	14/07/2021	Prior Approval Not Required - Extension
Location:	99 Horne Street, Bury, BL9 9HS		
Proposal:	Prior approval for proposed single storey extension at rear		
Ward: Bury West - Church			
Application No.: 66627	App. Type: FUL	15/07/2021	Approve with Conditions
Location:	50 Belmont Drive, Bury, BL8 2HU		
Proposal:	Single storey side and rear extension		
Application No.: 66651	App. Type: FUL	08/06/2021	Approve with Conditions
Location:	6 Colville Drive, Bury, BL8 2DX		
Proposal:	Demolish asbestos clad garage to be replaced with new garage; Single storey rear extension		
Application No.: 66693	App. Type: FUL	25/05/2021	Approve with Conditions
Location:	558 Bolton Road, Bury, BL8 2DR		
Proposal:	First floor side extension; Single storey rear extension		
Application No.: 66727	App. Type: FUL	02/06/2021	Approve with Conditions
Location:	8 Bellingham Close, Bury, BL8 2TU		
Proposal:	Single storey side extension; Single storey rear extension		
Application No.: 66754	App. Type: FUL	02/06/2021	Approve with Conditions
Location:	27 Turton Close, Bury, BL8 2EE		
Proposal:	Two storey porch / atrium extension at front		
Application No.: 66771	App. Type: FUL	27/05/2021	Approve with Conditions
Location:	1 Harwood Drive, Bury, BL8 2ED		
Proposal:	Pitched roof to existing flat roofed dormer at front		
Application No.: 66780	App. Type: FUL	26/05/2021	Approve with Conditions
Location:	25 Warlingham Close, Bury, BL8 2QN		
Proposal:	Single storey extension at rear, extension of existing dormers at rear and balcony at rear		
Application No.: 66784	App. Type: FUL	10/06/2021	Approve with Conditions
Location:	19 Westbury Close, Bury, BL8 2LW		
Proposal:	Single storey extension at front; formation of window in side elevation		

Application No.: 66818 **App. Type:** FUL 01/07/2021 Approve with Conditions

Location: Cygnet Hospital, High Bank, Bury, BL8 2BS

Proposal: Single storey extension at north

Application No.: 66866 **App. Type:** FUL 05/07/2021 Approve with Conditions

Location: 34 Abbey Drive, Bury, BL8 2HP

Proposal: Single storey front extension; Pitched roof to replace existing flat roof at side

Application No.: 66916 **App. Type:** LDCP 11/06/2021 Lawful Development

Location: 78 Whitecroft Drive, Bury, BL8 2TR

Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 66944 **App. Type:** FUL 17/06/2021 Approve with Conditions

Location: 25 Abbey Drive, Bury, BL8 2HP

Proposal: Single storey rear extension

Application No.: 66996 **App. Type:** GPDE 25/06/2021 Prior Approval Not Required - Extension

Location: 9 Freckleton Drive, Bury, BL8 2JA

Proposal: Prior Approval for proposed single storey pitched roof rear extension

Application No.: 67075 **App. Type:** GPDE 08/07/2021 Prior Approval Not Required - Extension

Location: 30 Kensington Drive, Bury BL8 2DE

Proposal: Prior Approval for proposed single storey rear extension to form new kitchen /dining

Ward: Bury West - Elton

Application No.: 66579 **App. Type:** FUL 27/05/2021 Approve with Conditions

Location: 245 Brandlesholme Road, Bury, BL8 1DH

Proposal: Retrospective application for outbuilding. Construction of a new front boundary wall with timber fencing infills.

Application No.: 66593 **App. Type:** FUL 18/05/2021 Approve with Conditions

Location: 19 Westcombe Drive, Bury, BL8 1DN

Proposal: Single storey extension at side/rear

Application No.: 66706 **App. Type:** FUL 04/06/2021 Approve with Conditions

Location: 32 Orwell Close, Bury, BL8 1UU

Proposal: First floor extension at side and rear

Application No.: 66782 **App. Type:** FUL 28/05/2021 Approve with Conditions

Location: 19 Balcombe Close, Bury, BL8 4PL

Proposal: Two storey extension at rear

Application No.: 66783	App. Type: FUL	25/05/2021	Approve with Conditions
Location:	36 Grantham Drive, Bury, BL8 1XW		
Proposal: First floor extension to front elevation			
Application No.: 66796	App. Type: FUL	24/06/2021	Refused
Location:	21 Bankhouse Road, Bury, BL8 1DS		
Proposal: Increase in height of fence to 2.8m in rear garden			
Application No.: 66817	App. Type: FUL	03/06/2021	Approve with Conditions
Location:	231 Brandlesholme Road, Bury, BL8 1DJ		
Proposal: Single storey extension at side / rear			
Application No.: 66830	App. Type: LDCP	04/06/2021	Lawful Development
Location:	16 Westcombe Drive, Bury, BL8 1DN		
Proposal: Lawful Development Certificate for proposed loft conversion with rear dormer, part garage conversion and single storey rear extension			
Application No.: 66831	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	75 Bankhouse Road, Bury, BL8 1DY		
Proposal: Two storey side extension; Two storey/single storey rear extension			
Application No.: 66921	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	4 Bramley Drive, Bury, BL8 1JL		
Proposal: Single storey side extension			
Ward: North Manor			
Application No.: 66469	App. Type: FUL	28/05/2021	Approve with Conditions
Location:	The Fairways, Hove Close, Tottington, Bury, BL8 4QF		
Proposal: Dormer at front; Partial removal of existing roof to form new balcony at side; Raised decking area to rear garden; single storey extension at side; Large sliding doors to west elevation			
Application No.: 66590	App. Type: FUL	29/06/2021	Approve with Conditions
Location:	9 Nabbs Way, Tottington, Bury, BL8 4EA		
Proposal: Replace existing rear extension with new single storey rear extension and replace existing first floor rear dormer with roof extension at rear			
Application No.: 66643	App. Type: FUL	17/05/2021	Approve with Conditions
Location:	378 Holcombe Road, Tottington, Bury, BL8 4DT		
Proposal: Single storey pitched roof side extension; Alterations to boundary wall with the provision of a 1.8m high fence			
Application No.: 66647	App. Type: FUL	21/05/2021	Approve with Conditions
Location:	8 Greenmount Drive, Tottington, Bury, BL8 4HA		

Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension including reroofing works, new front door and windows, roller shutter door to garage new side door and window and terraced area to rear

Application No.: 66687 **App. Type:** FUL 04/06/2021 Approve with Conditions

Location: 133 Ribble Drive, Bury, BL9 6RS

Proposal: Disabled adaptation consisting of single storey rear extension to form ground floor accessible bedroom

Application No.: 66707 **App. Type:** FUL 04/06/2021 Approve with Conditions

Location: 14 Cliff Avenue, Summerseat, Ramsbottom, Bury, BL9 5NT

Proposal: Part single storey/two storey rear extension

Application No.: 66714 **App. Type:** FUL 25/05/2021 Approve with Conditions

Location: 23 Park Road, Ramsbottom, Bury, BL0 9RZ

Proposal: Single storey rear extension; Alterations to windows at front and rear; Loft Conversion; New fencing in front garden

Application No.: 66735 **App. Type:** LDCP 17/05/2021 Lawful Development

Location: 38 Fernview Drive, Tottington, Bury, BL0 9XG

Proposal: A Lawful Development Certificate for the proposed construction of a garden fence around a proportion of the boundary of the property.

Application No.: 66773 **App. Type:** FUL 25/05/2021 Approve with Conditions

Location: 177 Walmersley Old Road, Bury, BL9 6RU

Proposal: Three car detached garage

Application No.: 66785 **App. Type:** FUL 26/05/2021 Approve with Conditions

Location: 10 Kinross Close, Ramsbottom, Bury, BL0 9WD

Proposal: Single storey side and rear extension and part conversion of double garage to habitable room

Application No.: 66809 **App. Type:** FUL 24/06/2021 Approve with Conditions

Location: 5 Garden City, Ramsbottom, Bury, BL0 9TN

Proposal: Two storey and first floor rear extension

Application No.: 66813 **App. Type:** LDCE 02/06/2021 Refused

Location: 20 Bodiam Road, Tottington, Bury, BL8 4DW

Proposal: Lawful Development Certificate to replace timber cladding on existing rear dormer and replace with brickwork to match the existing side walls of the dormer.

Application No.: 66816 **App. Type:** FUL 03/06/2021 Approve with Conditions

Location: 43 Wood Road Lane, Summerseat, Bury, BL9 5QA

Proposal: Two storey extension at front & single storey extension with balcony at rear

Application No.: 66847 **App. Type:** FUL 03/06/2021 Approve with Conditions

Location: 5 Brierfield Drive, Bury, BL9 5JJ

Proposal: Single storey extension at front

Application No.: 66865 **App. Type:** FUL 08/07/2021 Approve with Conditions

Location: 34 Avondale Drive, Ramsbottom, BL0 9SJ

Proposal: Increase driveway size; New wall and gate; Double width dropped kerb

Application No.: 66871 **App. Type:** FUL 18/06/2021 Approve with Conditions

Location: 5 Ashborne Drive, Summerseat, Ramsbottom, Bury, BL9 5PD

Proposal: Single storey rear extension; Front porch extension

Application No.: 66880 **App. Type:** FUL 18/06/2021 Approve with Conditions

Location: 4 India Street, Summerseat, Ramsbottom, Bury, BL9 5PW

Proposal: Single storey rear extension

Application No.: 66895 **App. Type:** FUL 12/07/2021 Approve with Conditions

Location: Greenmount Cricket Club, Brandlesholme Road, Tottington, Bury, BL8 4DX

Proposal: Two storey extension at side; single storey extension at rear and external alterations including re-surfacing the existing car park

Application No.: 66902 **App. Type:** FUL 11/06/2021 Approve with Conditions

Location: 2 Haworth Avenue, Ramsbottom, Bury, BL0 9UX

Proposal: Single storey extension at front/side and new front porch with pitched roof over existing bay window

Application No.: 66915 **App. Type:** FUL 01/07/2021 Approve with Conditions

Location: 14 Brierfield Drive, Bury, BL9 5JJ

Proposal: Two storey side extension; Front porch extension

Application No.: 66948 **App. Type:** FUL 12/07/2021 Approve with Conditions

Location: 22 Longsight Road, Ramsbottom, Bury, BL0 9TD

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

Application No.: 66956 **App. Type:** FUL 24/06/2021 Approve with Conditions

Location: 4 Stretton Road, Ramsbottom, Bury, BL0 9SX

Proposal: Two storey side extension and widening of existing access

Application No.: 66973 **App. Type:** FUL 25/06/2021 Approve with Conditions

Location: 34 Greenmount Drive, Tottington, Bury, BL8 4HA

Proposal: Demolition of existing porch and erection of new front porch; new pitched roof to existing summer room; replacement of window in gable elevation with sliding doors; render to all elevations

Application No.: 66982 **App. Type:** FUL 29/06/2021 Approve with Conditions

Location: 2 Vernon Road, Tottington, Bury, BL8 4DD

Proposal: Decorate all shop front window frames, doors and roller shutters in Traffic Grey B RAL 7043; New plant to replace existing to side of store on level bases; New 2.4m high palisade fence and gates to form new plant compound; New 2.4m high timber fence and gates to form new storage area; New external LED lighting to replace existing; New resin flooring to entrance lobby; New external cold rooms with new openings in external walls; New timber post canopy over cold rooms; New bollard to corner of cold rooms; New composite panels for stall riser; Brick up 3 no. vents; New cycle hoops to side of store

Application No.: 67083 **App. Type:** GPDE 06/07/2021 Prior Approval Not Required - Extension
Location: 73 Longsight Road, Ramsbottom, Bury, BL0 9TA

Proposal: Prior approval for proposed single storey rear extension

Ward: Prestwich - Holyrood

Application No.: 66179 **App. Type:** FUL 17/05/2021 Approve with Conditions
Location: Prestwich High School, Heys Road, Prestwich, Manchester, M25 1JZ

Proposal: Installation of 4 no. 8 metre high lamp posts with 2 x 100w LED floodlights to Heys Road car park area

Application No.: 66575 **App. Type:** FUL 19/05/2021 Approve with Conditions
Location: 38 Peveril Close, Whitefield, Manchester, M45 6NR

