

AGENDA FOR

PLANNING CONTROL COMMITTEE

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To: All Members of Planning Control Committee

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

Dear Member/Colleague

Planning Control Committee

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

Date:	Tuesday, 9 November 2021
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	Live streamed meeting https://councilstream.com/burycouncil

AGENDA

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

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

3 MINUTES OF THE MEETING HELD ON 5TH OCTOBER 2021 *(Pages 3 - 4)*

Minutes of the meeting held on Tuesday the 5th October 2021 are attached.

4 PLANNING APPLICATIONS *(Pages 5 - 68)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 69 - 84)*

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 85 - 88)*

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 TREE PRESERVATION ORDER (NO. 357) AT 107 HEATHFIELD ROAD, WHITEFIELD *(Pages 89 - 98)*

Report attached.

8 URGENT BUSINESS

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

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 5 October 2021

Present: Councillor G McGill (in the Chair)
Councillors C Boles, M Hayes, D Quinn, C Tegolo and D.Vernon

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

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors N Boroda, J Harris, J Lancaster, J Mason and K Thomas.

PCC.2 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 31ST AUGUST 2021

Delegated decision:

That the Minutes of the meeting held on the 31st August 2021 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

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

There was supplementary information to add in respect of application number 66802.

Delegated decisions:

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

68 Ringley Road, Whitefield, Manchester, M45 7LN

Extension and conversion of existing dwelling to create 5 apartments (4 additional dwellings)

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.6 PLANNING APPEALS

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

Delegated decision:

That the report and appendices be noted.

PCC.7 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.00pm and ended at 7.18pm)

Title	Planning Applications
To:	Planning Control Committee
On:	09 November 2021
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01 Township Forum - Ward: North Manor **App No.** 66444

Location:	Brookhouse Farm, 218 Holcombe Road, Tottington, Bury, BL8 4BQ		
Proposal:	Demolition of existing garages/stables and erection of 1 no. dwelling		
Recommendation:	Approve with Conditions	Site Visit:	N

02 Township Forum - Ward: Ramsbottom + Tottington - Tottington **App No.** 67408

Location:	469 Walshaw Road, Bury, BL8 3AE		
Proposal:	Change of use from dwellinghouse (Class C3) to care home (Class C2)		
Recommendation:	Approve with Conditions	Site Visit:	N

03 **Township Forum - Ward:** Bury West - Elton **App No.** 67461

Location:	1 Rollesby Close, Bury, BL8 1EW		
Proposal:	Two storey front extension; Single storey rear extension		
Recommendation:	Approve with Conditions	Site Visit:	N

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Ward: North Manor

Item 01

Applicant: Mr Nicholas Mordin

Location: Brookhouse Farm, 218 Holcombe Road, Tottington, Bury, BL8 4BQ

Proposal: Demolition of existing garages/stables and erection of 1 no. dwelling

Application Ref: 66444/Full

Target Date: 17/03/2021

Recommendation: Approve with Conditions

Description

The application site is located to the south of Holcombe Road and forms part of a larger complex of buildings, which are known as Brookhouse Farm. There is a farmhouse, cottage and barn encompassed in a single linked building, which is located along the frontage with Holcombe Road and detached stable buildings to the west, which are perpendicular to the road, and a stable block to the south of the barn which is largely obscured from public views from Holcombe Road. To the east of the farmhouse and cottage is a row of 5 terraced garages within a mono-pitched roof block with a further attached single pitched roof stone garage, behind which is a small timber garden store.

The farmhouse, cottage and barn are constructed from stone with a stone flag roof and date from the 17th century, possibly earlier. Brookhouse Farm forms part of the draft local list and the attached barn is a Grade II listed building.

Access to the farmhouse and cottage is located off Holcombe Road to the north east of the builds with the barn and stables accessed separately to the south of Holcombe Road.

There are open fields to the north-east, east and south of the site. There are residential properties to the north and west on Holcombe Road. The site falls and the open land to the south and east falls within the Green Belt, River Valley and a Wildlife Corridor.

The application area relates to the terrace of garages, attached single pitched roof stone garage and garden store.

The proposed development seeks the demolition of these buildings and the erection of a detached dwelling.

In summary, the proposal comprises the following:

- A split level single detached dwelling with two storey outrigger and single garage to the front. To be finished in natural stone with stone slates and powder coated aluminium windows and incorporating stone quoin, sill, lintel and mullion detailing;
- Re-positioned front boundary wall with an improved access to the proposed dwelling and a new access to the existing dwelling in the same general area as the existing access from Holcombe Road;
- Patio area to rear (south) in natural stone flags including stairways from the driveway down to the lower garden.

