

**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:-

<b>Date:</b>	Tuesday, 31 August 2021
<b>Place:</b>	Council Chamber, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	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.
<b>Notes:</b>	Live streamed meeting <a href="https://councilstream.com/burycouncil">https://councilstream.com/burycouncil</a>

## **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 THE 27TH JULY 2021 (Pages 3 - 4)**

Minutes of the meeting held on Tuesday the 27<sup>th</sup> July 2021 are attached.

### **4 PLANNING APPLICATIONS (Pages 5 - 34)**

Reports attached.

### **5 DELEGATED DECISIONS (Pages 35 - 50)**

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 51 - 60)**

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 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:** 27 July 2021

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

**Public Attendance:** No members of the public were present at the meeting.

**Apologies for Absence:** Councillor J Mason and Councillor K Thomas

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**PCC.1 DECLARATIONS OF INTEREST**

Councillor Ciaron Boles declared a prejudicial interest in application number 66822 as a relative lives close to the premises in question and stated that he would leave the meeting during consideration of the application.

**PCC.2 MINUTES OF THE MEETING HELD ON 22ND JUNE 2021**

**Delegated decision:**

That the Minutes of the meeting held on 22 June 2021 be approved as a correct record and signed by the Chair.

**PCC.3 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 66694, 66822 and 66968.

**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 the supplementary information submitted, subject to the conditions included with an additional condition relating to the provision of bin enclosures :-

**66694** 9 Birch Lea Close, Bury, BL9 9RZ  
Replacement of existing dwelling with 2 No.3 bedroom dwelling.

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 supplementary information submitted, subject to the conditions included with an additional condition relating to the submission of a scheme to show 1 parking space to be provided with an EV charge point: -

**66822** 223 Walmersley Road, Bury, BL9 5DF  
Change of use from dwelling to 4 no. bed children's home.

3. That the Committee Approve with Conditions the following application in accordance with the reasons put forward by the Head of Development in the report and the supplementary information submitted: -

**66968** land at side of 201 Bury Road, Tottington, Bury, BL8 3EU  
Erection of 1 no. dormer bungalow with associated car parking, hardstanding and landscaping.

**PCC.4 DELEGATED DECISIONS**

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

**Delegated decision:**

That the report be noted

**PCC.5 PLANNING APPEALS**

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

**Delegated decision:**

That the report be noted

**PCC.6 PLANNING ENFORCEMENT**

A report from the Head of Development was submitted listing all recent Planning Enforcement that had taken place since the last meeting of the Planning Control Committee.

**Delegated decision:**

1. That the report be noted
2. That the Planning enforcement team be thanked for their hard work.

**COUNCILLOR G MCGILL**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 8.00 pm)**

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>31 August 2021</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

**Executive Summary**

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

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

**This report has the following implications**

**Township Forum/ Ward:** Identified in each case.

**Policy:** Identified in each case.

**Resources:** Not generally applicable.

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

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

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

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

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

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

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

## **Development Manager**

### **Background Documents**

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

**01**      **Township Forum - Ward:** Bury East      **App No.**      66686

**Location:**              188 Rochdale Old Road, Bury, BL9 7SB

**Proposal:**              Retrospective application for change of use from retail (Use Class E) to part retail (Use Class E) and hot food takeaway (Sui Generis) with elevational changes and erection of extraction flue

**Recommendation:** Approve with Conditions      **Site Visit:**      N

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**02**      **Township Forum - Ward:** Ramsbottom + Tottington - Tottington      **App No.**      67025

**Location:**              Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS

**Proposal:**              Outline application for 1 no. new dwelling (all matters reserved except access)

**Recommendation:** Approve with Conditions      **Site Visit:**      N

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**Ward:** Bury East

Item 01

**Applicant:** Mr Lee Hadfield

**Location:** 188 Rochdale Old Road, Bury, BL9 7SB

**Proposal:** Retrospective application for change of use from retail (Use Class E) to part retail (Use Class E) and hot food takeaway (Sui Generis) with elevational changes and erection of extraction flue

**Application Ref:** 66686/Full

**Target Date:** 04/05/2021

**Recommendation:** Approve with Conditions

### **Description**

The application relates to an end terraced property located on Rochdale Old Road. The site is not located within an identified shopping, or neighbourhood centre and is bounded by residential properties on all sides. A barber shop is also located to the west of the site at No. 186 separated from the site by Cuckoo Lane. The site fronts directly onto Rochdale Old Road and the last lawful use appears to be retail. The unit also has a self contained flat at first floor which is existing.

Planning permission is sought for a retrospective change of use from retail (Use Class Ea) to part retail (Use Class E) and hot food takeaway (Sui Generis) with elevational changes including a roller shutter door to the front elevation, render to the rear and part of the frontage, a painted gable and the introduction of an extraction flue to the rear. The hours proposed are:

Monday-Thursday 14:00 - 22:30

Friday - Sunday 14:00 - 23:00

### **Relevant Planning History**

35062 - Retention of internally illuminated wall mounted advertisement display

35346 - Retention of internally illuminated wall mounted advertisement display unit (resubmission)

### **Publicity**

Letters sent 17/03/2021 to 16 neighbouring properties. 6 objections received from 202 Rochdale Old Road, 200 Rochdale Old Road, 198 Rochdale Old Road, 3 Cuckoo Lane, Councillor Holt, Councillor Smith in relation to:

- Parking on double yellows outside - customers, staff and deliveries
- Parking in the side roads in an inconsiderate manner, frequently blocking access for residents.
- People eating in their cars.
- Litter - no provision of industrial bins
- Rats.
- Smell.
- Flue unsightly.
- Suspicious activity going on from behind the shop
- Anti-social behaviour
- The lack of consultation with residents prior to this premises opening shows a total lack of respect for residents and the area.
- Block access for bin wagons
- This business has obviously been allowed to open without proper planning permissions in place leading to the question of what hygiene or safety inspections have been carried

out.

- The close proximity of a primary school, we believe undermines Bury Council's policy of promoting healthy eating for children and families.

Respondents have been notified of the Planning Committee meeting.

### **Statutory/Non-Statutory Consultations**

**Environmental Health - Pollution Control** - proposed condition in relation to the installation of an activated carbon discarb filter.

**Traffic Section** - do not wish to restrict the grant of planning permission.

**Pre-start Conditions** - Not relevant

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

S2/6	Food and Drink
EN1/2	Townscape and Built Design
EN1/8	Shop Fronts
HT2/4	Car Parking and New Development
NPPF	National Planning Policy Framework

### **Issues and Analysis**

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

### **Principle**

Policy S2/6 - Food and Drink and states that in considering proposals, regard be given to the following factors:

- the amenity of nearby residents by reason of noise, smell, litter and opening hours;
- whether or not the proposal would result in an over concentration of these types of uses;
- parking and servicing provision and traffic generation;
- provision for the storage and disposal of refuse and customer litter;
- environmental impact of any ventilation flues and/or ducting.

Paragraph 86 of the National Planning Policy Framework (2021) states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth management and adaptation. Paragraph 86 (a) further states that planning policies should promote the long term vitality and viability of town centres by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows as suitable mix of uses (including housing) and reflects their distinctive characters. Whilst the proposal is sited outside of a town centre, it is sited within a unit that has previously been used for retail use which equally plays a part within the local community and as such a similar approach is required.

In this instance, it is considered that the fall back position of what could be implemented under permitted development rights is a material planning consideration. The lawful use of the unit is Class E(a) - Display of retail sale of goods, other than hot food. Class E covers Commercial, Business and Service uses and as such the existing unit could change to the following uses under permitted development:

- E(b) Sale of food and drink for consumption (mostly) on the premises

- E(c) Provision of:
  - E(c)(i) Financial services,
  - E(c)(ii) Professional services (other than health or medical services), or
  - E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
  - E(g)(i) Offices to carry out any operational or administrative functions,
  - E(g)(ii) Research and development of products or processes
  - E(g)(iii) Industrial processes

The E(b) use for the sale of food and drink for consumption (mostly) on the premises would be similar in that they both may need ventilation/ducting, commercial bins etc and there does not appear to be any restrictions on the opening times of the existing retail use and as such this E(b) use could potentially be opened at similar times to those proposed for the takeaway use. The main difference in this instance is whether the food is consumed on, or off the premises.

It is considered that the change of use to a takeaway will generate activity within the existing frontage. Furthermore it will make a positive contribution to help support the long term vitality and viability of the existing commercial unit at the ground floor. The row in which the commercial unit is located does not have a particular retail character and therefore it is considered there would not be an over concentration of takeaway uses within the row and the proposal would comply with Policy S2/6 - Food and Drink and is therefore acceptable in principle provided it complies with other considerations set out within S2/6 and other UDP Policies identified.

### **Design, Layout and Appearance**

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. EN1/8 - Shop Fronts further seeks to ensure that proposes for new and altered shop front properly respect the architectural elements of the building and the character of the surrounding street scene.

The proposal would maintain a frontage onto Rochdale Old Road with door, and window replicating that of the existing shop frontage. An area for advertisement would be retained centrally above the door and window for signage. A new roller shutter has also been introduced that would replicate the design of the roller shutter already installed at the adjacent barber shop. The use of cream render and painting would be appropriate and again is similar in appearance to the barber shop. The appearance is not wholly solid and thus avoids the appearance of a dead frontage during hours when the business would be closed.

The proposed flue would be located entirely to the rear of the unit but would be visible from Cuckoo Lane and Back Rochdale Old Road. The current flue is silver, and projects slightly above the eaves of the existing property. Due to the colour of the flue, it is considered to be prominent in the street scene however it is considered that painting the flue black would help to alleviate this prominence and help the flue to tie in with the existing rain water goods and windows. This can be dealt with via condition.

### **Residential Amenity**

Environmental Health have visited the site following complaints and have raised concerns in relation to smells and odours currently being emitted from the unit. As such, further information has been requested by Environmental Health in relation to the installation of a carbon filtration system. This information has now been supplied, and reviewed by Environmental Health and they are satisfied with this new scheme for the installation of an

activated carbon discarb filter. This has been conditioned accordingly.

The proposed flue would face towards the gable, rather than principle elevation of No. 1 Cuckoo Lane. The flue would be located approximately centrally within the rear elevation of the existing premises between windows associated with the upstairs flat. The proposed flue would not obscure these windows and the extracting duct would be sited above these windows.

There are no details about how or indeed if the party walls have been insulted with respect to noise and sound transference. A such a planning condition is proposed to deal with this concern.

### **Hours**

The historic use of the premises would not have been subject to any planning controls in relation to the hours of operation. The application is proposing

- Monday-Thursday 14:00 - 22:30
- Friday - Sunday 14:00 - 23:00

The premises is a corner plot with a street to the side Gorse bank and fronts on to a busy highway, Rochdale Road. The proposed hours are not out of the ordinary in consideration of the location and the fact that there is a dwelling adjoining the property on one side, with others in the vicinity.

The application is therefore considered to comply with Policy S2/6 - Food and Drink in this respect.

### **Parking**

Policy HT2/4 - Car Parking and New Development requires all applications for development to make adequate provision for their car parking and servicing requirements.

From the comments received from neighbours it appears that the proposed use has intensified the need for parking within the vicinity of the site. There are currently parking restrictions through double yellow lines to the front, and side of the unit at the junction with Cuckoo Lane. The previous shop/off licence would appear to have attracted people on foot however the introduction of a takeaway has introduced a requirement for parking associated with the use. Again however, the fall back position of what could be implemented under permitted development rights is a material planning consideration that needs to be addressed.

The uses set out within Use Class E set out above, could potentially generate a similar or greater need for parking than the proposed takeaway use. Given the size of the unit it would not be unimaginable for uses E(b), E(c), E(e) or E(g) to be introduced utilising PD rights. A hot food takeaway is a use where customers, or delivery drivers, tend to park for short periods of time in order to pick up food, rather than requiring parking all day for members of staff, clients and customers. Given that there are already parking restrictions in place around the site, outside of adding a loading restriction that could also impinge on the unit's ability to receive deliveries, it is considered that the proposed use at this site is acceptable in terms of parking.

### **Bin storage and servicing**

There would be a dedicated bin store area to the rear of the site which would be accessed via Back Rochdale Old Road for waste collection. The application is therefore considered to comply with Policy S2/6 - Food and Drink in this respect.

### **Response to Neighbours**

Environmental Health have been consulted and have raised no objections to the proposal subject to conditions that have been attached.

Matters in relation to rats and anti-social behaviour are dealt with by legislation outside of

the planning process.

The impact of the proposal in terms of residential amenity, use, visual amenity and traffic have been set out above.