Proposal: Two storey side extension; Erection of detached garage at rear and new 1.8m high boundary fence/gates at side/rear

Application No.: 66736 **App. Type:** FUL 24/05/2021 Approve with Conditions
Location: 87 Glebelands Road, Prestwich, Manchester, M25 1WF

Proposal: Removal of detached garage to be replaced with side attached single storey garage and store room; Erection of fence

Application No.: 66850 **App. Type:** FUL 16/06/2021 Approve with Conditions
Location: 15 Willow Road, Prestwich, Manchester, M25 3DZ

Proposal: Single storey extensions at side / rear; enlarged drive and pavement crossing to the front

Application No.: 66861 **App. Type:** LDCP 11/06/2021 Lawful Development
Location: 22 Henry Street, Prestwich, Manchester, M25 1HZ

Proposal: Lawful Development Certificate for proposed loft conversion with dormer to rear and rooflight to the front

Application No.: 66923 **App. Type:** FUL 17/06/2021 Approve with Conditions
Location: Grimshaw Playing Fields, Off Heys Road, Prestwich, Manchester, M25 1BZ

Proposal: Siting of 1 no. storage container

Application No.: 66965 **App. Type:** GPDE 11/06/2021 Prior Approval Not Required - Extension
Location: 93 Polefield Hall Road, Prestwich, Manchester, M25 2WW

Proposal: Prior approval for proposed single storey rear extension

Application No.: 66980 **App. Type:** FUL 01/07/2021 Approve with Conditions
Location: 11 Knights Close, Prestwich, Manchester, M25 1PP

Proposal: First floor side and front extension

Ward: Prestwich - Sedgley

Application No.: 66490 **App. Type:** FUL 21/05/2021 Approve with Conditions

Location: 17 Park Avenue, Prestwich, Manchester, M25 1EW

Proposal: Raise roof ridge height/roof extension to form second floor with feature gable roofs with full height glazing units at front/rear and velux widows to all elevations; First floor side extension, two/single storey extension at side/rear and front porch extension

Application No.: 66523 **App. Type:** FUL 15/06/2021 Approve with Conditions

Location: Manchester Maccabi Community And Sports Club, Bury Old Road, Prestwich, Manchester, M25 0EG

Proposal: Temporary change of use of land to food hall with associated catering facilities (Class E)

Application No.: 66534 **App. Type:** FUL 09/07/2021 Approve with Conditions

Location: 28D Albert Avenue, Prestwich, Manchester, M25 0LX

Proposal: Single storey extension at rear of existing ground floor apartment

Application No.: 66564 **App. Type:** FUL 19/05/2021 Approve with Conditions

Location: 7a Park Hill, Bury Old Road, Prestwich, Manchester, M25 0FX

Proposal: Change of use from first floor residential flat to offices (Class E(g))

Application No.: 66576 **App. Type:** FUL 28/05/2021 Approve with Conditions

Location: 34 Lichfield Drive, Prestwich, Manchester, M25 0HX

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

Application No.: 66594 **App. Type:** FUL 07/06/2021 Approve with Conditions

Location: 1 Meade Hill Road, Prestwich, Manchester, M25 0DH

Proposal: New main roof with rear dormer extensions to form second floor, first floor rear extension, new front canopy, rebuild of bay window at front and new render to existing external walls

Application No.: 66599 **App. Type:** FUL 27/05/2021 Approve with Conditions

Location: 108 Bury New Road, Prestwich, Manchester, M25 0AA

Proposal: Two storey side extension

Application No.: 66654 **App. Type:** FUL 21/05/2021 Approve with Conditions

Location: 3 Barnhill Avenue, Prestwich, Manchester, M25 9WJ

Proposal: Redevelopment of bungalow to provide first floor and living accommodation in roof space with the raising of ridge height of roof; Lower ground floor rear extension with replacement patio

Application No.: 66658 **App. Type:** FUL 18/06/2021 Approve with Conditions

Location: 8 Dellcot Close, Prestwich, Manchester, M25 0GX

Proposal: Single storey extension at side/rear; Two storey extension at side

Application No.: 66728	App. Type: FUL	18/05/2021	Approve with Conditions
Location:	4 Holmfeld Avenue, Prestwich, Manchester, M25 0BH		
Proposal:	Hip to gable loft conversion, dormers at front and rear		
Application No.: 66747	App. Type: FUL	09/07/2021	Approve with Conditions
Location:	84 Downham Crescent, Prestwich, Manchester, M25 0BS		
Proposal:	Single storey rear extension; Raised decking at rear		
Application No.: 66749	App. Type: TEL	17/05/2021	Prior Approval Required and Refused
Location:	Pavement adj 2 Woodthorpe Grange/Bury Old Road, Prestwich, M25 0ER		
Proposal:	Proposed telecommunications installation comprising 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.		
Application No.: 66753	App. Type: FUL	19/05/2021	Approve with Conditions
Location:	12 Bury Old Road, Prestwich, Manchester, M25 0EX		
Proposal:	First floor front extension		
Application No.: 66765	App. Type: FUL	11/06/2021	Approve with Conditions
Location:	5 Holmfeld Avenue, Prestwich, Manchester, M25 0BH		
Proposal:	Two storey side extensions; Rear part two storey/part single storey extension; Loft conversion with front pitched roof dormer and rear flat roof dormer; Change from hip roof to gable; Raising of roof height		
Application No.: 66798	App. Type: LDCP	28/05/2021	Lawful Development
Location:	7 Hillwood Avenue, Prestwich, Manchester, M8 4LU		
Proposal:	Lawful Development Certificate for proposed conversion of the loft with hip to to gable roof extension and rear dormer to provide extra living space.		
Application No.: 66812	App. Type: FUL	11/06/2021	Approve with Conditions
Location:	41 Meade Hill Road, Prestwich, Manchester, M8 4LW		
Proposal:	Two storey extension at side; single storey front extension		
Application No.: 66835	App. Type: FUL	02/06/2021	Approve with Conditions
Location:	2 Lincoln Drive, Prestwich, Manchester, M25 0JG		
Proposal:	Erection of 2 no. dormers at front and 3 no. loft windows at rear together with extension to roof to form loft conversion		
Application No.: 66837	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	13/15 Fairway, Prestwich, Manchester, M25 0JF		
Proposal:	First floor rear extension; Raise roof ridge; front and rear dormers		
Application No.: 66838	App. Type: FUL	09/07/2021	Approve with Conditions
Location:	14 Winchester Avenue, Prestwich, Manchester, M25 0LJ		
Proposal:	Dormer extensions to front and rear; Hip to gable roof extension		

Application No.: 66839 **App. Type:** LDCP 07/06/2021 Refused

Location: 12 Princess Avenue, Prestwich, Manchester, M25 0LG

Proposal: Lawful Development Certificate for a proposed new rear single storey extension

Application No.: 66851 **App. Type:** CON 01/06/2021 Raise No Objection

Location: Marlborough Road, Salford

Proposal: Article 18 consultation from Salford Council (21/77412/TEL56) - Prior approval for the installation of a 20m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

Application No.: 66864 **App. Type:** FUL 07/07/2021 Approve with Conditions

Location: 31 Parksway, Prestwich, Manchester, M25 0JB

Proposal: Single/two storey rear extension; Two storey side extension; Basement extension

Application No.: 66879 **App. Type:** FUL 12/07/2021 Approve with Conditions

Location: 1 Sheepfoot Lane, Prestwich, M25 0BL

Proposal: Two storey side extension; Single storey rear extension

Application No.: 66882 **App. Type:** FUL 25/06/2021 Approve with Conditions

Location: 5 Woodhill Grove, Prestwich, Manchester, M25 0AE

Proposal: First floor rear extension; Roof alterations and Loft conversion with rear dormer; Hip to gable roof extension

Application No.: 66886 **App. Type:** GPDE 26/05/2021 Prior Approval Not Required - Extension

Location: 22 Winchester Avenue, Prestwich, M25 0LJ

Proposal: Prior approval for proposed single storey rear extension

Application No.: 66897 **App. Type:** FUL 02/07/2021 Approve with Conditions

Location: 13 Eastleigh Road, Prestwich, Manchester, M25 0BQ

Proposal: Erection of front porch; Single storey rear extension

Application No.: 66908 **App. Type:** FUL 23/06/2021 Approve with Conditions

Location: 17 Ravensway, Prestwich, Manchester, M25 0EU

Proposal: Single storey front extension, first floor rear rear extension, single storey rear extension, hip to gable roof extension with loft conversion and dormer to the rear.

Application No.: 66917 **App. Type:** FUL 22/06/2021 Approve with Conditions

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

Proposal: Variation of condition 2 following approval of planning permission 65022 - Wall to front of garages increased to 2 metres in height

Application No.: 66924 **App. Type:** FUL 17/06/2021 Approve with Conditions

Location: 6 Wilton Avenue, Prestwich, Manchester, M25 0HD

Proposal: Single storey rear extension

Application No.: 66934 **App. Type:** FUL 08/07/2021 Approve with Conditions

Location: 54 Parksway, Prestwich, Manchester, M25 0JB

Proposal: Garage conversion; Two storey side and rear extension

Application No.: 66949 **App. Type:** FUL 17/06/2021 Approve with Conditions

Location: 2 Windsor Crescent, Prestwich, Manchester, M25 0DD

Proposal: Two storey side extension; Single storey rear extension

Application No.: 66957 **App. Type:** FUL 08/07/2021 Approve with Conditions

Location: 82 Windsor Road, Prestwich, Manchester, M25 0DE

Proposal: Two storey extension at side/rear; front porch

Application No.: 67042 **App. Type:** GPDE 25/06/2021 Prior Approval Not Required - Extension

Location: 16 Wilton Avenue, Prestwich, Manchester, M25 0HD

Proposal: Prior notification for proposed single storey extension at rear

Application No.: 67048 **App. Type:** GPDE 02/07/2021 Prior Approval Required & Granted - Ext

Location: 3 Princess Avenue, Prestwich, Manchester, M25 0LG

Proposal: Prior Approval for proposed single story rear extension

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

Application No.: 66587 **App. Type:** FUL 18/05/2021 Approve with Conditions

Location: 113 St Anns Road, Prestwich, Manchester, M25 9GE

Proposal: Two storey side and single storey rear extension with rear dormer

Application No.: 66668 **App. Type:** FUL 08/06/2021 Approve with Conditions

Location: 1 Broadstone Close, Prestwich, Manchester, M25 9QA

Proposal: Single storey rear orangery and garage conversion

Application No.: 66677 **App. Type:** FUL 28/05/2021 Refused

Location: 49 Rainsough Brow, Prestwich, Manchester, M25 9XW

Proposal: Partial change of use from grocery shop to car sale business with provision for office space; Section of parking lot to be dedicated for sales including the provision of a 1m and 1.8m high fence

Application No.: 66720 **App. Type:** FUL 03/06/2021 Approve with Conditions

Location: 52 Ruskin Road, Prestwich, Manchester, M25 9GL

Proposal: Single storey rear extension, Raised decking to rear with steps to access garden (partially retrospective).

Application No.: 66757 **App. Type:** FUL 26/05/2021 Approve with Conditions

Location: 1 Masefield Avenue, Prestwich, Manchester, M25 9QW

Proposal: Single storey side extension

Application No.: 66764 **App. Type:** FUL 19/05/2021 Refused
Location: Former Viridor Waste Transfer Station, Buckley Lane, Prestwich, Manchester, M25 3HR
Proposal: Removal of condition 14 for planning application 64977 Residential development of 7 no. dwelling:
Removal of the provision of domestic sprinklers

Application No.: 66777 **App. Type:** FUL 12/07/2021 Approve with Conditions
Location: 95 Hilton Lane, Prestwich, Manchester, M25 9SD
Proposal: Demolition of existing garage to create new driveway with gate and boundary fencing.

Application No.: 66791 **App. Type:** LDCP 26/05/2021 Lawful Development
Location: 10 Church Drive, Prestwich, Manchester, M25 3JW
Proposal: Lawful Development Certificate for proposed hip to gable loft conversion with rear dormer.