The submission states that the proposal would represent a 35% decrease in the total footprint of buildings at the site compared to the existing outbuildings to be removed and a 33% increase in the total volume. It also states that the above ground volume would be 5% less than the combined outbuildings to be demolished.

The proposal has been amended since it was originally submitted, which was for a two storey dwelling (approximately 2m higher than the present scheme) in a different position and footprint. Additionally, the revised proposal now includes the demolition of a greater number of existing buildings than proposed on previous application 59881.

Relevant Planning History

59881 - Demolition of existing garages and erection of 1 no. dwelling - Refused 07/07/2017 for the following reason:

Very Special Circumstances had not been demonstrated to justify a new house which would have a greater impact on the openness of the Green Belt than the garages that it would replace, due to the increase in scale, volume and height.

Publicity

Letters sent on 28/1/21 to properties on Holcombe Road, Oswestry Close, Brookhouse Close, Shepherds Close, Brookhouse Mill Lane, Byron Road.

Press advert in the Bury Times 11/2/21.

Site notice posted 15/2/21.

7 representations have been received from nearby households.

6 objections summarised as follows:

Green Belt

- The proposal is contrary to Green Belt policy as set out in the National Planning Policy Framework (NPPF - Para 145 (d)) and UDP Policy OL1/2 as it would not represent a replacement building in the same use, which isn't materially larger than the one it would replace.
- The proposed dwelling would have a larger volume than the proposed demolition and stables more than 70 metres away to off-set the extra volume is manipulative and should have no bearing. Furthermore, the quoted existing and proposed volume figures are disputed.
- The proposal would represent inappropriate development and the very special circumstances have not been demonstrated.
- The footprint and volume figures are only being quoted to make it appear the property is no bigger than the existing garage footprint, but the proposed dwelling would be significantly larger than the garages.
- This is a river valley that will encroach into Green Belt land.

Heritage

- The proximity and scale and design of the proposed dwelling would detract from the aesthetic value of the historic Brookhouse Farm

Highway safety

- The proposed parking for Brookhouse Farm and the cottage will not be adequate to allow safe forward entry and exit.
- Holcombe Road, which is subject to accidents is too busy and narrow to safely accommodate further accesses. The pavements are also narrow in proximity to the proposal and the bus shelter (and stationary buses), road signage/trees and telephone pole would obstruct visibility from the accesses
- As the proposal would develop the existing parking area, the proposal would promote on road parking

Ecology

- The proposal would result in the destruction of a long established wildlife haven in a river valley, for birds and small mammals

Drainage/flooding

- Flooding occurs in the area to the south of the site and the development would cause further problems

Other

- Why has this proposal got stables on the description when the garages and stables are on opposite sides of the farm ?
- If the proposal is built, it could lead to further development and there's nothing to stop further development on the rest of the farm land

One comment:

- Only concern is that a previous submission for permission on the proposed sight came from Peel Homes, and concern is that this may be a cynical attempt to eat into the Greenbelt.

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

Statutory/Non-Statutory Consultations

Traffic Management - No objection, subject to conditions requiring agreement of a construction traffic management plan, implementation of access improvements, visibility splays, turning facilities and car parking.

Borough Engineer - Drainage Section - No comments provided.

Environmental Health Contaminated Land/ Air Quality - No objection, subject to conditions requiring a desk study/preliminary risk assessment report and the provision of electric vehicle charging points.

Waste Management - No comments provided.

Environment Agency - No comments provided.

United Utilities (Water and Waste) - No objection, subject to conditions concerning surface and foul drainage.

Greater Manchester Ecology Unit - No objection, subject to conditions relating to nesting birds, invasive species and biodiversity enhancement.

Conservation Officer - No objection.

Minerals and Waste Planning Unit (Urban Vision Partnership Ltd) - No objection.

Pre-start Conditions

Applicant/Agent has agreed with pre-start conditions.

Unitary Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN2	Conservation and Listed Buildings
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
OL1/2	New Buildings in the Green Belt
OL5/2	Development in River Valleys
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
SPD 9	Conversion and Re-use of Buildings in the Green Belt
SPD11	Parking Standards in Bury

Issues and Analysis

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

Principle (Green Belt)

Paragraphs 147 and 148 state that inappropriate development in the Green Belt is by definition, harmful and should not be approved except in Very Special Circumstances (VSC). Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt. VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate development, subject to exceptions, one of which is:

- limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact upon the openness of the Green Belt and the purpose of including land within it than the existing development.