The site is located approximately 150 metres from a school. There is however no policy within the UDP preventing the locations of a takeaways within the proximity of a school.

**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. This decision relates to drawings numbered Location Plan, 21-903 (01)001 PL0 and 21-903 (02)001 PL0 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.
2. The use hereby permitted shall not be open to customers outside the following times: Monday-Thursday 14:00 - 22:30  
Friday - Sunday 14:00 - 23:00  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.
3. The mechanical extraction system shall be maintained in accordance with the document titled "Design and Specifications of Extraction Ventilation System" submitted as supporting document to the application. In addition the mechanical extraction system shall incorporate an activated carbon discarb filter, which shall be installed within 2 months of the date of the decision and maintained to the manufacturers specifications  
Reason. In the interests of amenity pursuant to S2/6 – Food and Drink of the Bury Unitary Development Plan.
4. The extraction flue hereby approved shall be coloured black within 2 months of the date of decision and thereafter maintained.  
Reason. In the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
5. The sound insulation of the party walls, ceiling / floors shall be improved in accordance with a scheme to be submitted within 28 days of this decision. Following approval of the scheme by the Local Planning Authority, all proposed measures shall be implemented within 3 months following approval of the scheme and it shall remian in situ whilst it serves the use hereby approved.  
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwelling pursuant to the NPPF and UDP Policies EN7/2 Noise Pollution and S2/6 - Food and Drink.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 66686**

**ADDRESS: 188 Rochdale Old Road  
Bury**

**Planning, Environmental and Regulatory Services**

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



No Window

66686

Photo 1



Photo 2



Photo 3



Photo 4



# H. M. LAND REGISTRY

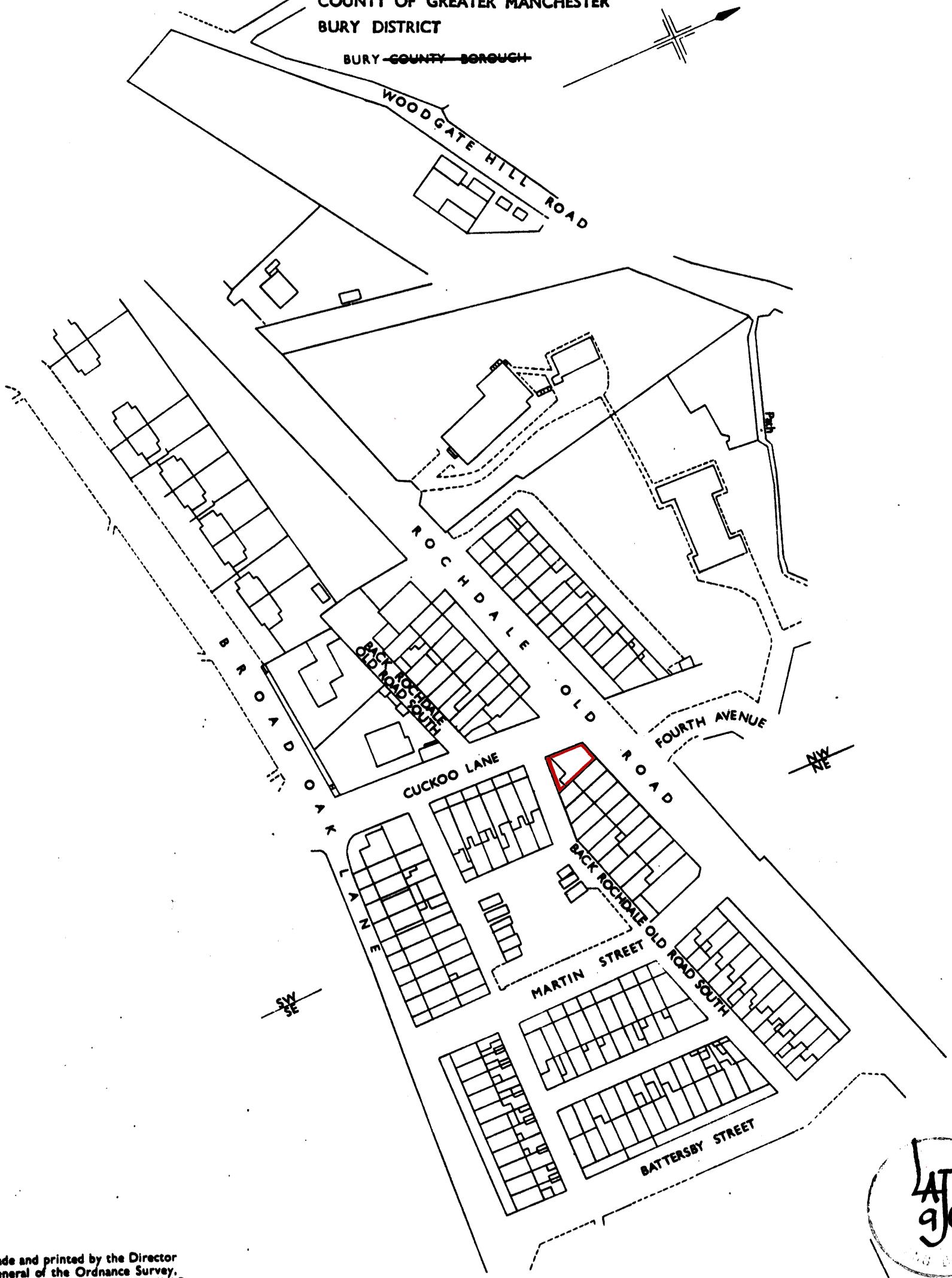
NATIONAL GRID PLAN SD8211 SECTION D

LANGASHIRE

Scale 1/1250

COUNTY OF GREATER MANCHESTER  
BURY DISTRICT

~~BURY COUNTY BOROUGH~~



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LAJ  
9/67

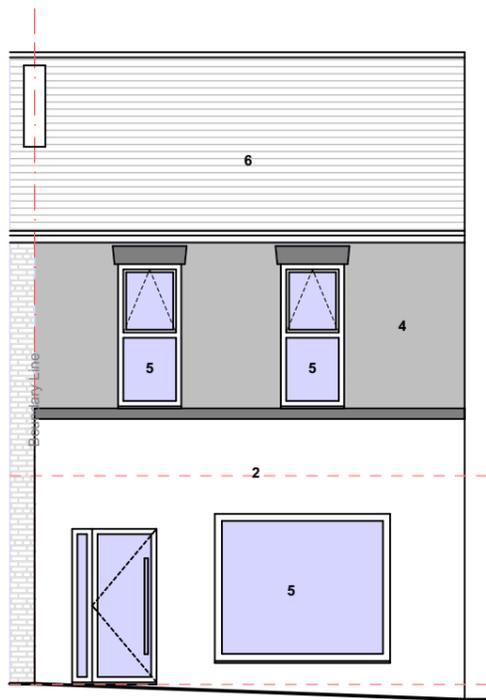
No. LA 123981

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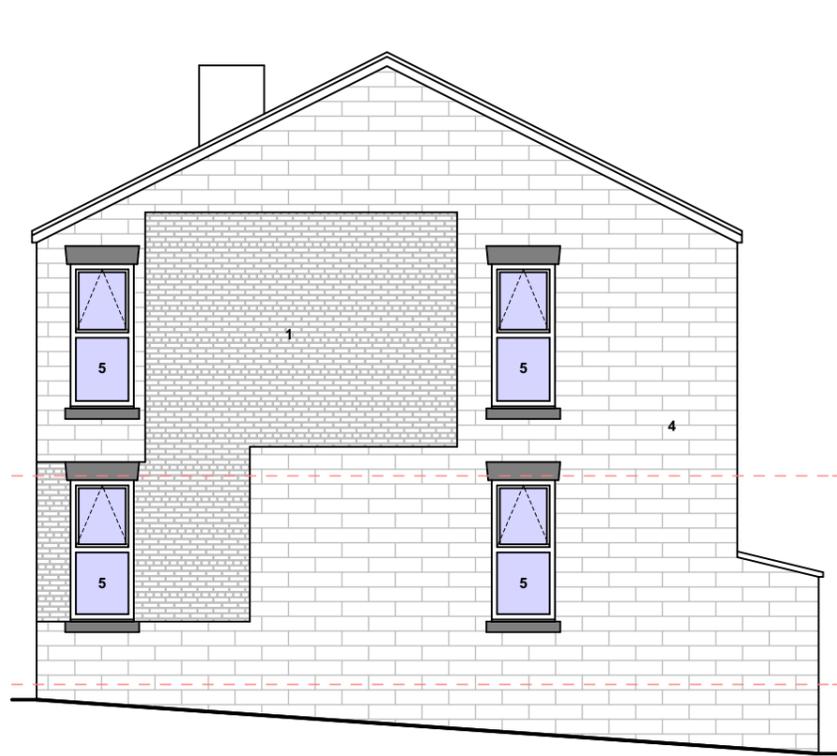
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This title is dealt with by HM Land Registry, Fylde Office.



**EXISTING GA FRONT ELEVATION**  
@1:100



**EXISTING GA SIDE ELEVATION**  
@1:100



**EXISTING GA REAR ELEVATION**  
@1:100

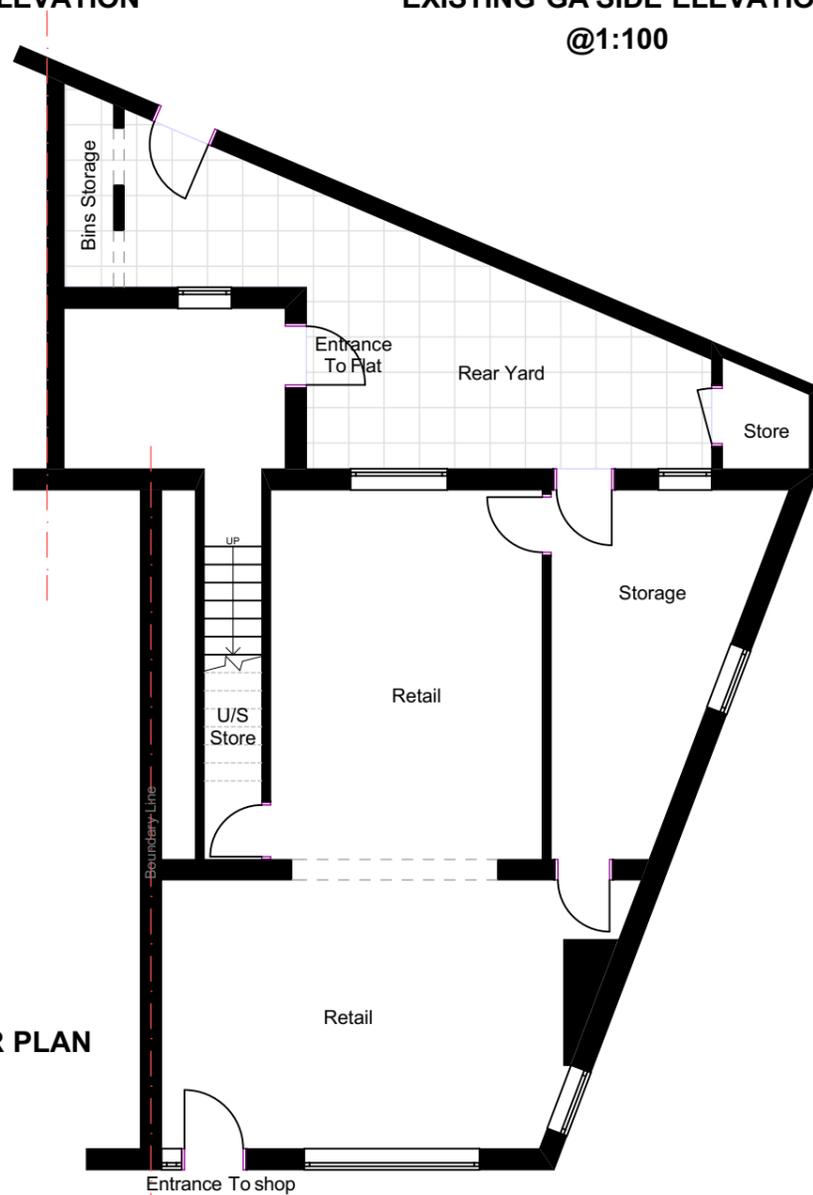
**notes**

This drawing is subject to a detailed building and site survey, therefore no guarantee of its accuracy can be given. This drawing has been draughted in accordance with the clients design requirements. All areas are approximate and are subject to a detailed building and site survey and further design development. All dimensions should be checked prior to commencement of construction on site. Measurements should not be taken off the drawing.