Application No.: 66821 **App. Type:** FUL 27/05/2021 Approve with Conditions
Location: 35 Beckley Avenue, Prestwich, Manchester, M25 9GY
Proposal: Single storey rear extension

Application No.: 66845 **App. Type:** FUL 09/07/2021 Approve with Conditions
Location: 25 Grundy Avenue, Prestwich, Manchester, M25 9TG
Proposal: Single storey side extension

Application No.: 66911 **App. Type:** FUL 15/06/2021 Approve with Conditions
Location: 23 Agecroft Road East, Prestwich, Manchester, M25 9RQ
Proposal: Single storey rear extension

Application No.: 66974 **App. Type:** FUL 17/06/2021 Approve with Conditions
Location: 55 Gardner Road, Prestwich, Manchester, M25 3HX
Proposal: Single storey extension at rear

Application No.: 67014 **App. Type:** FUL 29/06/2021 Approve with Conditions
Location: 102 Highfield Road, Prestwich, Manchester, M25 3AS
Proposal: Single storey rear extension

Application No.: 67023 **App. Type:** FUL 09/07/2021 Approve with Conditions
Location: 532 Bury New Road, Prestwich, Manchester, M25 3BD
Proposal: Two storey rear extension; Balcony to rear elevation; External stairs and patio at basement level in rear garden

Application No.: 67106 **App. Type:** GPDE 15/07/2021 Prior Approval Not Required - Extension
Location: 21 Leach Street, Prestwich, M25 3JA
Proposal: Prior Approval for proposed single storey extension with white rendered walls, rubber felted roof with lantern rofflight and french doors to the rear wall

Ward: Radcliffe - East

Application No.: 66353	App. Type: FUL	14/06/2021	Approve with Conditions
Location:	Land to the north of York Street, Radcliffe.		
Proposal:	Construction of a temporary (4yr) flood defence earth bund approximately 240m in length with a maximum height of 3.5m.		
Application No.: 66641	App. Type: FUL	17/05/2021	Approve with Conditions
Location:	8 Kenilworth Avenue, Whitefield, Manchester, M45 6TG		
Proposal:	Single storey rear extension		
Application No.: 66644	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	19A New Road, Radcliffe, Manchester, M26 1LS		
Proposal:	Two storey side extension; Single storey front extension; Detached garage; 1.5m boundary wall to the front		
Application No.: 66743	App. Type: FUL	19/05/2021	Approve with Conditions
Location:	Cemetery Road HWRC, Cemetery Road, Bury, M26 4FJ		
Proposal:	Remove existing single storey office unit to be replaced with two storey portacabin		
Application No.: 66762	App. Type: FUL	20/05/2021	Approve with Conditions
Location:	Hardy's Gate Bridge, Dumers Lane, Radcliffe, M26 2QJ		
Proposal:	Raising of the upstream parapet by 250mm and installation of debris cables upstream of the bridge as previously approved. Further work including raising of the pedestrian footpath by 200mm, installation of a tref kerb and 1.2m pedestrian handrail.		
Application No.: 66776	App. Type: FUL	25/06/2021	Approve with Conditions
Location:	73 Starling Road, Radcliffe, Manchester, M26 4LW		
Proposal:	Single storey side and rear extension to form accommodation for live in carer; conversion of existing garage; adaptations to existing dwelling		
Application No.: 66799	App. Type: P3JPA	10/06/2021	Prior Approval Required and Granted
Location:	52 Blackburn Street, Radcliffe, Manchester, M26 1NG		
Proposal:	Prior approval for proposed change of use from solicitors office (E) to form 4no. dwellings (C3)		
Application No.: 66801	App. Type: FUL	27/05/2021	Approve with Conditions
Location:	439 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ		
Proposal:	Single storey rear extension with associated landscaping works to increase patio area		
Application No.: 66964	App. Type: FUL	12/07/2021	Approve with Conditions
Location:	14A Coventry Road, Radcliffe, Manchester, M26 4FY		
Proposal:	Single storey front extension		
Application No.: 67091	App. Type: FUL	09/07/2021	Approve with Conditions
Location:	land of St Mary's Church and Presbytery, Spring Lane, Radcliffe, M26 2QX		
Proposal:	Variation of conditions following approval of planning permission 66340- Variation of condition 2 to amend the elevations, to accommodate a 300mm increase to the building height, due to the timber frame construction design, and to amend the grey cembrit cladding to grey k-render to the north elevation		

Ward: Radcliffe - North

Application No.: 66667	App. Type: FUL	28/05/2021	Approve with Conditions
Location:	1 Camden Close, Ainsworth, Radcliffe, Bolton, BL2 5RH		
Proposal:	Proposed extension to front of existing garage including raising the roof height, single storey link extension between the house and garage and reinstatement of previous driveway		
Application No.: 66673	App. Type: FUL	10/06/2021	Approve with Conditions
Location:	34 Cockey Moor Road, Bury, BL8 2HB		
Proposal:	Single storey extension at rear		
Application No.: 66712	App. Type: FUL	17/05/2021	Approve with Conditions
Location:	49 Browns Road, Radcliffe, Bolton, BL2 6RQ		
Proposal:	Single storey front extension to form garage; Alterations to driveway		
Application No.: 66748	App. Type: LDCP	18/05/2021	Lawful Development
Location:	12 Wentworth Close, Radcliffe, Manchester, M26 3WH		
Proposal:	Lawful development certificate for proposed single storey rear extension		
Application No.: 66751	App. Type: FUL	26/05/2021	Approve with Conditions
Location:	19 Eastfields, Radcliffe, Manchester, M26 4QE		
Proposal:	Single / two storey extension at side		
Application No.: 66760	App. Type: FUL	11/06/2021	Approve with Conditions
Location:	15 Bamburgh Close, Radcliffe, Manchester, M26 3TU		
Proposal:	Single storey extension to existing garage at front		
Application No.: 66824	App. Type: FUL	03/06/2021	Approve with Conditions
Location:	15 Saltram Close, Radcliffe, Manchester, M26 3XD		
Proposal:	Single storey outbuilding		
Application No.: 66833	App. Type: FUL	03/06/2021	Approve with Conditions
Location:	112 Salisbury Road, Radcliffe, Manchester, M26 4WG		
Proposal:	Single storey extension at side		
Application No.: 66840	App. Type: GPDE	24/05/2021	Prior Approval Not Required - Extension
Location:	1 Ainsworth Hall Road, Ainsworth, Radcliffe, Bolton, BL2 5RY		
Proposal:	Prior Approval for proposed single storey rear extension in masonry to match existing brickwork		
Application No.: 66846	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	1-A Bankfield Close, Radcliffe, Bolton, BL2 5QZ		
Proposal:	Erection of single storey extension to the rear of the property; Rendering to external elevations		

Application No.: 66884	App. Type: LDCP	16/06/2021	Refused
Location:	Old White Horse, 12 Church Street, Ainsworth, Radcliffe, Bolton, BL2 5RT		
Proposal:	Lawful Development Certificate for proposed use of an existing single storey outbuilding to the rear of the pub as food preparation /servery area; creation of a small lobby / transition space to allow access from the existing beer garden to the food preparation area and pub.		
Application No.: 66909	App. Type: GPDE	18/06/2021	Prior Approval Not Required - Extension
Location:	23 Woodhill Vale, Bury, BL8 1AH		
Proposal:	Prior Approval for proposed single storey rear extension replacing existing conservatory		
Application No.: 66936	App. Type: TEL	07/06/2021	Prior Approval Required and Granted
Location:	Telecommunication Mast 040815, Coronation Road, Radcliffe		
Proposal:	Proposed 18m high phase 8 monopole c/w wrapround cabinet at base and associated ancillary works.		
Application No.: 66942	App. Type: FUL	13/07/2021	Approve with Conditions
Location:	33 Plymouth Grove, Radcliffe, Manchester, M26 3WU		
Proposal:	Two storey side extension and external alterations		
Application No.: 66954	App. Type: LDCP	25/06/2021	Lawful Development
Location:	3 Tintagel Court, Radcliffe, Manchester, M26 3TY		
Proposal:	Proposed lawful development certificate for erection of single storey rear extension		
Application No.: 67001	App. Type: FUL	02/07/2021	Approve with Conditions
Location:	1 Clyde Terrace, Radcliffe, Manchester, M26 4PL		
Proposal:	Single storey extension to side and front, with porch and canopy to the principal elevation (partially retrospective)		
Application No.: 67006	App. Type: FUL	05/07/2021	Approve with Conditions
Location:	35 Browns Road, Radcliffe, BL2 6RQ		
Proposal:	Single storey extension at side		
Application No.: 67018	App. Type: GPDE	25/06/2021	Prior Approval Not Required - Extension
Location:	41 Burghley Drive, Radcliffe, Manchester, M26 3XY		
Proposal:	Prior approval for proposed single storey rear extension		
Ward:	Radcliffe - West		
Application No.: 66248	App. Type: FUL	17/05/2021	Approve with Conditions
Location:	Land at Smyrna Street (junction with Shire Garens), Radcliffe, Manchester, M26 4BN		
Proposal:	Construction of 7 no. terraced dwellings		
Application No.: 66485	App. Type: FUL	26/05/2021	Approve with Conditions
Location:	Mount Sion Stables, Mount Sion Road, Radcliffe, Manchester, M26 3SJ		
Proposal:	Variation of condition no. 2 (approved plans) of p/p 64996: Alterations to the roof design		

Application No.: 66498 **App. Type:** FUL 27/05/2021 Approve with Conditions

Location: 160-164 Water Street, Radcliffe, M26 4BE

Proposal: Single storey extension to rear and alterations to principal elevation

Application No.: 66574 **App. Type:** FUL 04/06/2021 Approve with Conditions

Location: 2 Normandy Crescent, Radcliffe, Manchester, M26 3TD

Proposal: Single storey extension at side

Application No.: 66595 **App. Type:** FUL 23/06/2021 Approve with Conditions

Location: 40 Milton Road, Radcliffe, Manchester, M26 3QT

Proposal: Two storey extension at side/rear with dormers at front and rear

Application No.: 66616 **App. Type:** FUL 17/05/2021 Approve with Conditions

Location: PT41 Fitness, 6 Lodge Road, Radcliffe, Manchester, M26 1AL

Proposal: New external steps to entrance

Application No.: 66631 **App. Type:** FUL 25/05/2021 Approve with Conditions

Location: 11 Oakley Close, Radcliffe, Manchester, M26 1DF

Proposal: Replace part of existing conservatory with single storey rear extension with first floor balcony with glass balustrade above

Application No.: 66807 **App. Type:** LDCP 28/05/2021 Lawful Development

Location: 36 Wordsworth Avenue, Radcliffe, Manchester, M26 3QY

Proposal: Lawful Development Certificate for proposed use of premises as a home for up to three children or young people aged between 8 and 17 years with up to two full-time resident carers working on a rota basis, sleeping overnight'

Application No.: 66826 **App. Type:** FUL 27/05/2021 Approve with Conditions

Location: Go Local Extra, 160 Water Street, Bury, M26 4BE

Proposal: Automated teller machine (retrospective)

Application No.: 66827 **App. Type:** ADV 27/05/2021 Approve

Location: Go Local Extra, 160 Water Street, Bury, M26 4BE

Proposal: Automated teller machine signage- 1 no. non illuminated logo panel; 1 no. illuminated top sign; 1 no. illuminated bottom sign (retrospective)

Application No.: 66877 **App. Type:** FUL 01/07/2021 Approve with Conditions

Location: 49 Hutchinson Way, Radcliffe, Manchester, M26 3AB

Proposal: Part single storey part two storey rear and side extension; Roof terrace at rear