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

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

Policy OL5/2 - Development in River Valleys - New buildings or the change of use of land will not be permitted. The only exceptions considered acceptable will be those where the development would not lead to the division of the open parts of the valley into sections and would fall within the same terms where the area is designated as Green Belt, which in this case it is.

UDP Policy EN1/1 - Visual Amenity states that development will not be permitted where proposals would have a detrimental effect on public views of prominent or important buildings, especially those in areas of architectural or historic interest, or the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

SPD8 - New Buildings and Associated Development in the Green Belt offers more detailed advice in terms of acceptability including scale and form, siting and visual design and materials. The proposed development would involve the demolition of the existing terrace of 5 garages, two stables and a shed and the erection of a split level dwelling and single garage. The application area forms part of a developed site.

Whilst it is not disputed that the proposal involves the redevelopment of previously-developed land, as per g) of para 149 of the NPPF, the proposed development has to be assessed as to whether it would have a greater impact upon the openness of the Green Belt.

To aid this assessment, the height, floorspace and volume of the existing and proposed

buildings are set out below.

Existing outbuildings (inc. garages, large and smaller stable and shed)

Footprint - 252 square metres

Volume - 565.6 cubic metres

Height (of garages) - Varies between 2.5 and 2.9 metres.

Proposed dwelling

Footprint - 163 square metres

Volume - 754 cubic metres

Height - Varies between 4.5 and 4.9 metres at the north and 4.5m and 7.2m at the south (rear).

The proposed development would represent a 35% decrease in footprint and a 33% increase in volume over the buildings to be demolished. The submission confirms that the above ground volume would be reduced by 5% (28.6m³).

Comparative to the existing garages, there would be an increase in the height of approximately 2m.

SPD8 advises that additions should not be disproportionate to the existing dwelling, and in general terms, may consider extensions up to a third of the volume of the original dwelling. However, each proposal is considered on its own merits.

According to case law in the Court of Appeal judgement *Turner v Secretary of State* 2016 at para 14, "The concept of openness of the green belt is not narrowly limited to volumetric approach..... (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspects which the Green belt presents."

Whilst in compliance with the guide of the third percentage increase, the proposed development would be 2m higher than the existing garage and therefore considered to be materially larger in height and would therefore represent inappropriate development in the Green Belt.

The Applicant is therefore required to demonstrate Very Special Circumstances (VSC) which would outweigh any harm which would be caused to the Green Belt.

The applicant has submitted a case for Very Special Circumstances which is discussed below.

Summary - The Applicant's Case

- Improved effect on openness - The proposed development would result in a 33% increase in volume (in line with SPD8 guidance), a 5% reduction in above ground volume and a 35% reduction in footprint comparative to the existing site. The site is screened from views at the rear and front by mature trees and hedging. The removal of 2 large stable blocks to the west would improve openness considerably.
- Redevelopment of a previously developed site - it has been accepted by the LPA that the site is previously developed land and the development is acceptable in principle in accordance with g) para 149 of the NPPF.
- Improved setting of the listed heritage building and NDHA's - The removal of the stables would have a positive effect on the setting of the listed building and historic house and cottage
- Proposals to carry out a programme of repair works to the listed Brookhouse Barn.
- Visual improvement - Removal of the dilapidated garages, stables and outbuildings and replacement with a dwelling which would be sympathetic in design to the existing house.
- Visual enhancement of the Green Belt - submission of a detailed Visual Impact Assessment to assess and demonstrate minimal harm would be caused to the Green Belt openness from various viewpoints.
- Enhancement of the environment, character and ecology of the site
- More concentrated built form and a reduction in and more clearly developed curtilage
- Improved natural surveillance and defensible space
- Positive contribution to 5 year housing supply and housing choice

Analysis of Applicant's case and proposed development

In terms of views and impact on openness, and the resulting footprint and volume of build and curtilage area, it is considered the applicant has put forward a robust case. Viewed from the north and Holcombe Road, the proposed dwelling would be akin in width to the existing garages and both the eaves and ridge heights would be lower than the adjacent farmhouse and cottage. The proposed development would be located on previously developed land, utilising the existing footprint of built development and as such would not lead to the division of the River Valley.