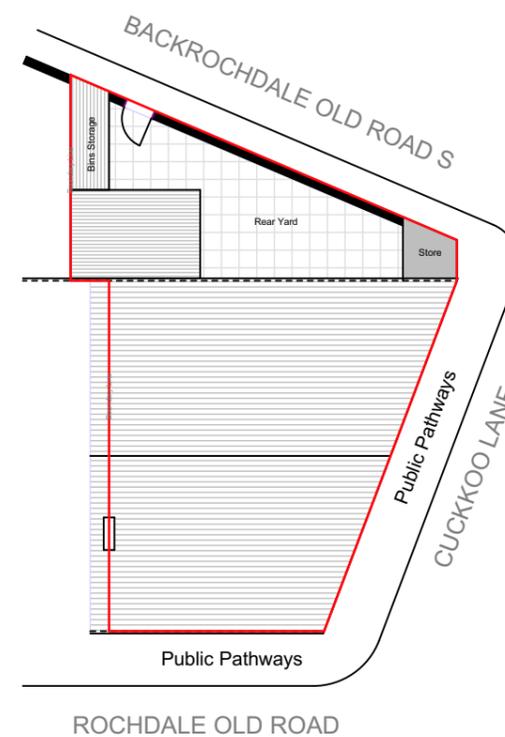
All dimensions shown are in millimetres (mm).

**Text Key**

1. Existing brickwork
2. Existing render
3. Existing uPVC door/window
4. Existing block
5. Existing timber door/window
6. Existing slate roof tiles
7. Proposed render
8. Proposed anthracite grey uPVC door/window
9. Proposed aluminum shutter



**EXISTING GA GROUND FLOOR PLAN**  
@1:100



**EXISTING GA SITE PLAN**  
@1:200

PL0 Planning Issue

01.03.21



**NADA Architects Ltd**  
169 Kingsway  
Burnage  
Manchester  
M19 2ND  
Mob: 07974 735527  
E: ahmed@nadaarchitects.com  
W: www.nadaarchitects.com

**PLANNING**

D - design PL - planning PT - pre-tender  
T - tender P - preliminary  
C - construction R - record

**LEE HADFIELD**

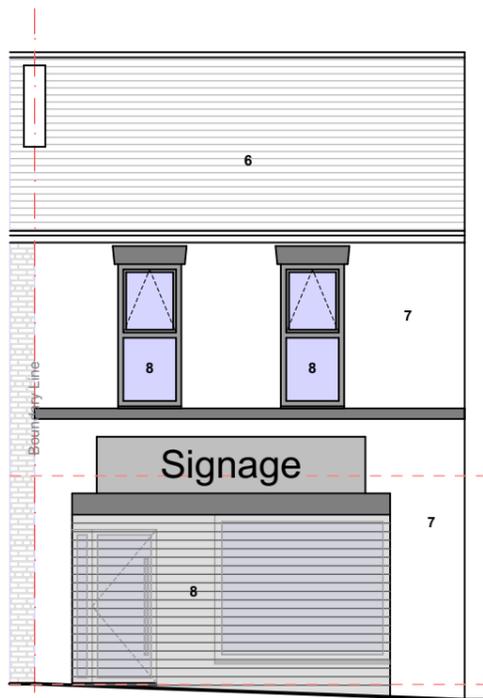
**CHANGE OF USE.**  
**188 ROCHDALE OLD ROAD,**  
**BURY, BL9 7SB**

**EXISTING GA SITE PLAN & ELEVATIONS & FLOOR PLAN**

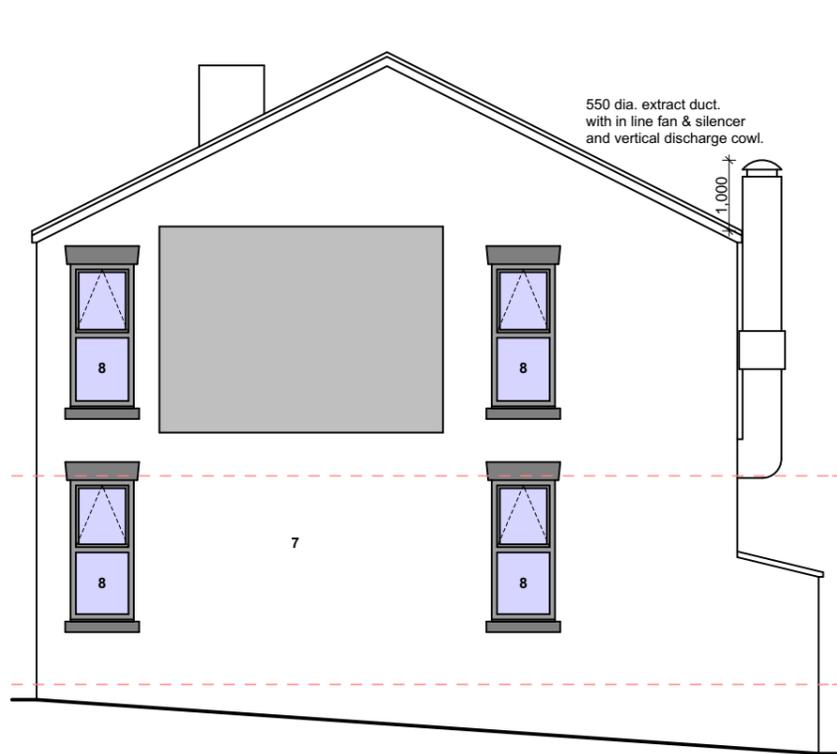
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1:100 @ A3	01.03.21	MH	AC
1:200 @ A3			

job no	(category) dwg no	revision
21-903	(01)001	PL0

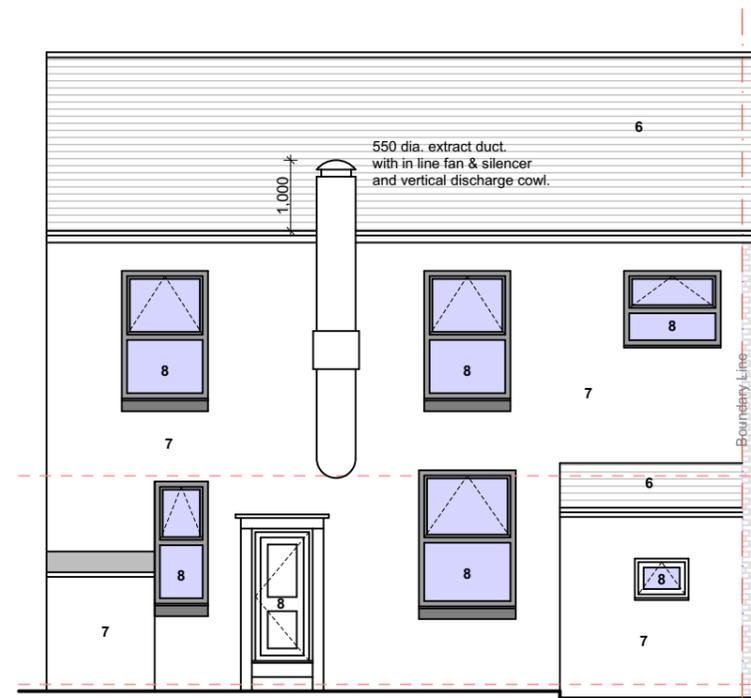
Drawing measurements shall not be obtained by scaling. Verify all dims prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be read in conjunction with associated specifications and related consultant's documents.



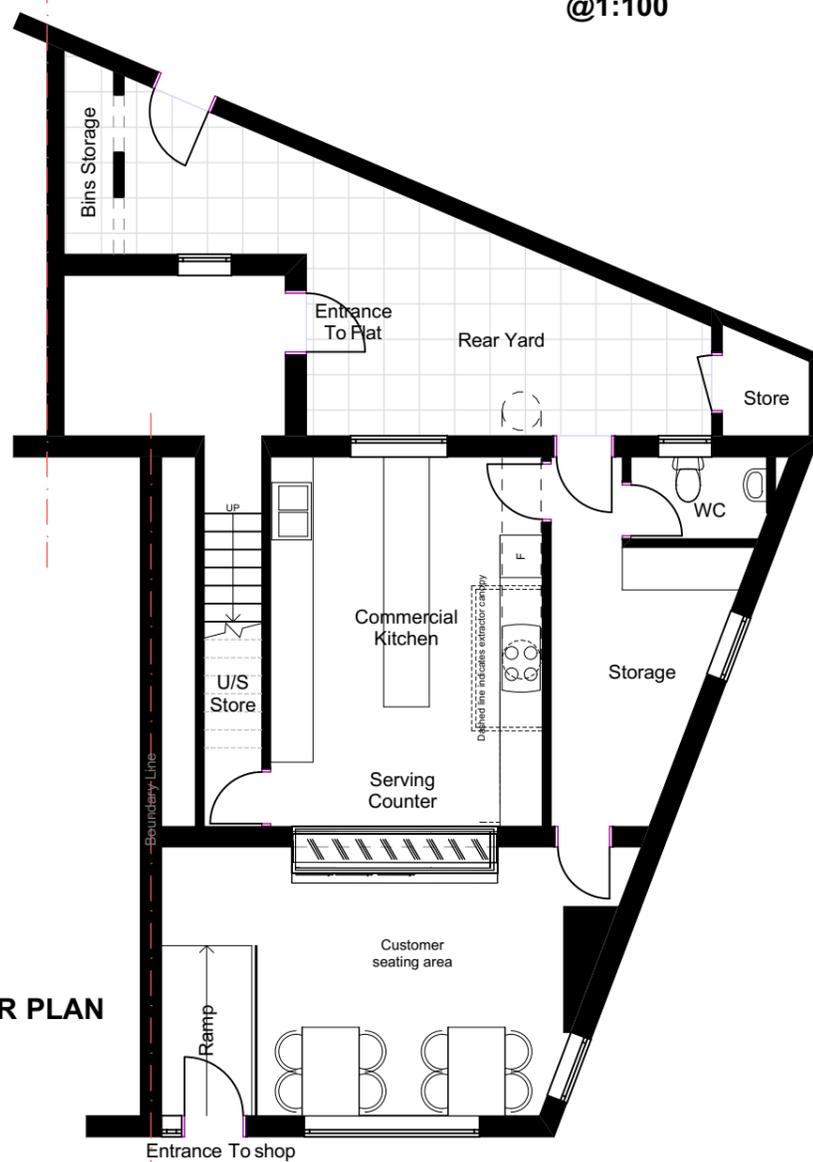
PROPOSED GA FRONT ELEVATION  
@1:100



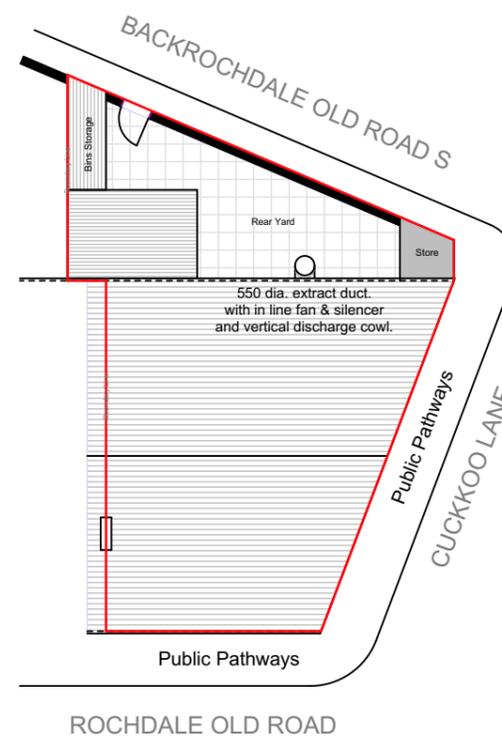
PROPOSED GA SIDE ELEVATION  
@1:100



PROPOSED GA REAR ELEVATION  
@1:100



PROPOSED GA GROUND FLOOR PLAN  
@1:100



PROPOSED GA SITE PLAN  
@1:200

notes

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9. Proposed aluminum shutter



PL0 Planning Issue

01.03.21



NADA Architects Ltd  
169 Kingsway  
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M19 2ND  
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PLANNING

- |                  |                 |                 |
|------------------|-----------------|-----------------|
| D - design       | PL - planning   | PT - pre-tender |
| T - tender       | P - preliminary |                 |
| C - construction | R - record      |                 |

LEE HADFIELD

**CHANGE OF USE.**  
**188 ROCHDALE OLD ROAD,**  
**BURY, BL9 7SB**

**PROPOSED GA FLOOR PLANS**  
**ELEVATIONS & FLOOR PLAN**

scale	date	drawn	checked
1:100 @ A3	01.03.21	MH	AC
1:200 @ A3			

job no	(category) dwg no	revision
21-903	(02)001	PL0

Drawing measurements shall not be obtained by scaling. Verify all dims prior to construction. Immediately report any discrepancies on this drawing to Architect. This drawing shall be read in conjunction with associated specifications and related consultant's documents.