Application No.: 66896 **App. Type:** FUL 09/07/2021 Approve with Conditions

Location: 304A Stand Lane, Radcliffe, Manchester, M26 1JB

Proposal: Alterations to front porch including new roof

Application No.:	66963	App. Type:	FUL	30/06/2021	Approve with Conditions
Location:	62 Harper Fold Road, Radcliffe, Manchester, M26 3RU				
Proposal:	Two storey side extension; Single storey front and rear extensions				
Application No.:	67004	App. Type:	FUL	01/07/2021	Refused
Location:	179 Stand Lane, Radcliffe, Manchester, M26 1JQ				
Proposal:	Provision of a new vehicular access on Stand Lane including a dropped kerb to new drive and 1 metre high gates to front				
Ward:	Ramsbottom + Tottington - Tottington				
Application No.:	66552	App. Type:	FUL	28/05/2021	Approve with Conditions
Location:	263 Walshaw Road, Bury, BL8 1PX				
Proposal:	Single storey rear extension to existing detached garage to be used as residential annex				
Application No.:	66582	App. Type:	LBC	11/06/2021	Approve with Conditions
Location:	Former National School building, Parish Hall, St Annes Vicarage, Chapel Street, Tottington, Bury, BL8 4AP				
Proposal:	Listed building consent - Repairs and maintenance of roof incorporating a roof underlay to prevent water ingress				
Application No.:	66758	App. Type:	FUL	11/06/2021	Approve with Conditions
Location:	Cosalea (former Rayhome), Walshaw Road, Bury, BL8 1PR				
Proposal:	Variation of conditions following approval of planning application 63857: Condition 1 - approved drawings updated to refer to : - 19/1214/200E - Proposed site plan - 19/1214/202D - Proposed ground floor plan Condition 6 - opening hours to ground floor cafe use updated to: The uses hereby approved for the development hereby approved shall only be open/operate at the following times: Cafe (Class A3) - Monday to Thursday 07.30 to 22.30, Friday 07:30 to 23:30, Saturday 08:00 to 23:30, Sunday 08.00 to 23:00.				
Application No.:	66775	App. Type:	FUL	25/05/2021	Approve with Conditions
Location:	11 Croft Drive, Tottington, Bury, BL8 3HT				
Proposal:	Change of exisiting flat roof to pitched roof at side/front				
Application No.:	66828	App. Type:	LDCP	26/05/2021	Lawful Development
Location:	80-82 Watling Street, Tottington, Bury, BL8 3QW				
Proposal:	Lawful Development Certificate for proposed amalgamation of 80 & 82 Watling Street into a single dwelling				
Application No.:	66844	App. Type:	GPDE	20/05/2021	Prior Approval Not Required - Extension
Location:	287 Walshaw Road, Bury, BL8 1PX				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	66860	App. Type:	FUL	18/06/2021	Approve with Conditions
Location:	45 Campbell Close, Tottington, Bury, BL8 3BB				
Proposal:	First floor side extension				

Application No.: 66868	App. Type: FUL	24/06/2021	Approve with Conditions
Location:	81 Meadow Way, Tottington, Bury, BL8 3HU		
Proposal:	Single storey rear extension; Single storey side extension		
Application No.: 66901	App. Type: FUL	15/06/2021	Approve with Conditions
Location:	38 Brookwater Close, Tottington, Bury, BL8 3LD		
Proposal:	Single storey rear extension; Two storey/single storey side extension		
Application No.: 66906	App. Type: FUL	11/06/2021	Approve with Conditions
Location:	2 Spring Close, Tottington, Bury, BL8 3SA		
Proposal:	Demolition of existing conservatory, Single storey rear extension, garage conversion and associated works.		
Application No.: 66919	App. Type: LDCP	13/07/2021	Lawful Development
Location:	100A Watling Street, Tottington, Bury, BL8 3QL		
Proposal:	Lawful Development Certificate for proposed construction of Class E outbuilding as gym and office		
Application No.: 66930	App. Type: FUL	17/06/2021	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		
Application No.: 66946	App. Type: LDCP	25/06/2021	Lawful Development
Location:	Elton High School, Walshaw Road, Bury, BL8 1RN		
Proposal:	Lawful development certificate for proposed modular classroom building		
Application No.: 66961	App. Type: FUL	05/07/2021	Approve with Conditions
Location:	4 Spring Close, Tottington, Bury, BL8 3SA		
Proposal:	Single storey extension at side/rear		
Application No.: 66969	App. Type: LDCP	25/06/2021	Lawful Development
Location:	33 Cedar Fold, Tottington, Bury, BL8 3GG		
Proposal:	Lawful Development Certificate for proposed single storey rear extension		
Application No.: 66988	App. Type: FUL	17/06/2021	Approve with Conditions
Location:	15 Royds Street, Tottington, Bury, BL8 3NH		
Proposal:	Variation of condition 2 following approval of planning application 66988- Replace drawing 1158-03 with 1158-03b reduce the two storey extension to a single storey using the same footprint as approved		
Application No.: 67034	App. Type: LDCE	15/07/2021	Refused
Location:	Rapallo Ristorante, High Street, Walshaw, Bury, BL8 3AG		
Proposal:	Lawful development certificate for existing single storey extension		

Application No.: 67057 **App. Type:** FUL 25/06/2021 Approve with Conditions

Location: 11 Rosewood Avenue, Tottington, Bury, BL8 3HG

Proposal: Single storey extension at rear/side

Ward: Ramsbottom and Tottington - Ramsbottom

Application No.: 65478 **App. Type:** FUL 28/05/2021 Refused

Location: The Smithy & 10-14 Paradise Street, Ramsbottom, Bury, BL0 9BS

Proposal: Demolition of existing outbuildings and part retaining wall to rear; Conversion of 10-14 Paradise Street from 1 no. dwelling/workshop to 3 no.dwellings and conversion of The Smithy from workshop to 2 no. flats with single storey rear extensions, first floor balconies above (10-14 Paradise Street), new roofs with raising of eaves height at front and rear dormers to form second floor and replacement windows

Application No.: 66521 **App. Type:** FUL 27/05/2021 Approve with Conditions

Location: Woodhey Farm, Woodhey Road, Ramsbottom, Bury, BL0 9RD

Proposal: Erection of orangery extension

Application No.: 66546 **App. Type:** FUL 24/05/2021 Approve with Conditions

Location: Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS

Proposal: Conversion of building and external alterations to form 1 no. dwelling

Application No.: 66568 **App. Type:** FUL 24/05/2021 Approve with Conditions

Location: 234 Whittingham Drive, Ramsbottom, Bury, BL0 9NY

Proposal: Two storey side extension; Single storey front extension; Dormer extension to rear; Alterations to roof including increase in height

Application No.: 66703 **App. Type:** FUL 24/06/2021 Approve with Conditions

Location: 5 Chiltern Close, Ramsbottom, Bury, BL0 9LH

Proposal: Single storey extension at side and alterations to rear elevation including change from window to door and new pitched roof to existing rear extension and facing brick work to match existing.

Application No.: 66739 **App. Type:** FUL 07/06/2021 Approve with Conditions

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

Proposal: Change of use from barn to dwelling; Associated single storey, two storey and roof extensions; External alterations; External works soft and hard landscaping

Application No.: 66744 **App. Type:** FUL 12/07/2021 Approve with Conditions

Location: St John Shuttleworth, Whalley Road, Ramsbottom, BL0 0EF

Proposal: Change of use from church to dwelling

Application No.: 66797 **App. Type:** FUL 03/06/2021 Approve with Conditions

Location: 3 Lawrie Avenue, Ramsbottom, Bury, BL0 9NW

Proposal: Two storey side, single storey rear extension

Application No.: 66825	App. Type: FUL	11/06/2021	Approve with Conditions
Location:	118 Peel Brow, Ramsbottom, Bury, BL0 0AU		
Proposal:	Single storey rear extension		
Application No.: 66843	App. Type: FUL	17/06/2021	Refused
Location:	94 Albert Street, Ramsbottom, Bury, BL0 9EA		
Proposal:	Rear dormer		
Application No.: 66858	App. Type: FUL	18/06/2021	Approve with Conditions
Location:	27 Bridge Street, Ramsbottom, Bury, BL0 9AD		
Proposal:	Variation of conditions 2 and 7 following approval of planning permission 64787- changes to the proposed layout, removal of residential unit at first floor and relocation of kitchen extraction duct to run externally at the rear		
Application No.: 67176	App. Type: CON	22/06/2021	Raise Objections
Location:	Land at Bamford Road, Ramsbottom, Bury, BL0 0RT		
Proposal:	Article 18 Consultation from Rossendale Council (ref: 2021/0375) for proposed request for scoping opinion in respect of the proposed Agricultural Building and Biomass Boiler.		
Ward:	Whitefield + Unsworth - Besses		
Application No.: 66074	App. Type: FUL	24/06/2021	Approve with Conditions
Location:	Lord Clive Pub, 92 Mersey Drive, Whitefield, Manchester, M45 8LF		
Proposal:	Removal of condition no. 15 (affordable housing) of planning permission 65379 and replacement with s106 agreement		
Application No.: 66605	App. Type: FUL	18/05/2021	Approve with Conditions
Location:	22 Wavell Drive, Bury, BL9 8PG		
Proposal:	Two/single storey extension at side		
Application No.: 66649	App. Type: LDCP	17/05/2021	Lawful Development
Location:	50 Bury New Road, Whitefield, Manchester, M45 7EL		
Proposal:	Lawful development certificate for proposed construction of dormer in loft with access conversion of hip roof into gable roof		
Application No.: 66663	App. Type: FUL	28/05/2021	Approve with Conditions
Location:	16 Kennedy Drive, Bury, BL9 8PN		
Proposal:	Single storey front, side and rear extension		
Application No.: 66704	App. Type: FUL	17/05/2021	Approve with Conditions
Location:	3 Balmoral Avenue, Whitefield, Manchester, M45 6AY		
Proposal:	Front porch; two storey extension and garage at side		
Application No.: 66710	App. Type: LDCP	28/05/2021	Lawful Development
Location:	6-8 Thatch Leach Lane, Whitefield, Manchester, M45 6BE		
Proposal:	Lawful Development Certificate for proposed change of use from shop to restaurant		

Application No.: 66737 **App. Type:** FUL 24/05/2021 Approve with Conditions

Location: 12 Caister Avenue, Whitefield, Manchester, M45 6EL

Proposal: Two storey and single storey rear extensions

Application No.: 66842 **App. Type:** FUL 24/06/2021 Approve with Conditions

Location: 27 Kenmore Road, Whitefield, Manchester, M45 8ER

Proposal: Single storey rear extension; Single storey side extension

Application No.: 66885 **App. Type:** FUL 10/06/2021 Approve with Conditions

Location: 23A Albert Road, Whitefield, Manchester, M45 8NN

Proposal: Erection of outbuilding at rear for dog grooming use (Sui Generis)

Application No.: 66950 **App. Type:** FUL 05/07/2021 Approve with Conditions

Location: 52 Kenmore Road, Whitefield, Manchester, M45 8FS

Proposal: Single storey rear extension

Application No.: 67026 **App. Type:** FUL 05/07/2021 Approve with Conditions

Location: 23 Swinton Crescent, Bury, BL9 8PA

Proposal: New front porch; single storey / two storey extension at side; single storey extension at rear and extension to roof and addition of 3 no. velux loft windows to front and 3 no. velux loft windows to rear to form loft conversion

Application No.: 67056 **App. Type:** FUL 09/07/2021 Approve with Conditions

Location: 77 Swinton Crescent, Bury, BL9 8PB

Proposal: Proposed single storey side extension

Ward: Whitefield + Unsworth - Pilkington Park

Application No.: 66591 **App. Type:** FUL 19/05/2021 Approve with Conditions

Location: 12 Wentworth Avenue, Whitefield, Manchester, M45 7GQ

Proposal: Two/single storey extension at rear

Application No.: 66696 **App. Type:** FUL 20/05/2021 Approve with Conditions

Location: 6 The Spinney, Whitefield, Manchester, M45 7LZ

Proposal: Single storey side and rear extensions; Front porch extension; First floor front gable extension; Raised decking at front side and rear; Works to tree's

Application No.: 66725 **App. Type:** FUL 17/05/2021 Approve with Conditions

Location: 5 Lower Croft, Whitefield, Manchester, M45 7NS

Proposal: First floor extension at front. Ground and first floor porch extension at front