The proposed development would also be viewed against the vegetated backdrop and to a typical observer the increased height would not be overtly perceptible from principal views. Furthermore, the existing road side hedge would be retained and reinforced, thereby screening much of the frontage of the site.

The proposal would also include the demolition of two stables and a shed. The larger stable is visible on the approach from the south-west and owing to the low level boundary wall and lack of screening is conspicuous and has a clear and obvious presence. Furthermore, it is constructed of brick with a corrugated roof.

Whilst in technical terms the proposed new dwelling would represent an increase in volume of buildings in the Green Belt, the additional bulk and mass would be relatively minor, with the increase largely being accommodated in the lower basement level, which would not be appreciable from principal views. The proposal would also bring about the removal of buildings of a poor form and materials that are conspicuous as features in the Green Belt and thus it is considered there would be an improvement to the openness and visual amenity in the Green Belt.

Objections consider that it would be inappropriate to consider the demolition of buildings on the south-west side of the cluster of buildings. However, they fall within the cluster of buildings on the south side of Holcombe Road, are conspicuous in views across the Green Belt and they fall within the control of the applicant who could facilitate removal and the site as a whole, ie within the red edge. It is therefore reasonable to consider such.

The applicant has also committed to the carrying out of a Schedule of Works to the Grade II Listed Barn. This is discussed further below.

It is therefore considered that taking into account the applicant's case and the analysis above, the VSC's presented would outweigh any harm which would be caused to the openness of the Green Belt and would meet the principles of part g) of Para 145 of the NPPF, UDP Policies OL1/2, OL5/2, EN1/1 and SPD8.

Heritage

Brookhouse Farm form part of the draft local list and the attached barn is a Grade II listed building. As such, the buildings are heritage assets as defined in the NPPF.

The NPPF states that heritage assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance.

Paragraph 194 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of

the heritage asset.

The proposed development would be located to the north east of the farmhouse. The Grade II listed barn is located to the southwest of the existing farmhouse and as such, the proposed development would be screened by the existing farmhouse and would not impact significantly upon the setting of the Grade II listed barn.

The existing farmhouse would be located adjacent to the proposed development and forms part of the draft local list. The existing garages are constructed from red brick, which conflicts with the stone built farmhouse and barn and the design is not in keeping with the adjacent farmhouse. As such, it is considered that the existing garages contribute little to the setting of the farmhouse.

The proposed dwelling would be located to the north east of the site, set back from the main road and would be constructed from natural stone with a natural stone roof, which would be sympathetic to the existing buildings. The design would incorporate some detailing from the existing dwelling, including mullioned windows and stone copings and considered appropriate to the setting.

The proposed driveway would be surfaced with reclaimed stone setts and paving slabs and a stone wall would be constructed between the existing and proposed dwellings. As such, it is considered that the proposed development would enhance the character and setting of the locally listed building and preserve the setting of the Grade II listed building. Therefore, the proposed development would be in accordance with Policies EN1/1, EN1/2, EN2 and EN2/3 of the Bury Unitary Development Plan and the NPPF.

The listed barn and the Non-Designated Heritage Asset status of Brookhouse Farm (NDHA) would have only limited views from wider distances, which are not considered to be within the heritage assets' setting. Along Holcombe Road, the setting would be restricted to much shorter views and from residential properties to the north and the heritage assets would not be visible from longer distances to the south and west.

It is therefore considered the proposal would not have an impact on the setting of the NDHA or listed building to the degree that it would alter the way in which the significance of the NDHA and listed building is experienced and appreciated. As such the proposal would not affect the setting of the listed building or NDHA and would comply with the principles of the NPPF.

Grade II Listed Barn

The applicant has made a commitment to the carrying out of a Schedule of Works to the listed building and to improve the condition and ensure its longevity for the future.

The Schedule of Works include re-pointing, repair to damaged timber, repairs to walls and stone lintels and repair or replacement of damaged roof tiles.

The Conservation Officer has assessed the proposed works which are confirmed as acceptable and reasonable to be required by the applicant. The proposed works would fall within the remit of Historic England's advice of what constitutes maintenance and would not impact on the special interest of the barn and as such would not require a Listed Building Consent.

The works to the Listed Barn are both welcomed and supported as is the applicant's commitment to the carrying out of the works prior to the commencement of the proposed development and this would be recommended as a condition.

Layout

The proposed dwelling would be sited in the north easterly part of the site and in the general area of the existing garages proposed for removal. The dwelling would be set back from Holcombe Road slightly behind the front building line of the existing farmhouse.