**Ward:** Ramsbottom + Tottington - Tottington

Item 02

**Applicant:** Mr Musson

**Location:** Land rear of 375 Bury Road, Tottington, Bury, BL8 3DS

**Proposal:** Outline application for 1 no. new dwelling (all matters reserved except access)

**Application Ref:** 67025/Outline Planning  
Permission

**Target Date:** 30/07/2021

**Recommendation:** Approve with Conditions

### **Description**

The site relates to a piece of land located off a private access. The site is grassed with a large detached garage on the northern boundary with a driveway for 2 cars. There is a stone built gazebo in the northern corner and there is dense vegetation to all boundaries. The access to the site is located between Beechwood Lodge and No. 375 Bury Road and passes along the north western and north eastern boundaries of the site.

There are residential properties to all boundaries of the site.

The applicant seeks outline permission for the erection of a detached 2 bedroom dwelling. The means of access would be included and all other matters (appearance, landscaping, layout and scale) would be dealt with at the reserved matters stage. The proposed dwelling would be accessed via the existing access that serves 2 dwellings.

### **Relevant Planning History**

46607 - Detached double garage at 373 Bury Road, Tottington. Approved with conditions - 23 August 2006

#### Adjacent site

37720 - Detached house and access road (alternative to approval 30543/94) at Land at Beechwood, Bury Road, Tottington. Approved with conditions - 15 June 2001

43660 - 3 dormers to front at 375 Bury Road, Tottington. Approved with conditions - 10 December 2004.

58841 - Two storey extension to west elevation; Single storey extensions to south elevation; Porch to north elevation; Detached double garage and render to the northern elevation and elements of the western elevation at Beechwood House, Bury Road, Tottington. Approved with conditions - 31 July 2015

### **Publicity**

The neighbouring properties were notified by means of a letter on 10 June 2021 and a letter notifying them of revised plans was sent on 2 July 2021.

7 letters have been received from the occupiers of 2, 4, 6 8 Beechwood Court, New Beechwood, Beechwood Lodge, 375 Bury Road, which have raised the following issues:

- Beechwood Court is privately owned, maintained and funded by the 4 properties on Beechwood Court. Permission will not be given for the use of Beechwood Court as an access point to the proposed site or for the road to be used as a two directional traffic point.

- I recently bought 375 Bury Road and live there with my family. Had I known about this planning permission prior to completion of the purchase I would not have bought the house.
- One of the main reasons we bought the property was because of the privacy afforded to the back of the house and I believe another dwelling being built a few yards over the back fence is a significant loss of privacy.
- Another house in such close vicinity would see an increase in noise disturbance.
- I think some caveats should be added before this proposal is granted
  - there should be only ONE storey, not more due to proximity of other houses close by.
  - ALL existing natural screening needs to remain to provide privacy between properties and from the main road as this also reduces noise pollution.
- The land has been left to the wild for at least 4 years so ALL consideration for nature needs to be considered, there are hedgehogs, foxes, a range of birds including sparrow hawks and kestrels, bats, newts, toads, etc seen in this vicinity
- Strict consideration for construction also needs to be considered due to tight nature of close properties and access to these properties must be available at ALL times in case of emergency.
- When I first moved into the lodge, the access road served my house and one other. Another house has been built recently with all cars vans and deliveries passing under my lounge window. The idea of another house being built and needing to use the drive is intolerable. The access is unsuitable.

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

#### **Statutory/Non-Statutory Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to access improvements and construction traffic management plan.

**Drainage Section** - No response.

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

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

**Waste Management** - No objections.

**Pre-start Conditions** - Awaiting confirmation that the agent agrees 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
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

#### **Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning

considerations. The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

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

**Design and layout** - The indicative site plan shows the proposed dwelling can be achieved within the site and incorporating land around it to accommodate gardens and bin storage. The layout and appearance is not subject to consideration at this outline stage but would be a matter for the reserved matters application.

**Impact upon residential amenity** - As stated, the layout is not under consideration at present and would be a concern for the reserved matters application. The indicative drawings show that aspects can be achieved between the new and existing dwellings. However, as the principle only is under consideration then the aspect standards would need to be applied at the reserved matters stage.

**Highways and access issues** - The proposed development would be accessed from the existing private access between No. 375 Bury Road and Beechwood Lodge. Revised plans have been received that confirm that the access that serves Beechwood Court would not be used to service the proposed development. Appropriate turning facilities and an access can be accommodated within the site. The Traffic Section have no objections, subject to the inclusion of conditions relating to access improvements and construction traffic management plan. Therefore, the proposed development would not have a detrimental impact upon highway safety and would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

**Parking** - This would be a reserved matters consideration in relation to layout. However, the indicative plans show that 1 parking space could be provided on the driveway and 2 spaces could be available within the existing garage. As such, the proposed development could be able to comply with the maximum parking standards. Therefore, given the access arrangements that are subject to consideration, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Layout, external appearance, landscaping and scale would be reserved matters and as such, only the principle of the development and the means of access are under consideration at this time.

### **Response to objectors**

- Revised plans have been received, which confirm that Beechwood Court would not be used for access. Rights of access are private concerns in any case.
- There is dense vegetation on the perimeter of the site, which would screen the proposed dwelling. The issues relating to loss of privacy have been addressed in the main report.
- One additional dwelling would not increase the ambient noise levels in the locality.
- The description of the development is for one dwelling and the layout scale and appearance would be determined at the reserved matters application.
- The retention of the natural screening on site would be assessed within the reserved matters application.
- A condition requiring a Construction Traffic Management Plan has been included.
- The issues relating to highway safety have been addressed in the main report.

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

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

**Recommendation:** Approve with Conditions

### **Conditions/ Reasons**

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

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

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

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

3. This decision relates to drawings numbered 21.05.01 A, 21.05.02 A, 21.05.03 A, 21.05.04 B and the development shall not be carried out except in accordance with

the drawings hereby approved.

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

4. No development 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.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
6. 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.
7. Foul and surface water shall be drained on separate systems.

Reason. To secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.
8. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority and shall confirm/provide the following:

- Access point for demolition/construction traffic from Bury Road;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- 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 of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Proposed site hoarding/gate positions, if proposed, clear of the unadopted shared access road and existing passing facilities;
- Measures to ensure that all mud and other loose materials are not spread or carried on the wheels and chassis of any vehicles leaving the site onto the adjacent unadopted shared access road and adopted highway, 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 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.

9. Notwithstanding the details shown indicatively on approved plan reference 21.05 04 Revision B, full details of the following highway aspects shall be submitted on a topographical based survey of the site and unadopted shared access road served from Bury Road at first reserved matters application stage:
- Dilapidation survey, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent temporary and permanent remedial works are required following construction of the development;
  - Formation of the proposed access onto the unadopted shared access road, incorporating adequate visibility in accordance with the standards in Manual for Streets and improvements to and/or provision of an additional passing place within the curtilage of the site for use by all properties served by the route;
  - Provision of adequate parking facilities/driveway arrangements within the curtilage of the site in accordance with SPD11 'Parking Standards in Bury' and incorporating a hardstanding a minimum of 5.5m in length in order to maintain vehicles clear of the unadopted shared access road;
  - Provision of adequate turning facilities within the curtilage of the site/limits of the unadopted shared access road and associated swept path analysis;
  - Provision of adequate bin storage arrangements within the curtilage of the site clear of the unadopted shared access road for use on refuse collection day.

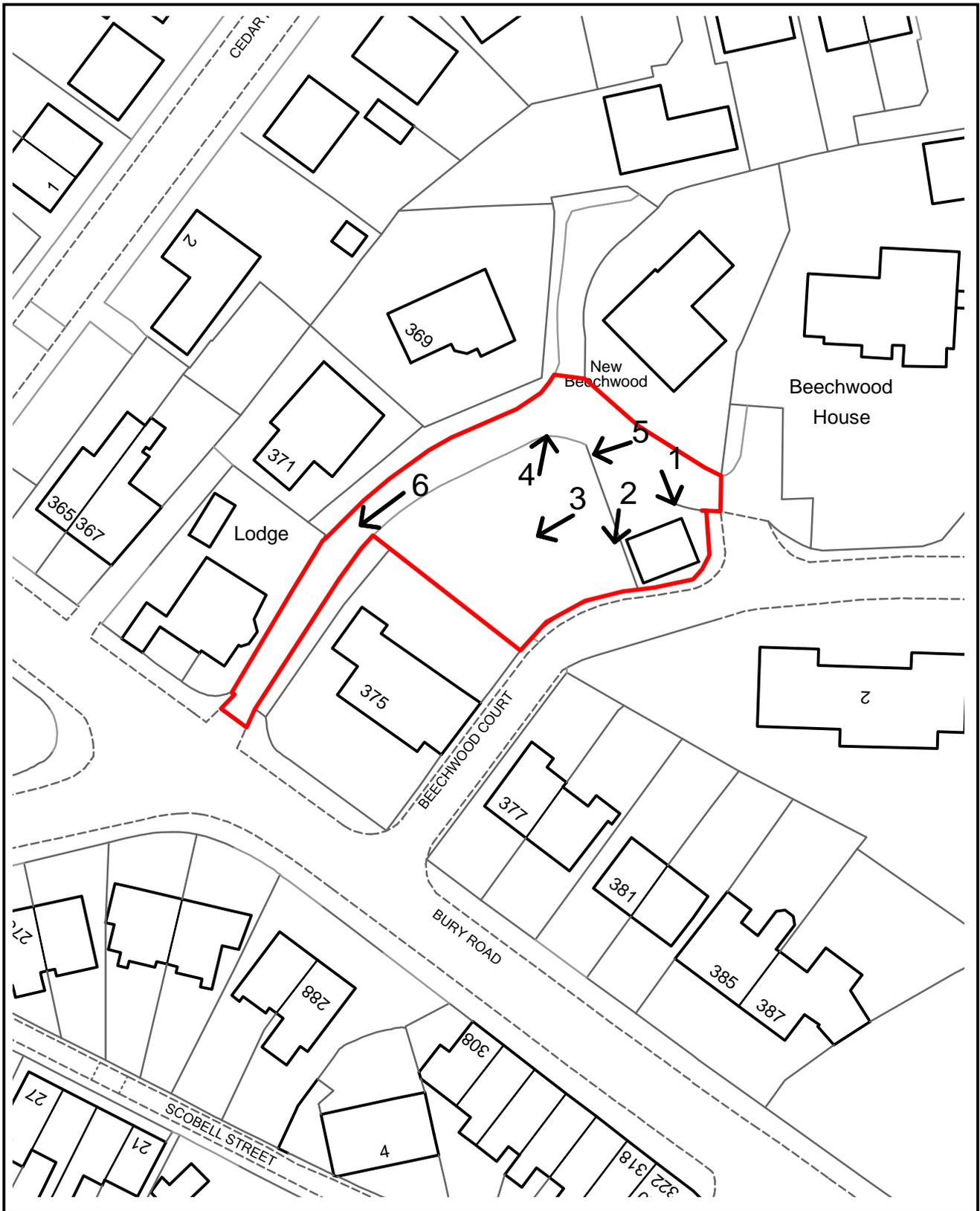
The highway works subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority.