Application No.: 66734	App. Type: FUL	18/06/2021	Approve with Conditions
Location:	2 West View Grove, Radcliffe, Manchester, M45 7NQ		
Proposal: Alteration to roof including increase in height			
Application No.: 66738	App. Type: FUL	19/05/2021	Approve with Conditions
Location:	11A Kibworth Close, Whitefield, Manchester, M45 7LS		
Proposal: Conversion of garage to living space with first floor extension; Two storey front extension; External alterations			
Application No.: 66756	App. Type: FUL	24/05/2021	Approve with Conditions
Location:	7 Marle Croft, Whitefield, Manchester, M45 7NB		
Proposal: Single storey front/side extension			
Application No.: 66767	App. Type: FUL	28/05/2021	Approve with Conditions
Location:	43 Middleton Drive, Whitefield, Bury, BL9 8DT		
Proposal: Single storey extension at rear; extension to and raising height of ridge of roof together with insertion of 2 velux windows to both side elevations and 1 no. new window to first floor rear elevation to form loft conversion			
Application No.: 66770	App. Type: FUL	24/06/2021	Approve with Conditions
Location:	4 Grasmere Avenue, Whitefield, Manchester, M45 7GN		
Proposal: First floor extension at side over existing garage			
Application No.: 66772	App. Type: FUL	27/05/2021	Approve with Conditions
Location:	23 Ringley Drive, Whitefield, Manchester, M45 7LX		
Proposal: Conversion of garage to habitable room including new pitched roof over.			
Application No.: 66778	App. Type: FUL	28/05/2021	Approve with Conditions
Location:	141 Higher Lane, Whitefield, Manchester, M45 7WH		
Proposal: Two-storey front extension. Part two storey and part-single storey rear extension. Proposed sliding electrical gate. Proposed 2.1m rear fencing.			
Application No.: 66793	App. Type: FUL	16/06/2021	Approve with Conditions
Location:	144 Radcliffe New Road, Radcliffe, Manchester, M45 7RW		
Proposal: Single storey side extension; Dormer at rear elevation			
Application No.: 66795	App. Type: FUL	02/06/2021	Approve with Conditions
Location:	28 Hillingdon Road, Whitefield, Manchester, M45 7QN		
Proposal: Single storey rear extension			
Application No.: 66876	App. Type: LDCP	11/06/2021	Lawful Development
Location:	30 Bradshaw Avenue, Whitefield, Manchester, M45 7TD		
Proposal: Lawful Development Certificate for proposed single storey rear extension			

Application No.: 66888 **App. Type:** GPDE 26/05/2021 Prior Approval Not Required - Extension
Location: 35 Bury New Road, Whitefield, Manchester, M45 7FL

Proposal: Prior Approval for proposed single storey rear kitchen and lounge extension

Application No.: 66910 **App. Type:** GPDE 24/05/2021 Prior Approval Not Required - Extension
Location: 6 Hillside Avenue, Whitefield, M45 7SF

Proposal: Prior Approval for proposed single storey rear conservatory

Application No.: 66918 **App. Type:** FUL 07/07/2021 Approve with Conditions
Location: 54 Park Lane, Whitefield, Manchester, M45 7QA

Proposal: Change hipped roof to new side gable roof and rear dormer extension to form loft conversion

Application No.: 66926 **App. Type:** FUL 16/06/2021 Approve with Conditions
Location: 1 Devon Avenue, Whitefield, Manchester, M45 8QQ

Proposal: Erection of garage

Application No.: 66941 **App. Type:** FUL 11/06/2021 Approve with Conditions
Location: 55 Sergeants Lane, Whitefield, Manchester, M45 7TR

Proposal: Replacement roof to rear first floor; amendments to screens of existing rear balcony;
alterations to rear first floor windows.

Application No.: 66945 **App. Type:** FUL 17/06/2021 Approve with Conditions
Location: 7 South Avenue, Whitefield, Manchester, M45 7TT

Proposal: Single storey rear extension

Application No.: 66955 **App. Type:** FUL 25/06/2021 Approve with Conditions
Location: 7 Greystoke Crescent, Whitefield, Manchester, M45 7UN

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

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 66620 **App. Type:** FUL 17/05/2021 Approve with Conditions
Location: 336 Hollins Lane, Bury, BL9 8BS

Proposal: Dropped kerb and new access to parking space.

Application No.: 66705 **App. Type:** FUL 27/05/2021 Approve with Conditions
Location: 57 Tintern Avenue, Whitefield, Manchester, M45 8WY

Proposal: Single/Two storey rear extension; single storey side extension

Application No.: 66708 **App. Type:** FUL 29/06/2021 Approve with Conditions
Location: 322 Hollins Lane, Bury, BL9 8BS

Proposal: Dropped kerb

Application No.: 66810 **App. Type:** FUL 28/05/2021 Approve with Conditions

Location: 107 Malton Avenue, Whitefield, Manchester, M45 8PR

Proposal: Single storey rear extension; Removal of chimney; External alterations to front elevation

Application No.: 66875 **App. Type:** FUL 17/06/2021 Approve with Conditions

Location: 27 Chatsworth Close, Hollins, Bury, BL9 8BR

Proposal: Single storey side extension

Application No.: 66995 **App. Type:** LDCP 05/07/2021 Lawful Development

Location: 360 Hollins Lane, Bury, BL9 8BS

Proposal: Lawful Development Certificate for proposed single storey rear extension

Application No.: 67016 **App. Type:** FUL 09/07/2021 Approve with Conditions

Location: 1 Laburnum Drive, Bury, BL9 8NB

Proposal: Single storey side/rear extension

Total Number of Applications Decided: 246

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	27 July 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 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 17/05/2021 and 18/07/2021**



Application No.: 66466/FUL

Decision level: DEL

Recommended Decision: Refuse

Appeal lodged: 21/05/2021

Appeal Type: Written Representations

Applicant: Mr John Cuthbertson

Location Sedgewell, 120 Brandlesholme Road, Tottington, Bury, BL8 4DZ

Proposal Retrospective application for 1.8m high boundary fence and gates

Total Number of Appeals Lodged: 1

**Planning Appeals Decided
between 17/05/2021 and 18/07/2021**



Application No.: 66085/FUL

Appeal Decision: Allowed

Decision level: DEL

Date: 15/07/2021

Recommended Decision: Refuse

Appeal type: Written Representations

Applicant: Mr & Mrs Packun

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



Appeal Decision

Site visit made on 14 April 2021

by M Cryan BA(Hons) DipTP MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 July 2021

Appeal Ref: APP/T4210/W/21/3266223

Higher Ash Barn, 12 Hawkshaw Lane, Tottington BL8 4LD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs Jake Packun against the decision of Bury Metropolitan Borough Council.
- The application Ref 66085, dated 16 October 2020, was refused by notice dated 11 December 2020.
- The development proposed is the change of use/conversion of barn to form one dwelling, with associated single storey, 2 storey and roof extensions, external alterations (including new/replacement doors and windows), external works associated with access/parking/hardstanding areas, new pond and hard/soft landscaping.

Decision

1. The appeal is allowed and planning permission is granted for the change of use/conversion of barn to form one dwelling, with associated single storey, 2 storey and roof extensions, external alterations (including new/replacement doors and windows), external works associated with access/parking/hardstanding areas, new pond and hard/soft landscaping at Higher Ash Barn, 12 Hawkshaw Lane, Tottington BL8 4LD in accordance with the terms of the application, Ref 66085, dated 16 October 2020, subject to the conditions in the attached schedule.

Procedural Matters

2. On 24 November 2020, before the Council had determined the planning application, the appellants submitted a revised "Proposed Site Plan" (drawing reference JP-PROP-12 Revision E). Compared to the earlier Revision D of the same drawing, it showed a smaller area as the "dwelling curtilage" of Higher Ash Barn, and reduced the cobbled areas of the proposed driveway and parking area. The Council did not accept the revised proposed site plan and made its decision on the basis of the Revision D version. While it is not necessary for me to delve into the minutiae of the exchanges between the parties on this matter, the Council's approach is understandable in the light of a message from the appellants on 10 November 2020 asking that it "determine the application as it stands today".
3. Notwithstanding this, the revised plan is before me and forms part of the appeal submission. I am mindful of advice in Annex M of the *Procedural*

*Guide*¹ that "if an applicant thinks that amending their application proposals will overcome the local planning authority's reasons for refusal they should normally make a fresh planning application", and that "if an appeal is made the appeal process should not be used to evolve a scheme and it is important that what is considered by the Inspector is essentially what was considered by the local planning authority, and on which interested people's views were sought". However, it does not follow from this advice that I accept the Council's assertion that the appeal *cannot* (my emphasis) be assessed on [the revised plan].

4. I have given consideration to the "Wheatcroft Principles"² and whether any prejudice would occur to any party's interests if I were to determine the appeal on the basis of the amended drawing. In this case, the revised plans make relatively limited changes in respect of the curtilage and proposed area of hard landscaping, and I do not consider that they fundamentally alter the nature of the scheme. Furthermore, the Council has had an adequate opportunity to comment on the implications of the revised proposed site plan (although it has essentially chosen not to do so), and interested parties notified of the appeal were able to consider the amended drawing. I am therefore satisfied that no party's interests have been prejudiced by my determining the appeal on the basis of the revised plan, and I have proceeded accordingly.

Main Issues

5. The main issues are:

- Whether or not the proposal would be inappropriate development within the Green Belt having regard to the National Planning Policy Framework ("the Framework") and any relevant development plan policies, and its effects on the openness of the Green Belt and the purposes of including land in the Green Belt;
- The effect of the proposal on the character and appearance of the appeal building and the wider landscape; and
- If the development is inappropriate, whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

6. The appeal relates to a barn and surrounding land, formerly associated with Higher Ash Farm which lies just to its north. It is within the Green Belt, the West Pennine Moors, and a Special Landscape Area. The appeal site and the Higher Ash Farm house are accessed by a track from Hawkshaw Lane, a narrow lane which connects them (along with several other dwellings and farms) to the village of Hawkshaw a little over half a mile or so to the south.
7. The barn is a large building with a T-shaped plan, built of stone with a slate roof, set within an open gravel area connecting to the driveway. Planning permission was granted in 2016 for the conversion of the barn to a dwelling,

¹ Procedural Guide: Planning appeals – England (<https://www.gov.uk/government/publications/planning-appeals-procedural-guide/procedural-guide-planning-appeals-england>)

² *Bernard Wheatcroft Ltd v SSE [JPL 1982 P37]*

including a roof extension³, and although the appellant indicates that implementation of that permission has commenced it has clearly not been completed.

8. The land generally falls from north to south across the site, and there are long views to and from the site over the open fields to the south and south east. Higher Ash Farm house, the trees in and around its garden, and the topography of the area mean that views to and from the north and west of the site are much more constrained.
9. The proposed development is the conversion of the barn to form a 4 bedroom dwelling, with various works which I summarise as being several single storey, two storey and roof extensions, external alterations to the building, and the formation of a hardstanding, domestic garden, and landscaping. I will return to look more closely at some of the details of the proposal below in considering matters of character and appearance.

Inappropriate development in the Green Belt, and effect on openness and purposes of including land in the Green Belt

Relevant national and local policy

10. Paragraph 133 of the Framework advises that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very specific circumstances.
11. Paragraph 145 of the Framework states that, other than for listed exceptions, the construction of new buildings in the Green Belt should be regarded as inappropriate. Paragraph 145(d) allows for "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". Paragraph 146(d) indicates that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, including "the re-use of buildings provided that [they] are of permanent and substantial construction". The Framework is a material consideration which carries significant weight in determining this appeal.
12. The most relevant development plan policies in respect of the Green Belt are Saved Policies OL1/2 and OL1/4 of the 1997 Bury Unitary Development Plan ("the UDP"). The adoption of the UDP pre-dates the publication of the Framework by many years, but although the appellants have commented on "the outdatedness of the development plan", having regard to advice in Paragraph 213 of the Framework it does not follow that these policies should automatically be considered out-of-date for the purposes of determining this appeal.
13. Saved Policy OL1/2 outlines circumstances in which the Council considers the construction of new buildings in the Green Belt to be not inappropriate, including limited extensions which would not result in disproportionate additions to the existing building. However while OL1/2 is broadly consistent with the Framework, its "limited extensions" exception refers only to extending

³ LPA ref 59866

existing dwellings. Saved Policy OL1/2 is therefore more restrictive than the Framework in respect of this appeal, and consequently I give it limited weight in my decision. OL1/2 is supported by advice in the 2007 Development Control Policy Guidance Note 8 "New Buildings and Associated Development in the Green Belt" ("PGN8"). PGN8 also pre-dates the Framework and reflects the more restrictive policy stance of OL1/2, and I therefore give it very limited weight in my decision.

14. Saved Policy OL1/4 addresses the conversion and re-use of buildings within the Green Belt, and indicates (among other things) that this will not be inappropriate where the buildings are of permanent and substantial construction, and the development would not have a materially greater impact openness than the present use on the openness of the Green Belt and the purposes of including land within it. While there are differences of wording, the aims and effect of OL1/4 are consistent with the Framework, and accordingly I give this policy full weight in my decision. OL1/4 is supported by advice in advice in the 2007 Development Control Policy Guidance Note 9 "Conversion and Re-use of Buildings in the Green Belt" ("PGN9").