There would be a new 6.9m wide shared access from Holcombe Road, splitting into separate driveways to provide a new driveway for parking and turning within the site for the new dwelling and existing house and acceptable levels of visibility on entry and exit of the site.

The level of private amenity space would be commensurate and acceptable for a dwelling of this size which would be formed at the rear of the dwelling by a patio and lower garden area which would be accessed by steps.

There would be space to the side or rear of the proposed dwelling for bin storage. A new post and rail fence along the north east and rear boundaries is considered to be appropriate within the Green Belt setting and new shrubs and planting would be incorporated to add to the existing vegetation and hedgerows.

Additional planting would be incorporated to the boundary with Holcombe Road which would soften and partly screen the development from public views outside the site.

It is considered that the proposed arrangement of the dwelling within the site would utilise space available to provide all associated facilities of access, parking, bin storage and garden and would be sensitively sited to minimise and have respect to the openness of the Green Belt.

Therefore, the proposed development would be in accordance with Policies EN1/2, H2/1, H2/2 and OL1/2 of the Bury Unitary Development Plan

Design and appearance

The proposed development would offer a split level solution, viewed as a single storey dwelling from the front and 2 storey at the rear where the land is at a lower level.

The ridge and eaves heights of the proposed dwelling would be lower than the existing property and roof constructed with stone slab roofing tiles similar to the adjacent farmhouse. Elevations would comprise coursed stone and feature stone lintels, mullions, sills and stone quoins, reflecting that of the farmhouse.

Window openings on the front and north east elevations would be minimal, the larger principal windows being located on the rear elevation which would be open to lesser public views.

It is therefore considered that a sensitive approach to the design and appearance of the proposed dwelling has been taken, which would be in keeping with the character of the site and adjacent property and would acknowledge of the special character of the Green Belt location.

The proposed development would therefore comply with H2/1, OL1/2, and SPD8.

Impact upon residential amenity - SPD6 provides guidance on aspect standards and as such, is a useful guide in this instance. The aspect standards states that there should be a minimum of 20 metres between directly facing habitable windows and 13 metres between a habitable room window and a two storey blank wall.

There would be 11.3 metres from the proposed dwelling to the boundary with the existing dwelling, which would be acceptable. There would be a minimum of 28 metres from the proposed dwelling to the dwellings on Holcombe Road, which would be in excess of the 20 metre aspect standard.

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

Ecology

An Ecological Report has been submitted with the application and Greater Manchester Ecology Unit (GMEU) have been consulted.

Summary

The developer's ecological consultant identified no significant ecological issues. Issues relating to bats, nesting birds, invasive species and biodiversity enhancement measures can be resolved via condition and or informative.

Bats

Buildings and trees on site were surveyed by a well known ecological consultancy. No evidence of bats was found and all buildings and trees assessed as having negligible bat roosting potential. GMEU have no reason to doubt the findings of the report, the photographs supporting the assessment. As individual bats can on occasion turn up in unexpected locations and the building is located in a valley known to support high numbers of bats, GMEU recommend an informative to remind the applicant of their responsibilities under the Wildlife Act.

Nesting Birds

Several of the buildings were assessed as having bird nesting potential and the development will result in the loss of trees and scrub also with bird nesting potential. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU recommend a condition to restrict the time of vegetation removal.

Himalayan Balsam

Himalayan balsam is clearly visible on streetview in 2016 and 2017 to the side and rear of the stable block. Species such as Himalayan balsam are included within schedule 9 part 2 of the Wildlife & Countryside Act 1981, as amended. It is an offence to introduce or cause to grow wild any plant listed under this schedule. It is possible that it has been eradicated since these photographs were taken. However GMEU recommend a condition for the submission of an Invasive Species Survey.

Contributing to and Enhancing the Natural Environment

Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will result in the loss of trees, scrub and associated bird nesting habitat. There is however more than adequate potential to mitigate and provided enhancements on-site through appropriate replacement planting of native trees and provision of bird boxes on the new build or retained trees for species such as house sparrow and starling recorded on the site. The details can be conditioned.

It is therefore considered that the proposed development would be acceptable subject to conditions and informatives and as such would comply with EN6/3, EN6/4 and the principles of the NPPF.

Highways issues

Access - The proposed development would be accessed through the existing opening which would be widened and improved and separate driveways would be provided for the proposed dwelling and existing dwelling. Turning facilities would be provided within the site for both dwellings (existing and proposed), which would be welcomed.