Reason. To maintain the integrity of the adopted highway, ensure good highway design in the interests of highway safety, allow adequate space to maintain vehicles clear of the unadopted shared access road and ensure adequate refuse collection arrangements clear of the site access pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development  
Policy H2/2 - The Layout of New Residential Development  
Policy EN1/2 - Townscape and Built Design

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 67025**

**ADDRESS: Land to rear of 375 Bury Road,  
BL8 3DS**

**Planning, Environmental and Regulatory Services 1:1250**

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



67025

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





PHOTO 1



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



EXISTING OS SITE PLAN 1:500

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PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13

NOTES / KEY:

A	Red line amd.Blue line add.	DD 040621

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client  
MR PHILIP MUSSON.

project  
PROPOSED DWELLING AT BEECHWOOD COURT, BURY, BL83DS.

status Planning

drawing  
LOCATION & EXISTING SITE PLAN.

drawn by DD. date MAY 21

scale 1:500@A3

dwg no 21.05 02. rev A

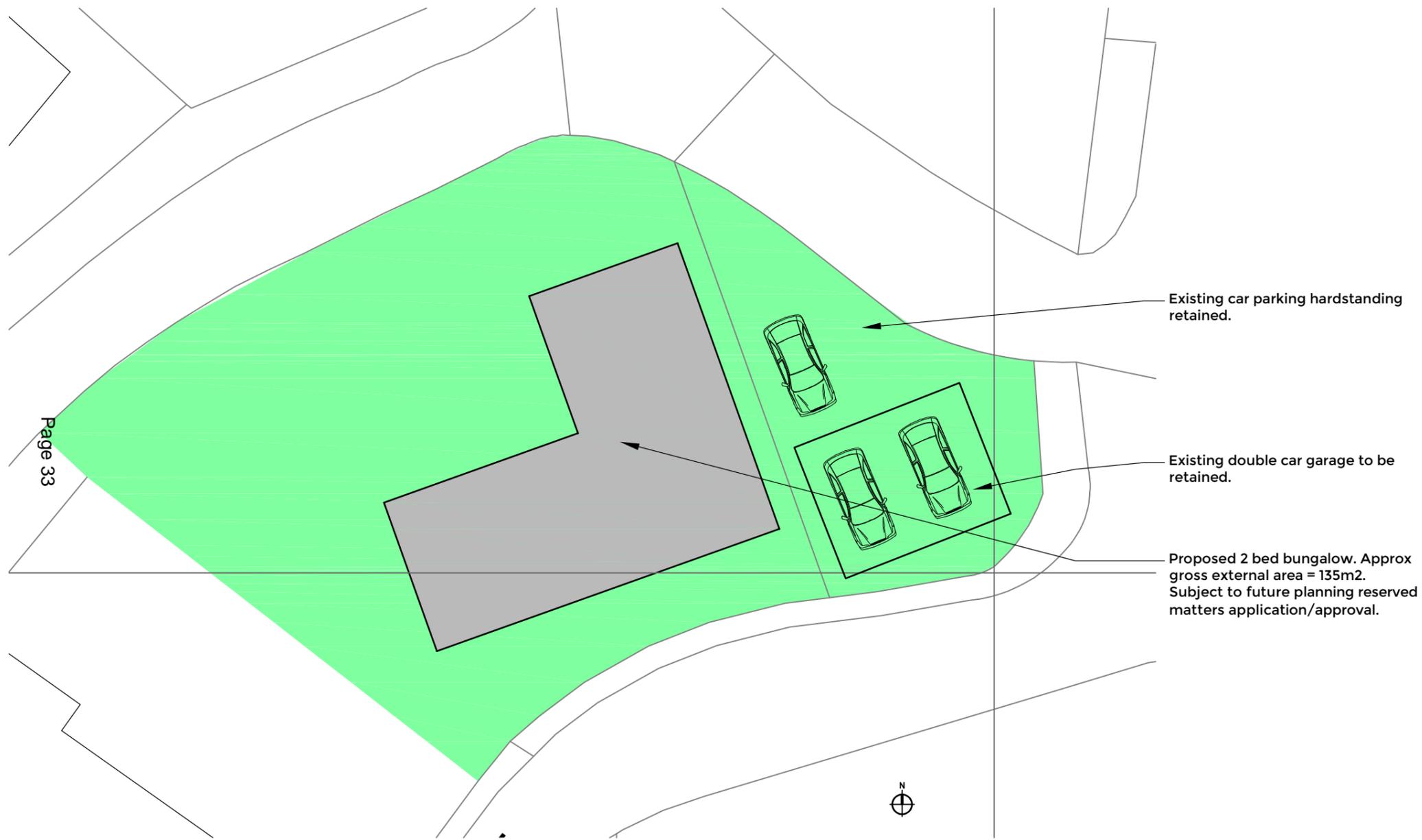
TECH:D LTD

Beechwood Court, Bury, BL83DS .



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**NOTES / KEY:**



Existing car parking hardstanding retained.

Existing double car garage to be retained.

Proposed 2 bed bungalow. Approx gross external area = 135m<sup>2</sup>. Subject to future planning reserved matters application/approval.

Page 33

**PROPOSED SITE PLAN 1:200**

A	Red line omit.	DD	040621

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client  
**MR PHILIP MUSSON.**

project  
**PROPOSED DWELLING AT BEECHWOOD COURT, BURY, BL83DS.**

status Planning

drawing  
**PROPOSED SITE PLAN.**

drawn by DD. date MAY 21

scale 1:200@A3

dwg no 21.05 03. rev A

**TECH:D LTD**

**Beechwood Court, Bury, BL83DS .**



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**NOTES / KEY:**

- Existing garage and car parking hardstanding retained.
- NOTE; the unnamed road serving Beechwood House and new Beechwood house is unadopted.
- Visibility splays-Left hand side = 2.4 x 43m. Right hand side = 2.2 x 43m.
- Existing vehicle access (dropped kerb).

**PROPOSED SITE PLAN 1:500**

B	ACCESS CLARIFIED	DD 150621
A	Red line omit.	DD 040621

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client  
**MR PHILIP MUSSON.**

project  
**PROPOSED DWELLING AT BEECHWOOD COURT, BURY, BL83DS.**

status Planning

drawing  
**PROPOSED SITE PLAN- VEHICLES- VISIBILITY SPLAYS**

drawn by DD. date MAY 21

scale 1:500@A3

dwg no 21.05 04. rev B

**Beechwood Court, Bury, BL83DS .**



<h1>REPORT FOR NOTING</h1>
----------------------------

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>31 August 2021</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework?      Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

**TRACKING/PROCESS****DIRECTOR:**

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

**1.0 BACKGROUND**

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

**2.0 CONCLUSION**

That the item be noted.

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

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

**Tel: 0161 253 5291**

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

**Planning applications decided using Delegated Powers  
Between 19/07/2021 and 22/08/2021**



Ward: **Bury East**

**Application No.:** 65886    **App. Type:** FUL    22/07/2021    Approve with Conditions

**Location:** 173-175 The Rock, Bury, BL9 0NE

**Proposal:** Variation of condition 2 (approved plans) of planning permission ref. 65163-Minor internal alterations:  
Shop front removed and window converted to entrance door on front elevation, 1 window relocated on side elevation, hipped roof over flat entrance, shop front door to unit 3 reduced in size and relocated to the centre, hipped roof over apartment entrance

**Application No.:** 66841    **App. Type:** FUL    19/07/2021    Approve with Conditions

**Location:** Former DW Fitness, Angouleme Way, Bury, BL9 0BT

**Proposal:** Removal of condition 5 of planning permission: 58393 to enable retail sales within use class E

**Application No.:** 67092    **App. Type:** FUL    09/08/2021    Approve with Conditions

**Location:** 10 Tenterden Street, Bury, BL9 0EG

**Proposal:** Retrospective application for the retention of existing render to the rear elevation

**Application No.:** 67139    **App. Type:** FUL    09/08/2021    Approve with Conditions

**Location:** 39 Heywood Street, Bury, BL9 7EB

**Proposal:** Single storey rear extension

**Application No.:** 67188    **App. Type:** GPDE    12/08/2021    Prior Approval Required & Granted - Ext

**Location:** 34 Oxford Street, Pimhole, Bury, BL9 7EL

**Proposal:** Prior Approval for proposed single storey rear extension

Ward: **Bury East - Moorside**

**Application No.:** 66938    **App. Type:** FUL    23/07/2021    Approve with Conditions

**Location:** 5 Inglewood Close, Bury, BL9 7LD

**Proposal:** Single storey extension at rear and side with balcony and glass balustrade

**Application No.:** 67009    **App. Type:** FUL    29/07/2021    Approve with Conditions

**Location:** 61 Fairlands Road, Bury, BL9 6QB

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

**Application No.:** 67015    **App. Type:** FUL    23/07/2021    Approve with Conditions

**Location:** 43 Hillside Crescent, Bury, BL9 6PZ

**Proposal:** 1st floor rear extension; Juliet balcony at rear

---

**Application No.:** 67059    **App. Type:** FUL    27/07/2021    Approve with Conditions  
**Location:** 9 Beech Grove Close, Bury, BL9 6ES  
**Proposal:** Reconstruction of porch with first floor extension above

---

**Application No.:** 67078    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** Salisbury Conservative Club, Badger Street, Bury, BL9 6AD  
**Proposal:** Change of use from Club to Corner shop (A1) with Shopfront to the front including roller shutter

---

**Application No.:** 67206    **App. Type:** LDCE    18/08/2021    Lawful Development  
**Location:** 2 Monmouth Avenue, Bury, BL9 5DU  
**Proposal:** Lawful development certificate for existing use of a dwelling as a 6 person HMO (C4)

---

Ward: **Bury East - Redvales**

---

**Application No.:** 66752    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** Pilot Mill, Alfred Street, Bury, BL9 7EJ  
**Proposal:** Subdivision of a portion of the ground floor of the existing building to create 7no. business units (Use Class E Part G i, ii, iii, B2, B8) and external alterations including replacement windows and the installation of roller shutters to the northern elevation.

---

**Application No.:** 66929    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** 159 Radcliffe Road, Bury, BL9 9LN  
**Proposal:** Two storey side extension; Two storey rear extension; Front porch extension

---

**Application No.:** 66932    **App. Type:** FUL    16/08/2021    Approve with Conditions  
**Location:** 38 Rhiwlas Drive, Bury, BL9 9DE  
**Proposal:** Two storey/single storey rear extension; Single storey front extension; Raised patio at rear

---

**Application No.:** 67027    **App. Type:** FUL    19/08/2021    Approve with Conditions  
**Location:** 519 Manchester Road, Bury, BL9 9SH  
**Proposal:** Outbuilding at rear

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**Application No.:** 67037    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 5 Richmond Street, Bury, BL9 9BS  
**Proposal:** Single storey / two storey rear extension, front porch extension and canopy and widening of existing vehicular access.

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**Application No.:** 67041    **App. Type:** FUL    23/07/2021    Approve with Conditions  
**Location:** 672 Manchester Road, Bury, BL9 9TQ  
**Proposal:** Single storey rear extension

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**Application No.:** 67087    **App. Type:** FUL    30/07/2021    Approve with Conditions  
**Location:** 86 Alfred Street, Bury, BL9 9ED  
**Proposal:** Single storey rear extension

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**Application No.:** 67110    **App. Type:** FUL    06/08/2021    Approve with Conditions

**Location:** 119 Cornwall Drive, Bury, BL9 9EX

**Proposal:** Variation of condition 02 (approved plans) of planning permission 65966: Amendments to side elevations to include additional and amended styles of windows and the replacement of a window with a door.

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**Application No.:** 67191    **App. Type:** GPDE    29/07/2021    Prior Approval Not Required - Extension

**Location:** 4 Devon Street, Bury, BL9 9BN

**Proposal:** Prior approval for proposed single storey rear extension

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**Ward:** **Bury West - Church**

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**Application No.:** 66702    **App. Type:** TEL    04/08/2021    Prior Approval Required and Refused

**Location:** Bolton Road (opposite 363 - 365), Bury , BL8 2QW

**Proposal:** Proposed 18m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.

---

**Application No.:** 66889    **App. Type:** FUL    16/08/2021    Refused

**Location:** 23 Holcombe Avenue, Bury, BL8 2RN

**Proposal:** Two storey side extension; Loft conversion with rear dormer and balcony; Hip to gable roof extension

---

**Application No.:** 66899    **App. Type:** FUL    21/07/2021    Approve with Conditions

**Location:** 7 Mitton Close, Bury, BL8 2LD

**Proposal:** Replacement of existing single storey rear extension with two/single storey rear extension with first floor Juliette balcony windows and steps out from ground floor; Conversion of garage to habitable room; First floor extension at front infilling existing balcony; Render to external elevations

---

**Application No.:** 66935    **App. Type:** FUL    23/07/2021    Approve with Conditions

**Location:** 10 Kingston Close, Bury, BL8 2EN

**Proposal:** Demolition of existing conservatory and erection of a single storey / two storey extension at rear; raised decking and steps to rear garden

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**Application No.:** 66979    **App. Type:** FUL    20/07/2021    Approve with Conditions

**Location:** 109 Grange Road, Bury, BL8 2PF

**Proposal:** Rear dormer extension

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**Application No.:** 67021    **App. Type:** FUL    23/07/2021    Approve with Conditions

**Location:** 25 Newington Drive, Bury, BL8 2NE

**Proposal:** Two storey side extension; Single storey front extension; Single storey rear extension; Extended drive & pavement crossing

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**Application No.:** 67055    **App. Type:** FUL    17/08/2021    Approve with Conditions