Proposed extensions

15. The proposed extensions would be relatively modest when considered against the size and scale of the existing barn. The main parties agree that the proposal would result in a 20.77% increase on the volume of the original building. This falls well below the one third threshold which the PGN8 indicates is typically the point beyond which an extension is likely to be considered disproportionate.
16. Other concerns which the Council has expressed about the design, position and size of parts of the proposed extensions relate primarily to their effect on the character and appearance of the barn and the surrounding area, and these are addressed below. However, I consider that the proposed extensions are not disproportionate in size to the original building, and they therefore fall within the exception described in Paragraph 145(d) of the Framework. The proposed extensions would therefore not be inappropriate development in the Green Belt. However, Saved Policy OL1/2 of the UDP only addresses extensions to existing dwellings rather than all existing buildings, and the proposed development is not therefore one of the exceptions permitted by that policy.

Re-use of a building

17. A structural assessment was submitted with the planning application, although this had originally been prepared in respect of the 2016 planning permission. However, notwithstanding the passage of time, the Council considers that the assessment's conclusions, that the building appears largely structurally sound with substantial and well-aligned stonework walls, remain valid. Although a large part of the roof would need to be replaced and other remedial work would be necessary, the Council concluded that the existing building is permanent and substantial, and capable of conversion without major restructuring or rebuilding works. Based on the evidence before me I agree, although my findings in respect of openness will determine whether or not the proposed development falls within the exceptions described in Paragraph 146(d) of the Framework and Saved Policy OL1/4.

Openness and purposes of including land in the Green Belt

18. The proposed development involves the reuse of an existing building and the construction of new extensions. The principle of the conversion of the barn to a dwelling has been established by the 2016 planning permission. In this case however, the Council is concerned in particular that the use of part of the external space as a domestic garden would be likely to have a harmful effect on the openness of the Green Belt arising from the introduction of domestic paraphernalia into the countryside.
19. The proposed extensions would increase the bulk of the barn, but having found above that they would not be disproportionate it is implicit in Paragraph 145 of the Framework that they would not be harmful to the openness of the Green Belt. The building as a whole is visible from Hawkshaw Lane, but generally seen in public views (either from the road or from public rights of way crossing the area) against trees or the hills rising to the north. The proposed garden area is somewhat larger than that permitted in 2016, and I consider that the introduction of domestic paraphernalia and parked cars would be inevitable to some degree. However, this would affect a relatively small part of the site and there is no substantive evidence which indicates to me that this would be more harmful to openness – either in spatial or visual terms – than the parking of vehicles and storage of equipment and material which might be associated with the use of the appeal site as a functioning agricultural barn. All but the closest views of the site would remain substantially the same as now, and the visual impact of the development would therefore not be significant. I am therefore of the view that the proposal would have a neutral effect on the openness of the Green Belt.
20. While in some circumstances the introduction of domestic paraphernalia can result in an encroachment of development into the countryside, based on the evidence before me and my observations during my site visit it seems to me that any equipment associated with the use of the building as a dwelling, or the use of part of the site as a domestic garden, would be likely to be confined to a small area. As with my assessment of the effect on openness, from most viewpoints the development would be seen, if at all, against a backdrop of trees or the barn building. Much of the domestic curtilage would also adjoin land which already forms the garden of Higher Ash Farm, and which I saw at the time of my site visit contained various items such as garden furniture. In these circumstances, I do not consider that the proposal would represent an encroachment of suburbanisation into the wider countryside setting.
21. The Council suggested also that the proposal would also conflict with the Green Belt purpose of checking the unrestricted sprawl of large built-up areas. However, the appeal site, and the neighbouring residential site of Higher Ash Farm, are some considerable distance from the nearest large built up areas, and would remain entirely separate. I am not therefore persuaded that a change to a residential use arising from the re-use of an existing building would conflict with this Green Belt purpose. Other matters raised by the Council in respect of the design of the proposed scheme are more relevant to an assessment of effects on the character and appearance of the building and the area, rather than an assessment of the effects on openness.

Findings in respect of inappropriate development in the Green Belt and openness

22. For the reasons given above, I conclude that the proposed development would preserve the openness of the Green Belt. It would not conflict with the five purposes of including land within the Green Belt set out in Paragraph 134 of the Framework. The proposal therefore falls within the exceptions set out in Paragraphs 145(d) and 146(d) of the Framework, and would comply with Saved Policy OL1/4 of the UDP in this regard. The development would not fall within the exceptions described within Saved Policy OL1/2 of the UDP. However, for the reasons I have already set out I afford limited weight to conflict with that policy, and very substantial weight to compliance with national policy as set out in the Green Belt. I therefore conclude that the proposal would not be inappropriate development in the Green Belt.

Character and appearance

23. Although I have found that the proposed development would be "not inappropriate" in Green Belt terms, it still remains to be appraised against the other requirements of the development plan. The Council considers that as a result of the proposed fenestration, the size, position and design of the proposed extensions, and the use of part of the site as a domestic garden, the development would be harmful to the character and appearance of the barn itself, and to the character of the surrounding Special Landscape Area. I shall consider these matters separately in turn.
24. Higher Ash Barn is included on the Council's "draft Local List" of heritage assets, along with Higher Ash Farm house. While that list has not been formally adopted, I have no reason to disagree with the Council's view that the barn is a Non-Designated Heritage Asset ("NDHA"), the significance of which lies in its age and its legibility as an historic agricultural building. The appellants point out that the heritage value of the farmstead as a whole has been somewhat eroded by numerous alterations over the years, as well as the barn's poor physical condition. I also accept the appellants' observations in this respect, but nonetheless note that they broadly accept the status of most of the barn as an NDHA.

Fenestration

25. At present, the barn has a relatively limited number of mostly small window and door openings. The appellants propose to introduce several new window and door openings of various sizes and types to facilitate the use of the building as a dwelling. These would include a dormer at first floor level, a full height window opening (replacing two smaller openings), and a single storey extension with large glazed doors on the southern elevation, a new full height glazed door/window on the western elevation, a two-storey glazed extension (replacing an existing full height opening) on the northern elevation, and four new windows (replacing two existing garage door openings) on the eastern elevation. There would also be new rooflights on all sides of the barn.
26. The barn is a big building, and the limited number and small size of windows and doors at present means that it would be a very dark and oppressive space. Without a considerable increase in daylight entering the building it would be quite unsuitable for use as a dwelling. The appellants therefore wish to create several new window and door openings, to an extent which the Council

suggests is excessive. However, the submitted drawings indicate that each main elevation would continue to be formed much more of wall than of window, and nowhere would windows or doors be clustered to an extent which to my mind would appear discordant or odd. I therefore consider that the number of window and door openings proposed would not fundamentally change or domesticate the character of the barn.

27. The Council has described some of the fenestration as "strident" and "unsympathetic", but even the larger openings proposed would not dominate their frontages and, while I accept that the full height barn windows are not authentic insomuch as they would be installed into new openings created as part of the conversion, they are of a type and appearance which are not uncommon in barn conversions in the surrounding area. Although the positioning of windows and doorways would be less "random" than on the barn as it currently stands they would not be arranged on a rigid grid pattern, and there would remain sufficient variation in their placement that the evolution of the building could still be followed. Taken as a whole, I consider that the proposal represents a reasonable and sympathetic approach to fenestration, the extent of which would be necessary to introduce adequate daylight into the building, and which would not be at odds with the barn or its surroundings.

Extensions

28. A single storey extension with flat roof would be added to the south-facing elevation, a full height (approximately 2 storeys) conservatory would be added to the northern elevation, and a further small single storey extension with pitched roof would be added to the eastern elevation. The Council considers the last of these to be acceptable (and I concur), but it considers that the other two extensions would be domesticating and discordant features. In my view the proposed extension on the southern elevation would be a simple and relatively lightweight addition which would present a modern contrast to the barn in form, while complementing the rest of the building in material and colouring. The proposed conservatory on the northern elevation would have a different treatment, with the stone wall to its western end ensuring that it would be well integrated into the building as a whole, while the aluminium frame and stone quoins at the end of the original wall would discreetly acknowledge it as a contemporary addition. In my view neither of these features would detract from the character or appearance of the barn.
29. The proposed dormer extension on the southern elevation would be broad and shallow, and therefore in my view would not be especially "domestic" in appearance. As with the full height barn windows, while it would not be "authentic" inasmuch as it is not an original feature, it is also not totally alien to converted buildings in the wider area. The combined rofflight and window feature would indicate the status of the dormer as a modern addition and would provide a small degree of visual interest. I therefore do not consider that the dormer would be detrimental to the character and appearance of the barn.
30. A proposed roof infill extension with zinc cladding would infill the space between the existing east-west and north-south arms of the "T". The Council considered that this would be a "disjointed" connection which would take the eye away from the traditional roofline. It did suggest that it would be supportive of a "lightweight touch" here, such as a glazed link which it considered would "define and separate the 'old from the new'", a stance which

appears somewhat at odds with its view of the proposed use of glazing elsewhere in the scheme. However, it seems to me that, with the lower ridge height and the patina which the zinc would take on as it weathered, the roof infill would be a modest feature which in fact would put the traditional line of the restored main roofs in the foreground. Again, I consider that the infill roof as proposed would not be harmful to the character and appearance of the barn.

Use of part of the site as a domestic garden

31. In its officer report the Council summarised its objection in this respect as "excessive garden". I have for the most part addressed the Council's objections to the use of part of the site as a domestic garden in considering the effects on the openness of the Green Belt above. Beyond its concerns about the Green Belt, I note the Council's observation that an extended residential site would change the character of the Special Landscape Area from one of openness to one of a formalised and domestic character. The surrounding area is one where the agricultural fields to the south and west give way to the open moorland of the West Pennine Moors to the north and east. However, it is also an area interspersed with farmhouses and other dwellings, which crop up reasonably frequently either individually or in small clusters, along with their gardens of various sizes. In this context, the use of part of the site to provide a reasonably sized domestic garden, in keeping with the size of the proposed dwelling, would not be an alien or harmful development, nor in my view would it change the character of the surrounding countryside in any significant way.

Findings in respect of character and appearance

32. In terms of both the fenestration and extensions, I note the Council's view that it could be supportive of a conversion "where there is little or minimal interference to the existing façade as far as possible", which echoes the advice in PGN9 that new openings should be kept to "an absolute minimum". However, as I have explained above converting the barn to residential use, and indeed probably any other viable use, would require the creation of several new window openings. While it may be difficult to define the "absolute minimum", in this case I am satisfied that the arrangement proposed is not excessive or harmful given the scale and intended purpose of the building. The proposed extensions meanwhile are relatively limited in scale, clearly subsidiary to the original building, and for the most part ensure that the original character of the barn is retained and remains legible. The relatively limited introduction of a residential use into this area of the countryside would be accommodated without causing any significant harm to the surrounding countryside or landscape.
33. Taking all of this together, I find that the proposal's effects on the character and appearance of the appeal building and the wider landscape would be acceptable. A long-term use for the barn would be found which would prevent further decay to its fabric, and the proposed alterations and extensions would be carried out in a way which would allow original parts of the building to be appreciated. The age and agricultural origins of the barn building would remain instantly apparent to any observer passing along the public rights of way which criss-cross the site. I am thus satisfied that such significance that the building carries as an NDHA would be preserved. The proposed conversion would be designed to a good standard, and the character of the West Pennine Moors and

the Special Landscape Area would be protected from unsympathetic development.

34. I therefore conclude that the proposal would comply with Saved Policies EN1/1, EN9/1, and H2/2 of the UDP, which together seek to ensure that new development, including residential development and conversions, is well designed, and respects and protects the character and quality of Special Landscape Areas and the West Pennine Moors. I also find no conflict with those elements of Saved Policy OL1/4 of the UDP, or advice in PGN9, which seek to ensure that the conversion and re-use of buildings in the Green Belt is carried out in a way which is in keeping with their surroundings. The Council's decision notice also indicated conflict with Saved Policy OL1/2, although (and notwithstanding my earlier comments about this policy) as it does not specifically address matters relating to character and appearance I find no conflict in this regard.

Other considerations

35. As I have found that the proposal would not be inappropriate development in the Green Belt, it is not necessary for me to consider whether or not there are "very special circumstances" which would otherwise be required to justify the proposal in Green Belt terms.

Conditions

36. I have considered the conditions suggested by the Council, though these were presented as "headings" only, having regard to the tests in the National Planning Policy Framework and the advice in the Planning Practice Guidance. I have also taken into account comments made by the appellants.
37. In addition to the standard time limit condition (1), in the interests of certainty it is appropriate that there is a condition requiring that the development is carried out in accordance with the approved plans (2).
38. Having regard to safety on the narrow Hawkshaw Lane which accesses the appeal site, and to living conditions for occupiers of Higher Ash Farm and other dwellings served by Hawkshaw Lane, I consider that a Construction Traffic Management Plan is necessary (3). A condition requiring a surface water drainage scheme (4) is necessary to secure proper drainage and to manage the risk of flooding and pollution.
39. A condition requiring the submission and approval of facing and roofing materials (5) is necessary to protect the character and appearance of the barn and the surrounding area.
40. Paragraph 53 of the Framework states that planning conditions should not be used to restrict national permitted development rights unless there is clear justification for doing so, and the PPG advises that conditions restricting the future use of permitted development rights or changes of use "may not pass the test of reasonableness or necessity"⁴. I note also the appellants' comments in this respect. In this case, I consider that it is necessary to remove certain permitted development rights including those in respect of extensions, roof alterations, outbuildings and hard surfaces, in order to protect the character and appearance of the barn as an NDHA, and in order to control the effect of

⁴ Paragraph: 017 Reference ID: 21a-017-20190723

the development on the Special Landscape Area. As such, a condition restricting the permitted development rights of the dwelling (6) would be in accordance with the Framework and the PPG.

41. I have not included a condition in respect of the provision of on-site parking ahead of occupation, as the submitted plans and my observations on site suggest that ad hoc parking could, if necessary, be accommodated within the appeal site until such time as the external works to provide parking spaces were complete. I have also not included a suggested condition relating to the provision of sprinklers as such measures are covered by separate legislation and not therefore necessary.

Conclusion

42. The proposed development would not be inappropriate development in the Green Belt, and no other harm has been identified which would justify refusing planning permission. The appeal is therefore allowed.

M Cryan

Inspector

Schedule 1: Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the approved plans set out in the attached Schedule 2: Schedule of Approved Plans.
- 3) No development shall take place, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by the local planning authority. The approved Construction Traffic Management Plan shall be adhered to throughout the construction period for the development.
- 4) The development hereby permitted shall not be occupied until surface water drainage works have been implemented in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. Before any details are submitted to the local planning authority an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
 - i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation; and,
 - iii) provide, a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- 5) No development involving the use of any facing or roofing materials shall take place until details or samples of the materials to be used in the construction of external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), no development of the types described in the following Classes of Schedule 2 Part 1 shall be undertaken without the express consent in writing of the local planning authority other than those expressly authorised by this permission: Part 1, Class A, B, C, D, E, F, G.

--End of Schedule of Conditions--

Schedule 2: Schedule of Approved Plans

- JP-PRO-14 B – Location Plan
- JP-EX-01 A – Existing Site Plan
- JP-EX-02 – Existing Ground Floor Plan
- JP-EX-03 – Existing First Floor Plan
- JP-EX-04 – Existing Elevations 1 of 2
- JP-EX-05 – Existing Elevations 2 of 2
- JP-PROP-12 E – Proposed Site Plan
- JP-PROP-06 B – Proposed Ground Floor Plan
- JP-PROP-07 B – Proposed First Floor Plan
- JP-PROP-13 A – Proposed Elevations 1 of 2
- JP-PROP-09 B – Proposed Elevations 2 of 2
- JP-PROP-010 A – Proposed Sections 1 of 2
- JP-PROP-011 A –Proposed Sections 2 of 2
- JP-PROP-14 A – Proposed Fire Plan
- JP-PROP-16 – Existing and Proposed Ground Floor Plans (overlaying details)

REPORT FOR INFORMATION

DECISION OF:	PLANNING CONTROL COMMITTEE	
DATE:	27th July 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 1st April 2021 to 30th June 2021	
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 2021 and 30th June 2021 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 01/04/21 to 30/06/21
Number of Complaints received	130
% where initial site visit within 10 working days	82.50% (average time to visit 5 working days)
Number of complaints resulting in a breach of Planning Control	62
Number of Enforcement Notices served	0
Number of Stop Notices served	0
Number of Breach of Condition Notices served	0
Number of Section 215 Untidy land/building Notices served	2
Number of Temporary Stop Notices served	0
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	2

2.0 ISSUES

CURRENT STAFFING LEVELS AND WORKING ARRANGEMENTS

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

3.0 WORKLOAD/COMPLAINT CASES RECEIVED AND TRENDS IDENTIFIED

Table 1 above sets out statistical information for the period 1st April 2021 to the 30th June 2021.

During this period, we received 130 complaints that required a formal investigation, this number again (when viewing the last quarter), appears to be slightly higher than previous years. Out of the 130 complaints, it has been determined that 61 have breaches of planning control following investigation.

It should be noted that complaints that have been logged towards the end of the month are still being investigated as we are awaiting responses from owners.

Where a site visit is required, we are currently visiting sites within 8 working days. We are dealing with a larger workload and, as outlined below, revisiting some older cases that could not be pursued.

We are still dealing with a number of initial complaints due to the Covid situation. Noise and boundary disputes along with running a business (working from home) account for the bulk of this type of complaint. Some of these are not logged, following a description from the complainant, as they are not of a planning nature. Other cases which might have required the removal of works or making good have been delayed due to the general lack of labour and materials. We have adopted, in some cases, a 'softly softly' approach as to prosecute might prove problematic if challenged in the courts. We have one such case relating to an untidy land notice which was successfully challenged. (the case is delayed, it will be pursued)

We still have a number of pending notices. Negotiations with the planning department have been undertaken and are awaiting information that can allow the planning matters to be discharged. We continue to monitor these cases.

Food/Drink Establishments and 'Pop-Ups'

Since the last Enforcement report (contained in full below) the Government have now cemented temporary provisions for moveable structures for food establishments.

New Class BB "*moveable structures for specified uses*" enables the temporary provision of any moveable structure without planning permission within the curtilage, and for the purposes, of:

- A building operated under article 3(6)(p) such as a pub, wine bar or drinking establishment or (q) drinking establishment with expanded food provision;
- A building operated under Class E (b) for the sale of food and drink mostly undertaken on the premises; or
- Within a historic visitor attraction which is defined as a listed building accessible to the public for enjoyment and educational purposes.

The statutory instrument, laid before Parliament on 15th April, came into force the consecutive day on 16th April and is effective in England only until 1st January 2022.

Original Report

The team have had a rise in complaints relating to structures being erected in car parks or land adjacent to Public Houses and Restaurants. There has been no temporary permitted development rights issued by the Government for these, other than where they are located within the highway and thus a pavement regime has been devised to process these applications.

Elsewhere, on private land, current Government guidance does impose restrictions relating to social distancing, which means that businesses are seeking alternative ways in which to maintain economic viability, whilst satisfying safe distancing measures. The result is that a number of 'Pop-Ups' have appeared.

In many instances, these structures would require planning permission. Some Local Planning Authorities have made interim policy statements along the lines of not taking action for a 6 month period and maintaining an open mind, with a commitment to review in due course.

In planning terms, where temporary structures are erected for an event, they would benefit from a deemed consent for 28 days in any calendar year. Beyond that, action can be taken on structures within four years from its first arrival.

Bury has not introduced a formal process for this. However, where a proposer does seek advice or notifies the Local Planning Authority, this is logged and monitored. Elsewhere, new developments are also logged and monitored whether found by the team or noted by the public.

In essence, Government's approach is suggesting a light touch type of approach and following from this, action should be taken where it is appropriate to do so. This may be for reasons of inappropriately sited structures, the creation of traffic concerns, amenity consideration and built historic importance to name but a few.

Other agencies within the Local Authority, such as Traffic, Licensing or Environmental Health regimes are and do still have an input and have the ability to impose their own restrictions or considerations where this may be appropriate.

In conclusion, there is a clear acceptance that there will be some breaches of controls. However, breaches would have to have occurred beyond 4 or 10 years (depending on the type of development) to be immune from enforcement action. As such, the expediency and public interest tests will apply, meaning that, as restrictions are lifted, these structures ought to be removed. Where there is a desire to retain these structures, then planning permission should be sought and importantly consult with the council in its widest sense, to ensure that appropriate consents are in place where they are required. Finally, where there is demonstrable harm and the Local Planning Authority raises express concerns, this may result in structures having to be revised or removed.

Complaints Categorisation

The 130 complaints we have received over the last quarter can be largely categorised as follows (The previous quarter is within the brackets);

Untidy land –	10 (10)
Outbuildings -	35 (34)
Breach of Conditions –	11 (15)
Fences/Decking –	18 (19)
Not built in Accordance with approved Plans –	23 (20)
Trees –	5 (12)
Business –	17 (13)
Change of Use –	11 (12)

3.1 FORMAL NOTICES SERVED/ACTIONS TAKEN

As previously stated, we have a number of Notices that are held in abeyance due to applications being made to the Planning department that are being currently being considered.

Enforcement Appeal Decisions

There have been no Enforcement Appeal Decisions within the past quarter.

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.

3.0 CONCLUSION

The majority of cases logged in the past 3 months have generally been dealt with via negotiation and applications being submitted to the Development Management Team. There are one or two cases currently that may require more formal action. Action on those cases where notices have been issued and held in abeyance, will be dependent on planning application outcomes.

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 significant impact on the workload of the Enforcement Team, however, this is the nature of the work.

The service provided is primarily a reactive one in that we respond to complaints received from members of the public. It is recognised that the workload levels are such that the Enforcement Charter reply times are not being hit in some minor cases but where significant breaches arise, these are dealt with well within the Charter reply times.

Appendix 1 – List of Enforcement complaints received between 01/04/2021 and the 30/06/2021

Not being built in accordance with approved plans of planning permission 65875
21/04/2021

21 /0185 DMO 1 Parkhill Place, Bury Old Road, Prestwich, M25 0QA

Change of use from office storage to food preparation business
20/05/2021

21 /0193 PK 11 Oakley Close, Radcliffe, Manchester, M26 1DF

Raised decking at rear
28/05/2021

21 /0232 PK 111 St Anns Road, Prestwich, Manchester, M25 9GE

Building works
22/06/2021

21 /0221 PK 117 Prestwich Hills, Prestwich, Manchester, M25 9PY

Erection of fencing
16/06/2021

21 /0150 DMO 119 Cornwall Drive, Bury, BL9 9EX

Not being built in accordance with approved plans of planning permission 65461
(extra windows

22/04/2021
added)

21 /0217 PK 12 Craigwell Road, Prestwich, Manchester, M25 0EF

Not being built in accordance with approved plans of planning permission 65363
16/06/2021

21 /0187 PK 12 Leander Close, Radcliffe, Manchester, M26 4LG

Erection of outbuilding
20/05/2021

21 /0158 PK 143 Brandlesholme Road, Bury, BL8 1BA

Change of use from residential property to HMO (House of multiple occupation)
27/04/2021

21 /0125 DMO 16 Alnwick Drive, Bury, BL9 8BZ

Building works taking place in garden

01/04/2021

21 /0207 DMO 16 Eight Acre Whitefield, M45 7GW

Not built in accordance with the approved plans

04/06/2021

(65942 and 65556)

21 /0241 PK 162 Hilton Lane, Prestwich, Manchester, M25 9QZ

Erection of summer house in rear garden and erection of decking surrounding the summer house

25/06/2021

21 /0234 DMO 169 Longsight Road, Tottington, Bury, BL8 4DA

Engineering works levels to rear garden being raised

16/06/2021

21 /0211 DMO 17 Mitton Close, Bury, BL8 2LD

Two storey rear extension

08/06/2021

21 /0148 PK 17 Sheepfoot Lane, Prestwich, Manchester, M25 0BN

Erection of fencing

21/04/2021

21 /0215 PK 173 175 The Rock, Bury, BL9 0NE

Breach of condition no.5 (sound insulation) of planning permission 65163

10/06/2021

21 /0191 PK 181 Tottington Road, Bury, BL8 1RX

Change of use from residential property to 7 bed HMO (house of multiple occupation) and rear

26/05/2021

dormer extension

21 /0213 DMO 185 Walshaw Road, Bury, BL8 1NH

Loft conversion

10/06/2021

21 /0209 PK 19 Cobden Street, Radcliffe, Manchester, M26 4HR

Not being built in accordance with approved plans of planning permission 63156
08/06/2021

21 /0179 DMO 2 Cranbrook Drive, Prestwich, Manchester, M25 0JZ

Not being built in accordance with the approved plans. Possible Synagogue to basement.