**Location:** 40 Mile Lane, Bury, BL8 2JE

**Proposal:** Single storey extension at rear

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**Application No.:** 67065    **App. Type:** FUL    16/08/2021    Approve with Conditions  
**Location:** 15 Bowland Close, Bury, BL8 3DJ  
**Proposal:** Outbuilding at the side

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**Application No.:** 67094    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** 496 Bolton Road, Bury, BL8 2DU  
**Proposal:** Extension to hipped roof at rear

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Ward: **Bury West - Elton**

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**Application No.:** 66859    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** Higher Woodhill Farm, Woodhill Road, Bury, BL8 1BS  
**Proposal:** Temporary change of use for a period of three years from agricultural use to retail sale and manufacturing of ice cream with the provision of 3 no. containers

---

**Application No.:** 67019    **App. Type:** GPDE    30/07/2021    Prior Approval Not Required - Extension  
**Location:** 20 Woodhill Vale, Bury, BL8 1AH  
**Proposal:** Prior approval for proposed single storey rear extension

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**Application No.:** 67028    **App. Type:** FUL    21/07/2021    Approve with Conditions  
**Location:** 31 Pickering Close, Bury, BL8 1UE  
**Proposal:** Single storey extension at front, porch at front and two storey extension at side

---

**Application No.:** 67084    **App. Type:** LDCP    26/07/2021    Lawful Development  
**Location:** 14 Rushmere Drive, Bury, BL8 1DW  
**Proposal:** Lawful Development Certificate for proposed single storey extension at side and rear

---

**Application No.:** 67129    **App. Type:** FUL    16/08/2021    Approve with Conditions  
**Location:** 5 Gosforth Close, Bury, BL8 1EA  
**Proposal:** Single storey side extension and introduction of a first floor window to the side

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Ward: **North Manor**

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**Application No.:** 66156    **App. Type:** FUL    17/08/2021    Approve with Conditions  
**Location:** Land adjacent to 101 Mather Road, Bury, BL9 6RD  
**Proposal:** Erection of 2 no. dwellings

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**Application No.:** 66855    **App. Type:** FUL    22/07/2021    Approve with Conditions  
**Location:** 6 Riverside Drive, Summerseat, Ramsbottom, Bury, BL9 5QX  
**Proposal:** First floor side extension; Juliet balcony at rear; Roof canopy to front elevation

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**Application No.:** 66874    **App. Type:** FUL    29/07/2021    Approve with Conditions  
**Location:** 18 Mayfield Road, Ramsbottom, Bury, BL0 9TB  
**Proposal:** Single storey front extension and two storey side extension

---

**Application No.:** 66958    **App. Type:** FUL    19/07/2021    Approve with Conditions  
**Location:** Windacre Works, Mather Road, Bury, BL9 6RB  
**Proposal:** Variation of condition 2 following approval of planning permission 64651- increase in internal floor levels, steps to front and new rear and side dormers

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**Application No.:** 66983    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 2 Sabden Close, Bury, BL9 5LR  
**Proposal:** Single storey extension at rear

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**Application No.:** 66990    **App. Type:** FUL    19/07/2021    Split Decision  
**Location:** 1 Dover Close, Tottington, Bury, BL8 4EE  
**Proposal:** A: Conversion of garage roof to pitched; Addition of door to side elevation and sliding doors to rear elevation; Relocation of the entrance door to front elevation  
B: Roof extension to existing front dormer

---

**Application No.:** 66991    **App. Type:** FUL    19/07/2021    Approve with Conditions  
**Location:** 14 Crag Avenue, Summerseat, Ramsbottom, Bury, BL9 5NZ  
**Proposal:** Front porch extension; Front dormer extension

---

**Application No.:** 67020    **App. Type:** FUL    21/07/2021    Approve with Conditions  
**Location:** 11 Bolton Road, Tottington, Bury, BL8 4HZ  
**Proposal:** Two storey/first floor extension at side

---

**Application No.:** 67030    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** 879 Walmersley Road, Bury, BL9 5LE  
**Proposal:** Two storey side extension; Single storey/two storey rear extension

---

**Application No.:** 67105    **App. Type:** FUL    21/07/2021    Approve with Conditions  
**Location:** 169 Longsight Road, Tottington, Bury, BL8 4DA  
**Proposal:** Hip to gable roof extension to side elevation; Front and rear dormers

---

**Application No.:** 67217    **App. Type:** LDCP    16/08/2021    Lawful Development  
**Location:** 20 Keats Road, Ramsbottom, Bury, BL8 4EP  
**Proposal:** Lawful Development Certificate for proposed single storey rear extension

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**Ward: Prestwich - Holyrood**

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**Application No.:** 66823    **App. Type:** FUL    19/07/2021    Approve with Conditions  
**Location:** 26 Daneshill, Prestwich, Manchester, M25 2QL  
**Proposal:** Single storey extension at front and single storey / two storey extension at side

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**Application No.:** 66898    **App. Type:** FUL    20/07/2021    Approve with Conditions  
**Location:** 5 Daneshill, Prestwich, Manchester, M25 2QL  
**Proposal:** Two/single storey rear extension; Single storey side extension

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**Application No.:** 66903    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 1A Langley Hall Road, Prestwich, Manchester, M25 3BZ  
**Proposal:** Boundary and parking treatment. New front porch and alterations to windows on front elevation and introduction of juliet balcony

---

**Application No.:** 67069    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 16 Glebelands Road, Prestwich, Manchester, M25 1NE  
**Proposal:** Single storey rear extension with balcony above: Garage conversion including changing garage door to window at front: Extension to lower and ground floor at rear

---

**Application No.:** 67104    **App. Type:** FUL    20/08/2021    Approve with Conditions  
**Location:** 3 Carlisle Close, Whitefield, Manchester, M45 6TH  
**Proposal:** Single storey / first floor extension at side; extension to roof and erection of 2 no loft windows to rear elevation; external alterations including new first floor window at side and 3 no. windows to ground floor at side

---

**Application No.:** 67111    **App. Type:** FUL    20/08/2021    Approve with Conditions  
**Location:** 20 Hill Top Avenue, Prestwich, Manchester, M25 1LL  
**Proposal:** Demolition of existing garage and replacement with side extension

---

**Application No.:** 67121    **App. Type:** LDCP    02/08/2021    Lawful Development  
**Location:** 23 Simister Green, Prestwich, Manchester, M25 2RY  
**Proposal:** Lawful Development Certificate for proposed single storey rear extension

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**Application No.:** 67214    **App. Type:** FUL    16/08/2021    Approve with Conditions  
**Location:** 7 Willingdon Drive, Prestwich, Manchester, M25 1PA  
**Proposal:** Proposed Ground and First Floor Rear Extension

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**Ward: Prestwich - Sedgley**

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**Application No.:** 66491    **App. Type:** FUL    19/07/2021    Approve with Conditions  
**Location:** 14 Mowbray Avenue, Prestwich, Manchester, M25 0LP  
**Proposal:** First floor side extension/two storey extension at side/rear; Single storey rear extension with succah roof

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**Application No.:** 66867    **App. Type:** FUL    02/08/2021    Approve with Conditions  
**Location:** 2 Northurst Drive, Prestwich, Manchester, M8 4LS  
**Proposal:** Two/single storey side extension with balcony to the front; Single storey rear extension; Front porch extension; Outbuilding at rear

---

**Application No.:** 66905    **App. Type:** FUL    04/08/2021    Approve with Conditions  
**Location:** 52 Meade Hill Road, Prestwich, Manchester, M25 0DJ  
**Proposal:** First floor front and rear extension; Single storey side extension

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<b>Application No.:</b> 66998	<b>App. Type:</b> FUL	09/08/2021	Approve with Conditions
<b>Location:</b>	56 Windsor Road, Prestwich, Manchester, M25 0DE		
<b>Proposal:</b>	Loft conversion with rear dormer extension; Two storey extension at side; Two/single storey extension at rear		
<b>Application No.:</b> 67047	<b>App. Type:</b> FUL	04/08/2021	Approve with Conditions
<b>Location:</b>	9 Fairway, Prestwich, Manchester, M25 0JF		
<b>Proposal:</b>	Single/two storey rear extension; Raised decking at rear		
<b>Application No.:</b> 67125	<b>App. Type:</b> GPDE	20/07/2021	Prior Approval Not Required - Extension
<b>Location:</b>	52 Albert Avenue, Prestwich, M25 0LX		
<b>Proposal:</b>	Prior approval for proposed single storey rear extension		
<b>Application No.:</b> 67141	<b>App. Type:</b> FUL	19/08/2021	Approve with Conditions
<b>Location:</b>	5 Downham Crescent, Prestwich, Manchester, M25 0EH		
<b>Proposal:</b>	Single storey rear extension		
<b>Application No.:</b> 67166	<b>App. Type:</b> FUL	20/08/2021	Approve with Conditions
<b>Location:</b>	75 Park Road, Prestwich, Manchester, M25 0EA		
<b>Proposal:</b>	Single storey side extension		
<b>Application No.:</b> 67169	<b>App. Type:</b> GPDE	27/07/2021	Prior Approval Not Required - Extension
<b>Location:</b>	60 Kings Road, Prestwich, Manchester, M25 0LN		
<b>Proposal:</b>	Prior approval for proposed single storey extension at rear		
<b>Application No.:</b> 67177	<b>App. Type:</b> GPDE	27/07/2021	Prior Approval Not Required - Extension
<b>Location:</b>	38 Albert Avenue, Prestwich, Manchester, M25 0LX		
<b>Proposal:</b>	Prior approval for proposed single storey extension at rear.		
<b>Application No.:</b> 67196	<b>App. Type:</b> FUL	16/08/2021	Refused
<b>Location:</b>	2 Cranbrook Drive & 4 Hereford Drive, Prestwich, Manchester, M25 0JA		
<b>Proposal:</b>	Variation of condition 1 following approval of planning permission 64455- Change pitched roof dormer to flat roof dormer at the rear of 4 Hereford Drive		

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

<b>Application No.:</b> 66881	<b>App. Type:</b> FUL	17/08/2021	Approve with Conditions
<b>Location:</b>	5 Fairfax Road, Prestwich, Manchester, M25 1AS		
<b>Proposal:</b>	Change of use from family meditation centre (D1) to bar/restaurant (A3)		
<b>Application No.:</b> 66927	<b>App. Type:</b> FUL	17/08/2021	Approve with Conditions
<b>Location:</b>	135 St Anns Road, Prestwich, Manchester, M25 9QL		
<b>Proposal:</b>	Single storey rear extension & two storey side extension		

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**Application No.:** 67051    **App. Type:** FUL    19/08/2021    Approve with Conditions

**Location:** 6 Myrtle Bank, Prestwich, Manchester, M25 9XX

**Proposal:** Erection of a hip to gable roof conversion with raised ridge height and 2 no. front dormers and loft window to front and 2 no. first floor Juliette balcony windows and additional loft window at rear

---

**Application No.:** 67095    **App. Type:** FUL    09/08/2021    Approve with Conditions

**Location:** 17 Agecroft Road East, Prestwich, Manchester, M25 9RQ

**Proposal:** Single storey rear extension

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**Application No.:** 67230    **App. Type:** GPDE    29/07/2021    Prior Approval Not Required - Extension

**Location:** 10 Lynmouth Grove, Prestwich, Manchester, M25 9TH

**Proposal:** Prior approval for proposed single storey rear extension

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

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**Application No.:** 66293    **App. Type:** FUL    29/07/2021    Approve with Conditions

**Location:** Gorsehill, 94 Starling Road, Bury, BL8 2HH

**Proposal:** Demolition of the existing stables and construction of a single detached dwelling on land adjacent to 94 Starling Road

---

**Application No.:** 66671    **App. Type:** LDCE    26/07/2021    Lawful Development

**Location:** Old Tower Inn, 6 Sandford Street, Radcliffe, Manchester, M26 9PT

**Proposal:** Application for a Certificate of Lawfulness for the change of use from a public house with ancillary accommodation above to a mixed use public house and 8 self-contained flats

---

**Application No.:** 67013    **App. Type:** FUL    16/08/2021    Approve with Conditions

**Location:** 21 Bridgewater View, Radcliffe, M26 2TW

**Proposal:** Two storey side extension with under-croft parking

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**Application No.:** 67081    **App. Type:** FUL    20/08/2021    Approve with Conditions

**Location:** 431 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ

**Proposal:** Single storey rear extension; Extension to rear patio

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

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**Application No.:** 66750    **App. Type:** FUL    13/08/2021    Approve with Conditions