13/05/2021

Complaint also relates to pile driving and complaints of noise and possible structural damage to

adjacent properties. Building Control are looking at the piling aspect. (FP/20/20244)

21 /0166 PK 2 North Woodley, Stand Lane, Radcliffe, Manchester, M26 1JB

Building works

29/04/2021

21 /0139 PK 2 Sheep Gate Drive, Tottington, Bury, BL8 3JZ

Trellis attached to existing fencing

13/04/2021

21 /0247 PK 20 Bland Road, Prestwich, Manchester, M25 9WL

Works to roof

28/06/2021

21 /0157 PK 20 Richmond Walk, Radcliffe, Manchester, M26 4JN

Dropped kerb, creation of driveway and painted white lines on highway

26/04/2021

21 /0136 PK 20 Woodward Road, Prestwich, Manchester, M25 9TU

Erection of fencing
09/04/2021

21 /0216 PK 21 Lindrick Avenue, Whitefield, Manchester, M45 7GE

Erection of front porch
11/06/2021

21 /0149 PK 24 Dawson Street, Bury, BL9 6LW

Change of use from residential property to house of multiple occupation (HMO)
21/04/2021

21 /0173 DMO 240 Bell Lane, Bury, BL9 6HS

Running scrap metal business from home and skip at the rear
11/05/2021

21 /0186 PK 241 Bolton Road West, Ramsbottom, Bury, BL0 9PS

Erection of fencing
20/05/2021

21 /0251 DMO 241 Market Street, Bury, BL9 9AA

Unauthorised building erection of garage
29/06/2021

21 /0159 PK 25 Ridge Crescent, Whitefield, Manchester, M45 8EQ

Rear extension
27/04/2021

21 /0142 DMO 252 Bolton Road West, Ramsbottom, Bury, BL0 9PX

Two storey rear extension
16/04/2021

21 /0195 PK 273 Parr Lane, Bury, BL9 8PJ

Children's nursery being run from home address and extension at rear and change
of use of piece
01/06/2021

of land at rear to residential garden

21 /0208 PK 277 Parr Lane, Bury, BL9 8PJ

Change of use of land to residential garden

08/06/2021

21 /0237 DMO 3 Ada Street, Ramsbottom, Bury, BL0 9PH

Not being built in accordance with approved plans of planning permission 65514

24/06/2021

21 /0129 PK 3 Cedar Fold, Tottington, Bury, BL8 3DS

Erection of decking in rear garden

07/04/2021

21 /0204 DMO 3 Inglewood Close, Bury, BL9 7LD

Single storey extension

07/06/2021

21 /0199 PK 32 Avondale Drive, Ramsbottom, Bury, BL0 9SJ

Erection of fencing

04/06/2021

21 /0194 PK 32 Canterbury Drive, Prestwich, Manchester, M25 0HY

Change of use of property from residential to school

01/06/2021

21 /0164 PK 329 Tottington Road, Bury, BL8 1SZ

Change of use of property to 2 no. self contained flats

29/04/2021

21 /0203 PK 33 Hunters Hill, Bury, BL9 8AP

Increase in fence height to 2.7m as well increase in decking height

04/06/2021

21 /0239 DMO 35 Hampson Mill Lane, Bury, BL9 9UA

Engineering works to rear of property (concrete and steel works observed)

25/06/2021

21 /0128 PK 37 Craigwell Road, Prestwich, Manchester, M25 0FE

Not being built in accordance with approved plans of planning permission 66270
(encroaching onto
07/04/2021
neighbouring land)

21 /0151 PK 37 East Street, Radcliffe, Manchester, M26 2PN

Erection of structure in rear garden
22/04/2021

21 /0180 DMO 37 Simister Lane, Prestwich, Manchester, M25 2SU

Creation of driveway
14/05/2021

21 /0197 PK 371 Bury New Road, Whitefield, Manchester, M45 7SU

Erection of fencing
03/06/2021

21 /0248 PK 38 Peveril Close, Whitefield, Manchester, M45 6NR

Not being built in accordance with the approved plans of planning permission
66575 (garage)
30/06/2021

21 /0190 PK 38 Peveril Close, Whitefield, Manchester, M45 6NR

Not being built in accordance with approved plans of planning permission 66575
25/05/2021

21 /0219 PK 39 Cornall Street, Bury, BL8 1RZ

Building works
16/06/2021

21 /0165 PK 3A Wentworth Avenue, Whitefield, Manchester, M45
7GQ

Erection of fencing

29/04/2021

21 /0162 PK 4 Mansion Avenue, Whitefield, Manchester, M45 7SS

Erection of decking in rear garden

28/04/2021

21 /0229 PK 4 Plymouth Grove, Radcliffe, Manchester, M26 3WU

Erection of outbuilding

18/06/2021

21 /0246 DMO 400 Brandlesholme Road, Bury, BL8 1HP

Unauthorised advertisement signage

28/06/2021

21 /0182 DMO 41 Hillside Crescent, Bury, BL9 6PZ

Erection of structure in rear garden and business being run from home address

17/05/2021

21 /0200 PK 411 Manchester Road, Bury, BL9 9RY

Not being built in accordance with the approved plans of planning permission

65858 (outbuilding)

04/06/2021

21 /0244 PK 424 Bury New Road, Prestwich, Manchester, M25 1BD

Breach of conditions no. 3 (opening times), no. 4 (noise) and no's. 6 & 7 (flue) of planning

28/06/2021

permission 64941

21 /0127 DMO 47 Ajax Drive, Bury, BL9 8EF

Not being built in accordance with approved plans of planning permission 64581

01/04/2021

21 /0201 PK 47 Riverside Road, Radcliffe, Manchester, M26 2PX

Running business from home and works to garden

04/06/2021

21 /0124 PK 5 Rochford Avenue, Whitefield, Manchester, M45 7PQ

Erection of outbuilding

01/04/2021

21 /0170 PK 50 Shetland Way, Radcliffe, Manchester, M26 4UH

Erection of fence at front

11/05/2021

21 /0138 PK 519 Manchester Road, Bury, BL9 9SH

Erection of outbuilding in rear garden

12/04/2021

21 /0218 PK 55 Birks Drive, Tottington, Bury, BL8 1JF

Running hairdressing business from home and erection of outbuilding in rear garden

16/06/2021

21 /0253 PK 55 Mode Hill Lane, Whitefield, Manchester, M45 8JH

Erection of decking

30/06/2021

21 /0226 PK 57 Clitheroe Drive, Bury, BL8 2JU

Erection of decking and fencing

17/06/2021

21 /0168 PK 57 Redvales Road, Bury, BL9 9PT

Erection of outbuilding in rear garden

05/05/2021

21 /0126 DMO 6 Clitheroe Drive, Bury, BL8 2JU

Storage container in front garden

01/04/2021

21 /0152 DMO 6 Westholme Road, Prestwich, M25 2RE

Construction of dormer in the loft space

21/04/2021

21 /0192 PK 74 Turks Road, Radcliffe, Manchester, M26 4QB

Building works at rear of property

28/05/2021

21 /0243 PK 75 Peveril Close, Whitefield, Manchester, M45 6NS

Erection of conservatory

28/06/2021

21 /0145 DMO 79 Hilton Lane, Prestwich, Manchester, M25 9SD

Felling of tree protected under tree preservation order no. 80

20/04/2021

21 /0143 DMO 8 Hunstanton Drive, Bury, BL8 1EG

Not being built in accordance with approved plans of planning permission 66478

16/04/2021

21 /0202 DMO 89 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9TQ

Unauthorised building work on extension has started

07/06/2021

21 /0184 DMO 9 Blackford Avenue, Bury, BL9 9TE

Running car sales business from home

20/05/2021

21 /0212 DMO 9 Brandlesholme Close, Bury, BL8 1AE

Untidy land (container within front garden and plant/machinery)

01/06/2021

21 /0137 PK 9 Ludlow Avenue, Whitefield, Manchester, M45 6TD

Erection of outbuilding and decking in rear garden

12/04/2021

21 /0154 PK 9 Oakhurst Gardens, Prestwich, Manchester, M25 1JA

Erection of conservatory

26/04/2021

21 /0252 DMO 92 Ainsworth Road, Bury, BL8 2RS

Running car business from home and installation of cctv camera
30/06/2021

21 /0174 DMO Amigos's Chicken, 201 Manchester Road, Bury, BL9 9HL

Change of use from cafe to hot food take away
11/05/2021

21 /0176 PK Angouleme Retail Park, Angouleme Way, Bury, BL9 0BZ

Advertisements and ANPR cameras
12/05/2021

21 /0196 PK Ashworth Frazer, Higher Ainsworth Road, Radcliffe,
Manchester, M26 4AF

Breach of condition no.2 (demolition management plan) of prior approval for
demolition permission

02/06/2021

66543

21 /0171 DMO Basements, 11 & 11A Bury New Road, Prestwich, Manchester,
M25 9JZ

Change of use of the basements into synagogue
11/05/2021

21 /0214 DMO Connect 56 Business Park, Former Derby Works, Manchester
Road, Bury, BL9 9NX

Not being built in accordance with approved plans of planning permission 65877
10/06/2021

21 /0172 DMO Cuckoo Bar 395 397, Bury New Road, Prestwich, Manchester,
M25 1AW

Erection of structure in rear garden
11/05/2021

21 /0231 DMO Ducie Street, Ramsbottom, Bury, BL0 9EQ

Works to a retaining wall. Within the conservation area. Rob Thorpe looking at this from building

05/06/2021

control held in abeyance from enforcement awaiting word from Rob.

21 /0141 DMO Entrance To Courtyard Of Nuttall Hall Cottages, Nuttall Hall Road, Ramsbottom, Bury, BL0 9LR

Installation of electric gates to entrance of courtyard

16/04/2021

21 /0223 DMO Field Near The Paddock, Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0EJ

Waste and soil being deposited on the land

16/06/2021

21 /0175 DMO Field On Old Doctors Street, Tottington, Bury

Change of use of field to dog walking business use and erection of fencing and gates

11/05/2021

21 /0155 PK Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT

Damage to heritage asset and damage to trees and removing vegetation

26/04/2021

21 /0227 DMO Former Car Park of The Masons Arms, Walmersley Old Road, Bury

Untidy site, tipping of materials

17/06/2021

21 /0210 PK Former Whitefield Town Hall Site, Pinfold Lane, Whitefield, Manchester, M45 7JS

Untidy land

08/06/2021

21 /0134 DMO Hearth of the Ram, Bridge Street, Ramsbottom

Unauthorised building work to the car park

05/04/2021

21 /0206 DMO Heather Cottage, 22 24 Cross Lane, Ramsbottom, Bury, BL8 4LY

Unauthorised building within the conservation area (large wooden building)

06/06/2021

21 /0249 DMO Hilton Crescent, Prestwich

Encroachment

28/06/2021

21 /0146 PK Hush Healing & Beauty, 223A Bury Old Road, Prestwich, Manchester, M25 1JE

Change of use of first floor from flat to healing and beauty parlour

21/04/2021

21 /0167 DMO Land On Hollins Vale Local Nature Reserve, Bury, BL9 8LT

Change of use of land to residential gardens and removal of hedgerow

30/04/2021

21 /0131 DMO Land Adjacent 436 Walmersley Road, Bury

Untidy land

06/04/2021

21 /0224 DMO Land Adjacent To The Towler Inn, 460 Walmersley Road, Bury, BL9 6QE

Untidy land

16/06/2021

21 /0161 DMO Land and Works To The North East Of Walmersley Old Road, Bury, BL9 6SB

Unauthorised structures on green belt land.

28/04/2021

21 /0177 DMO Land At Central Street, Ramsbottom, Bury, BL0 9AF

Two storey extension to form two no. apartments

13/05/2021

21 /0198 DMO Land at Bury Road/York Street, Radcliffe, Manchester, M26
2WH

Disruption from development on York Street including untidy land

17/05/2021

Contact Details:-

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