**Location:** 10 Donnington Road, Radcliffe, Manchester, M26 3TT

**Proposal:** Removal of laurel hedge; Erection of boundary wall with grey aluminium horizontal bars in between the pillars measuring 1.5m high to the front of the site and 2m to the rear; 1.5m high gates to front; Single storey side extension; Covered area between house and garage; Render and cladding to 1st floor front elevation

---

**Application No.:** 66788    **App. Type:** FUL    30/07/2021    Approve with Conditions

**Location:** 43 Browns Road, Radcliffe, Bolton, BL2 6RQ

**Proposal:** Two storey side extension and part single/two storey rear extension; new access to front

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**Application No.:** 66836    **App. Type:** FUL    23/07/2021    Approve with Conditions  
**Location:** The Haven, part of the former Ainsworth Nursing Home, Knowsley Road, Radcliffe, BL2 5PT  
**Proposal:** Demolition of the building known as 'The Haven', and the erection of a replacement building for use as a private dwellinghouse, with associated garden curtilage and parking

---

**Application No.:** 67002    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** 2 Broomfield Close, Ainsworth, Radcliffe, Bolton, BL2 5QY  
**Proposal:** Erection of single storey rear extension

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**Application No.:** 67017    **App. Type:** FUL    22/07/2021    Approve with Conditions  
**Location:** 75 Salisbury Road, Radcliffe, Manchester, M26 4NQ  
**Proposal:** Demolition of single storey garage conversion and construction of two storey side extension

---

**Application No.:** 67117    **App. Type:** FUL    13/08/2021    Refused  
**Location:** Rear of 325-335 Ainsworth Road, Radcliffe  
**Proposal:** Erection of 4 no. dwellings

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**Application No.:** 67134    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 9 Haven Close, Radcliffe, Manchester, M26 3LX  
**Proposal:** Single storey extensions to front, rear and side

---

**Application No.:** 67150    **App. Type:** LDCP    09/08/2021    Lawful Development  
**Location:** 11 Tiverton Close, Radcliffe, Manchester, M26 3UJ  
**Proposal:** Lawful development certificate for proposed garage conversion, internal alterations and porch

---

**Application No.:** 67186    **App. Type:** LDCP    09/08/2021    Lawful Development  
**Location:** 142 Salisbury Road, Radcliffe, Manchester, M26 4WG  
**Proposal:** Lawful development certificate for proposed single storey rear extension

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**Ward: Radcliffe - West**

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**Application No.:** 66984    **App. Type:** FUL    23/07/2021    Approve with Conditions  
**Location:** Land adjacent to 34 James Street North, Radcliffe, Manchester, M26 1LL  
**Proposal:** Development of three new dwellings (use class C3)

---

**Application No.:** 66986    **App. Type:** FUL    16/08/2021    Approve with Conditions  
**Location:** 83 Harper Fold Road, Radcliffe, Manchester, M26 3XQ  
**Proposal:** Single storey extension at side; new window to ground floor side elevation

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**Application No.:** 67072    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 67 Hutchinson Way, Radcliffe, Manchester, M26 3AB  
**Proposal:** Single storey extension to front; Single storey extension to rear with balcony above and basement below; Outbuilding to rear garden

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**Application No.:** 67086    **App. Type:** FUL    19/08/2021    Approve with Conditions  
**Location:** 338 Ringley Road West, Radcliffe, Manchester, M26 1AH  
**Proposal:** Two storey side extension; Single storey front porch extension

Ward: **Ramsbottom + Tottington - Tottington**

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**Application No.:** 66989    **App. Type:** FUL    02/08/2021    Approve with Conditions  
**Location:** 6 Watkins Place, Tottington, BL8 3GJ  
**Proposal:** Single storey side extension

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**Application No.:** 67003    **App. Type:** FUL    29/07/2021    Approve with Conditions  
**Location:** 4 Linden Crescent, Tottington, Bury, BL8 3GE  
**Proposal:** Two storey extension at side

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**Application No.:** 67052    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 12 Shipston Close, Bury, BL8 1QH  
**Proposal:** Two/single storey extension at rear; new doorway to replace existing window to side elevation

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**Application No.:** 67098    **App. Type:** FUL    20/08/2021    Approve with Conditions  
**Location:** 3 Cedar Fold, Tottington, Bury  
**Proposal:** Single storey / two storey extension at side and single storey extension at rear

---

**Application No.:** 67112    **App. Type:** FUL    02/08/2021    Approve with Conditions  
**Location:** 9 Lyndon Close, Tottington, Bury, BL8 3EY  
**Proposal:** Single storey extension at rear and alterations to first floor front and rear dormers and enlargement of existing front entrance door

---

**Application No.:** 67124    **App. Type:** FUL    05/08/2021    Approve with Conditions  
**Location:** 4 Brookwater Close, Tottington, Bury, BL8 3LD  
**Proposal:** Single storey extension at front and alterations to front of dwelling to form garage conversion; new entrance door at side

---

**Application No.:** 67305    **App. Type:** GPDE    16/08/2021    Prior Approval Not Required - Extension  
**Location:** Bannisters, 2 Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PW  
**Proposal:** Prior approval for proposed single storey rear extension

Ward: **Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 66688    **App. Type:** FUL    20/07/2021    Refused  
**Location:** Top Oth Hoof, Bury Old Road, Ramsbottom, Bury, BL9 6SY  
**Proposal:** Proposed replacement ancillary domestic building to be used for storage, hobby and offices.

---

**Application No.:** 66939    **App. Type:** FUL    05/08/2021    Approve with Conditions  
**Location:** 40 Bury New Road, Ramsbottom, Bury, BL0 0BY  
**Proposal:** Single storey extension at rear, two storey side extension incorporating garage and first floor side extension

---

**Application No.:** 66951    **App. Type:** FUL    17/08/2021    Approve with Conditions  
**Location:** 89 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9TQ  
**Proposal:** Two storey extension at side; Single storey extension at rear

---

**Application No.:** 66953    **App. Type:** LDCP    21/07/2021    Lawful Development  
**Location:** 38 Heapworth Avenue, Ramsbottom, Bury, BL0 9EH  
**Proposal:** Lawful development certificate for proposed single storey rear extension

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**Application No.:** 66970    **App. Type:** FUL    23/07/2021    Approve with Conditions  
**Location:** 42 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD  
**Proposal:** Single storey extension at side / rear

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**Application No.:** 67011    **App. Type:** FUL    13/08/2021    Refused  
**Location:** The Byre, 4 Hey House Mews, Holcombe Old Road, Ramsbottom, Bury, BL0 4QS  
**Proposal:** Erection of 1.2 metres high fencing and gate

---

**Application No.:** 67050    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 33 Heapworth Avenue, Ramsbottom, Bury, BL0 9EH  
**Proposal:** Raised decking with privacy screens at rear

---

**Application No.:** 67054    **App. Type:** FUL    20/08/2021    Approve with Conditions  
**Location:** Rear of 85 Carr Street, Ramsbottom, Bury, BL0 9EG  
**Proposal:** Variation of condition 2 (approved plans) of p/p 65901:  
Reduction in scale and size of dwelling

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**Application No.:** 67066    **App. Type:** FUL    23/07/2021    Approve with Conditions  
**Location:** 32 Larkfield Close, Tottington, Bury, BL8 4QJ  
**Proposal:** Single storey extension at rear

---

**Application No.:** 67073    **App. Type:** FUL    09/08/2021    Refused  
**Location:** 114 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QD  
**Proposal:** Proposed temporary change of use for a period of 12 months of rear outbuilding and patio to form a 'tea garden' (Use Class E(b)) with up to 18 covers (12 external & 6 internal), and the associated use of existing domestic kitchen for food preparation and utility room for toilet facility, a bin store and associated landscaping (including acoustic means of enclosure)

---

**Application No.:** 67148    **App. Type:** LDCP    09/08/2021    Lawful Development  
**Location:** 6 Holden Avenue, Ramsbottom, Bury, BL0 9NR  
**Proposal:** Lawful Development Certificate for proposed dormer extension at rear and 2no. roof lights at front

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**Application No.:** 67187    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** 15 Cotswold Close, Ramsbottom, Bury, BL0 9LJ  
**Proposal:** Single storey rear extension; part conversion of existing garage at rear to form utility/wc

---

**Application No.:** 67210    **App. Type:** GPDE    02/08/2021    Prior Approval Not Required - Extension  
**Location:** 10 Beechwood Avenue, Ramsbottom, Bury, BL0 0BH  
**Proposal:** Prior approval for proposed single storey rear extension

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

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**Application No.:** 67049    **App. Type:** FUL    22/07/2021    Approve with Conditions  
**Location:** 4 Spodden Walk, Whitefield, Manchester, M45 8RH  
**Proposal:** Single storey front extension

---

**Application No.:** 67064    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** 62 Kenmore Road, Whitefield, Manchester, M45 8FS  
**Proposal:** Single storey extension to the rear

---

**Application No.:** 67101    **App. Type:** FUL    30/07/2021    Approve with Conditions  
**Location:** 77 Thatch Leach Lane, Whitefield, Manchester, M45 6EN  
**Proposal:** Single storey extension at rear

---

**Application No.:** 67197    **App. Type:** TEL    16/08/2021    Prior Approval Required and Granted  
**Location:** Lune Drive, Kirkhams, Whitefield, Bury, M45 8WF  
**Proposal:** Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works

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

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**Application No.:** 66848    **App. Type:** FUL    18/08/2021    Approve with Conditions  
**Location:** 16 Ross Avenue, Whitefield, Manchester, M45 7FH  
**Proposal:** Single storey rear rear extension; Basement extension to rear and front; Patio extension to rear

---

**Application No.:** 66920    **App. Type:** FUL    19/07/2021    Approve with Conditions  
**Location:** 4 Pinfold Lane, Whitefield, Manchester, M45 7JS  
**Proposal:** Demolition of external store and part demolition of kitchen to rear elevation. Construction of new single storey rear extension to form reconfigured kitchen/diner with associated utility, pantry and external terrace.

---

**Application No.:** 66940    **App. Type:** FUL    26/07/2021    Refused  
**Location:** 2 Ross Avenue, Whitefield, Manchester, M45 7FH  
**Proposal:** Erection of two/single storey extension at rear

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**Application No.:** 66977    **App. Type:** FUL    26/07/2021    Refused  
**Location:** 6 Dales Avenue, Radcliffe, Manchester, M45 7RN  
**Proposal:** Two storey rear extension with dormer above; single storey rear extension

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**Application No.:** 67035    **App. Type:** FUL    05/08/2021    Approve with Conditions  
**Location:** 33 Ringley Drive, Whitefield, Manchester, M45 7LX  
**Proposal:** First floor extension at rear

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**Application No.:** 67074    **App. Type:** FUL    04/08/2021    Approve with Conditions  
**Location:** 23 Dales Lane, Whitefield, Manchester, M45 7JN  
**Proposal:** Garage conversion with single storey link extension to the main property

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**Application No.:** 67113    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** 19 Hey Croft, Whitefield, Manchester, M45 7HX  
**Proposal:** First Floor Side Extension Above Existing Garage

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**Application No.:** 67190    **App. Type:** FUL    09/08/2021    Approve with Conditions  
**Location:** 5 Kibworth Close, Whitefield, Manchester, M45 7LS  
**Proposal:** Single storey front extension

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Ward: **Whitefield + Unsworth - Unsworth**

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**Application No.:** 66814    **App. Type:** FUL    06/08/2021    Approve with Conditions  
**Location:** 4 Pilsworth Court, Pilsworth Road, Bury, BL9 8RP  
**Proposal:** Extension to current balcony on second floor

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**Application No.:** 66893    **App. Type:** FUL    20/07/2021    Approve with Conditions  
**Location:** 207 Sunny Bank Road, Bury, BL9 8JU  
**Proposal:** Single storey front extension; First floor side extension; Balcony at rear

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**Application No.:** 66981    **App. Type:** FUL    13/08/2021    Approve with Conditions  
**Location:** 17 Ennerdale Drive, Bury, BL9 8HY  
**Proposal:** Two storey side extension; Single storey rear extension; Canopy over front elevation

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**Application No.:** 67062    **App. Type:** FUL    17/08/2021    Approve with Conditions  
**Location:** 23 Bloomfield Drive, Bury, BL9 8JX  
**Proposal:** Proposed Ground Floor Rear Extension And Extension Over Garage

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**Application No.:** 67103    **App. Type:** FUL    19/08/2021    Approve with Conditions  
**Location:** 36 Heathfield Road, Bury, BL9 8HB  
**Proposal:** New front porch; Demolition of existing rear conservatory and erection of single storey extension at rear

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**Total Number of Applications Decided: 123**

# REPORT FOR NOTING

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>31 August 2021</b>
<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Planning Appeals:</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul> <p>Enforcement Appeals</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul>
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework?      Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
Page 51	

<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

**TRACKING/PROCESS**

**DIRECTOR:**

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

**1.0 BACKGROUND**

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

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

**2.0 CONCLUSION**

That the item be noted.

**List of Background Papers:-**

**Contact Details:-**

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

**Tel: 0161 253 5291**

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

**Planning Appeals Decided  
between 19/07/2021 and 22/08/2021**



**Application No.:** 66193/FUL  
**Decision level:** DEL  
**Recommended Decision:** Refuse  
**Applicant:** Mr & Mrs F Morpeth  
**Location:** 21 Greenmount Drive, Tottington, Bury, BL8 4HA  
**Proposal:** Residential development of 2 no. detached dwellings

**Appeal Decision:** Dismissed  
**Date:** 02/08/2021  
**Appeal type:** Written Representations

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**Application No.:** 66653/ADV  
**Decision level:** DEL  
**Recommended Decision:** Refuse  
**Applicant:** Clear Channel  
**Location:** Al Masood Superstore, Rochdale Road, Bury, BL9 7HH  
**Proposal:** Installation of D-Poster display (6m x 3m) to flank wall

**Appeal Decision:** Dismissed  
**Date:** 19/08/2021  
**Appeal type:** Written Representations

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## Appeal Decision

Site Visit made on 13 July 2021

**by Mark Caine BSc (Hons) MTPL MRTPI LSRA**

**an Inspector appointed by the Secretary of State**

**Decision date: 2 August 2021**

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**Appeal Ref: APP/T4210/W/21/3270929**

**21 Greenmount Drive, Tottington, Bury BL8 4HA**

- 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/Mrs F Morpeth against the decision of Bury Metropolitan Borough Council.
  - The application Ref 66193, dated 13 November 2020, was refused by notice dated 11 March 2021.
  - The development proposed is the residential development of two detached dwellings.
- 

### Decision

1. The appeal is dismissed.

### Procedural Matters

2. A revised version of the National Planning Policy Framework (the Framework) was published on 20 July 2021. I have considered its provisions in relation to the appeal scheme and note that there are no significant changes from the 2019 iteration which would affect the main issues of the case. Accordingly, I have referred to the 2021 Framework in my findings.
3. I have taken the description of development above from that agreed between the Council and the appellant at the time of the planning application. It best describes the appeal scheme in precise and concise terms and is shown on the appeal form. I have proceeded on this basis.

### Main Issues

4. The main issues are the effect of the proposed development on the character and appearance of the area and whether the proposed development would provide acceptable living conditions for future occupiers, with particular regard to outlook.

### Reasons

#### *Character and Appearance*

5. The appeal relates to an undeveloped piece of grassland to the rear of 21 and 23 Greenmount Drive. The western side of Greenmount Drive is characterised by large two-storey detached frontage dwellings that have generous gaps in between them. There is a linear street pattern along this side of the road, and properties have long rear and undeveloped garden areas that abut open fields and agricultural land beyond. The area therefore has a strong sense of being open and spacious, which contributes positively to its character and appearance.

6. The proposal would be in a backland location accessed via a new shared road between Nos 19 and 21. The introduction of two dwellings into this open and undeveloped area would increase the built form and density of development across the site. This would significantly erode the sense of spaciousness and appear out of context with the predominant layout and pattern of development in the immediate area.
7. The discordant effect of the proposal on the spaciousness of the area would be plainly visible from the gaps in between properties along Greenmount Drive, including that which would form the shared vehicular access to the site. It would also be apparent from a number of neighbouring properties and the footpath that bounds the rear gardens of the houses on the western side of this road.
8. I therefore find that the appeal scheme would harm the character and appearance of the area. As such it would conflict with Saved Policies EN1, EN1/2 and H2/1, H2/2 and H2/6 of the Bury Unitary Development Plan 1997 (UDP). Collectively, these seek, amongst other matters, to resist garden and backland development, by ensuring that the layout and form of new residential developments do not have an unacceptably adverse effect on the character and visual amenity of an area. It would also fail to accord with the design objectives of the Framework, specifically Section 12.

#### *Living Conditions*

9. I have doubts as to the merits of a design (for the dwelling on plot 1) which relies upon the use of obscure glazing in all of its rear and side openings. Given the separation distance between the proposed dwelling on this plot and Nos 21 and 23 it is unclear why obscure glass is necessary in the proposed rear elevation.
10. Nevertheless, the submitted plans show that these obscurely glazed openings would either serve non habitable rooms such as the hall, landing, toilets and en-suites, or would be small secondary windows to habitable rooms. The reduced amount of light at first floor level would be confined to a relatively narrow landing area, and all primary habitable room windows would have clear glazing in their windows, thereby providing sufficient levels of outlook from them. The large ground floor bifolding doors that would serve the kitchen/dining room and lounge would also ensure a more than reasonable outlook for future residents.
11. I note the Council's concerns about the design of the proposed dwelling on plot 1 being contrived, and I appreciate that this arrangement would only provide an outlook to the western direction with no overlooking of its rear garden area. However, I am unaware of any development plan policy, or supplementary planning document that specifically requires clearly glazed dual aspects to be provided. In this instance I am therefore unable to find that the proposal would not provide acceptable living conditions for future occupiers, with particular regard to outlook.
12. The proposal would not therefore conflict with the requirements of Saved Policies H2 and H2/1 of the UDP in this respect. These policies seek, amongst other things, to ensure that reasonable standards of residential amenity are maintained. It would also accord with paragraph 130 of the Framework which seeks a high standard of amenity for all existing and future users.

## Other Matters

13. My attention has been drawn to an extant planning permission for one dwelling to the rear of 8 Chisholme Close (Ref:64515) and an existing dwelling to the northern end of Greenmount Drive. The appellant considers these to be similar to the proposal in terms of their two-storey design, appearance, orientation, external materials and curtilage sizes.
14. Nonetheless, the existing dwelling to the northern end of Greenmount Drive fronts this highway as there is a bend in the road. The approved dwelling (Ref:64515) would also be accessed via a single access point to the end of this cul-de-sac rather than a shared access in between houses. Accordingly, their circumstances are not directly comparable to those which apply in this appeal. I have, in any case, determined the appeal on its own merits.

## Planning Balance

15. The Council accepts that it is unable to demonstrate a 5 year deliverable supply of housing land. The most important policies are therefore deemed to be out of date and, in light of Paragraph 11 d) ii) of the Framework, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
16. I have found that the proposed development would be harmful to the character and appearance of the area. This harm would be wide ranging and long lasting. It would be contrary to the design aims of the Framework I have referred to above. With these factors in mind, I ascribe these matters substantial weight. My findings on the second main issue of this case would amount to a lack of harm and would thus be neutral in any balancing exercise.
17. No specific benefits to the appeal scheme have been advanced in the evidence. However, given the scale of the proposed housing, any economic, social and environmental benefits would be somewhat limited. The scale of the proposed development would also mean only a very small contribution to the Council's housing supply. The lack of planning officer objection in respect of the principle of development, the living conditions of neighbours, highway safety, ecological biodiversity, drainage and ground conditions did not appear to be contentious in the appeal and are in any event a lack of harm in each case. They are therefore also neutral factors that do not weigh in favour of the proposed development.
18. With this in mind, I would attach limited weight to the appeal scheme's benefits. As such, and bringing matters together, the adverse impacts of granting planning permission would, in this particular case, significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The appeal scheme would not therefore be sustainable development for which the presumption in favour applies.

## Conclusion

19. For the reasons given above, having taken account of the development plan as a whole, along with all other relevant material considerations including the provisions of the Framework, the appeal should be dismissed.

*Mark Caine* INSPECTOR



## Appeal Decision

Site Visit made on 10 August 2021

by **R Hitchcock BSc(Hons) DipCD MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 19 August 2021

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**Appeal Ref: APP/T4210/Z/21/3274121**

**134 Rochdale Road, Bury BL9 7BD**

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant express consent.
  - The appeal is made by Clear Channel UK Ltd against the decision of Bury Metropolitan Borough Council.
  - The application Ref 66653, dated 2 February 2021, was refused by notice dated 26 April 2021.
  - The advertisement proposed is Installation of D-Poster display (6m x 3m) to flank wall.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. Since the date of the Council's decision a revised version of the National Planning Policy Framework (the Framework) has been issued which is a material consideration in decisions for advertisement consent. I have sought the further comments of the main parties and I have had due regard to the revised Framework and their representations in my determination of this appeal.

### Main Issue

3. The main issue is the effect of the proposed advertisement display on highway safety.

### Reasons

4. The proposed siting of the digital display would be set on the upper side wall of a two-storey building positioned close to the back of the footway on Rochdale Road. The side elevation addresses a parking area at the junction of Rochdale Road (A58) with Heywood Street (B6219). The adjacent wide crossroad box-junction serving those roads and Bond Street (B6219) is signal controlled by traffic lights.
5. The position of the proposed digital display would be such that it would be most prominently observed along the Rochdale Road corridor on approach to the site from the west. At the junction, the eastbound carriageway is split into three lanes, including a dedicated right turn lane. The stop line on the eastbound carriageway is situated some distance from the line of the traversing B6219 and there is clear space beyond the initial traffic light signals either side of the lanes before the box junction markings. The intervening area could accommodate a number of vehicles waiting to turn right or those intending to continue along Rochdale Road but facing static traffic beyond the box junction.

6. A further traffic signal facing the eastbound traffic is located on the pavement adjacent to the proposed display on the westbound side of the road. The signal is set a short distance forward of the of the building's side elevation. Once highway users travelling eastward have passed the initial stop line signals, this signal is the primary traffic light informing drivers of the junction status. There is no right filter phase in the traffic signalling for traffic on Rochdale Road, which is straight, level and subject to a 30mph speed limit in the locality.
7. The height of the traffic signal would overlap with the lower section of the display. In views from the majority of the waiting area between the initial eastbound signals and the box restriction, the signal would be seen against the backdrop of the display. Although this is similar to the existing situation where the signal is seen against a 48-sheet poster display, the proposal would be distinct in that it would accommodate changing LED images up to every 10 seconds.
8. Despite that the individual displays would be static with no flashing, animated or moving imagery, potential to cause losses of contrast and clear definition in views of the signals would exist. This would be particularly so if the individual advertisement were displaying similar colours to the signal lights or the encasement of the signal head, or, if the image was changing at the instant a driver is looking to the signal. Furthermore, against the scale of the lit display, the signal head would be somewhat visually 'consumed' by the proposal. This would reduce the clarity of the signal and be retrograde to highway safety at a busy junction serving a major route.
9. I recognise that the brightness of the display could be controlled, automatically adjust to ambient light levels and be reduced during night-time hours. However, this would not overcome the potential effects identified.
10. In support of the proposal, the appellant refers me to schemes for digital advertising allowed by the Council elsewhere. However, there is little evidence to demonstrate that those displays conflict with nearby traffic signals and therefore I am unable to draw comparisons with those cases. The appellant also states that the local accident record indicates only one accident was recorded in sight of the existing advertisement. However, this does not account for the proposed development and, at the time of my site inspection, the existing display was unlit and static. It is therefore distinct from the proposal before me, a case I have considered on its own merits.
11. I acknowledge that pursuant to Paragraphs 55 and 56 of the revised Framework matters of illumination and frequency of changes limited to static images could be controlled by planning conditions. However, in order to overcome the harm identified, I find that a restriction on the use of display colours or the blanking out of that part of the display against which the signal head would be seen would fail to meet the tests of reasonableness or enforceability in the particular circumstances of a proposal for a 6x3m display.

### **Other Matters**

12. I acknowledge that the use of digital displays can be remotely controlled and operated to provide flexibility and reduce trip generation. They have a modern appearance and the proposal would assimilate in an area of commercial development. Furthermore, they can contribute to economic activity. However,

these matters do not alter my findings or overcome the harm I have identified in respect of highway safety.

**Conclusion**

13. I have taken into account the provisions of the development plan insofar as they are relevant, in accordance with the Regulations. I have had regard to saved Policies EN1/9 and HT2 of the Bury Unitary Development Plan [1997] as they seek to protect public safety, use of transport and improve road safety, which of the policies referred to me are the most relevant. I have also had regard to paragraph 136 of the Framework. Having found that the proposal would cause harm to highway safety, the proposal conflicts with those policies.
14. For the above reasons, I conclude that the appeal should be dismissed.

*R Hitchcock*

INSPECTOR

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