The Traffic Section has no objections in principle to the proposed development but required some amendments, which would be secured through conditions. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies H2/1 and H2/2 of the Bury Unitary Development Plan.

Parking - SPD11 states that the maximum parking standards for dwellings are 3 spaces per 4 bed dwelling. The proposed development would provide scope for 4 parking spaces on the driveway and a single garage. 2 parking spaces could comfortably be provided for the existing dwelling. As such, the proposed development would comply with the maximum parking standards and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

EV charge points are to be installed within the proposed garage and this would be secured by condition (condition 11).

Response to objectors

- Analysis of impacts on the Green Belt have been assessed in the above report and due to the siting, design, appearance and submission of a case for Very Special Circumstances, the proposed development is considered to be acceptable and in compliance with policy

principles.

- Access to the site would be widened and provide acceptable levels of visibility from the site. The Highway Section have raised no objection to the proposed development.
- A Drainage Scheme has been submitted with the application and United utilities have raised no objections subject to implementation which would be conditioned.
- All other issues have been covered in the above report.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings Location Plan (dwg no. 20-06-01), Proposed Block Plan and Buildings Plan (dwg no. 20-06-27 B), Proposed Elevations 1 of 2 (dwg no. 20-06-28 B), Proposed Elevations 2 of 2 (dwg no. 20-06-29) and Proposed Street Elevation and Section (dwg no. 20-06-19 D); Existing site/topographical survey dwg 20-06-05A; Proposed Works Schedule for Brookhouse Barn - WS1 14/9/2021 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. No development comprising the erection of any external walls shall take place until details of the materials to be used in the external elevations, together with details of their manufacturer, type/colour and size, have been submitted to and approved by the Local Planning Authority. Only the approved materials shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 and H2/1.
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 a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of any statutory undertakers connections to the new dwelling;
 2. Access point(s) for demolition/construction traffic from the adopted highway;
 3. Proposed site hoardings (if proposed) clear of the visibility splays indicated on approved site plan reference 20-06-27 Revision B;
 4. Hours of operation and number of vehicle movements;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
 7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
 8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

The areas identified shall not be used for any purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

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

7. The development hereby approved shall not be first occupied unless and until the access improvements and bin storage arrangements indicated on approved plan reference 20-06-27 Revision B, incorporating the widening of the footway abutting the site, all necessary alterations to the existing footway crossing, demarcation of the limits of the adopted highway as a result of the highway works, relocated 450mm high boundary wall, relocated pedestrian gate pillars behind the visibility splay shown, inward opening gates set back from the adopted highway and new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented in full.
Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety, pursuant to policies EN1/2, H2/2, HT4 and HT6/2 of the Bury Unitary Development Plan.
8. The visibility splays indicated on approved plan reference 20-06-27 Revision B shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.
Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
9. The turning facilities indicated on approved plan reference 20-06-27 Revision B shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.
10. The car parking for the new and existing dwellings (including garage space) indicated on approved plan reference 20-06-27 Revision B shall be made available for use prior to the dwelling hereby approved being first occupied and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.
11. Prior to occupation the applicant shall provide and install an electric vehicle (EV) charging point. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.
Reason: To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable to safeguard public health and quality of life, in accordance with paragraph 35 and 124 of the NPPF.
12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in approved drawing dwg no. 20-06-27 B. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. The development shall be completed in accordance with the approved details. Furthermore, foul and surface water shall be drained on separate systems.
Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding, pursuant to Policy EN5/1 of the Bury Unitary Development Plan.
13. No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 -

14. Prior to any vegetation clearance, earthworks or demolition a survey for invasive plant species, including himalayan balsam shall be undertaken and submitted to the Local Planning Authority. If any invasive species are found to be present a method statement detailing avoidance, control and eradication measures should also be supplied to and approved by the Local Planning Authority, prior to the commencement of any earthworks.

Reason. The scheme does not provide full details of invasive plant species at the site in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

15. The garage associated with the development hereby approved shall not be converted to additional living accommodation.

Reason. To ensure adequate car parking provision is retained pursuant to Policy H2/2 - The Layout of New Residential Development and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and Associated DC Guidance Note 6 and 11.

16. No development comprising the erection of any external walls shall take place until full details of both hard and soft landscape works with an associated implementation plan, have been submitted to and approved by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure and hard surfacing materials. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of native plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme. The scheme shall also include the provision of bird boxes.

The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design, EN6/3 - Features of Ecological Value and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

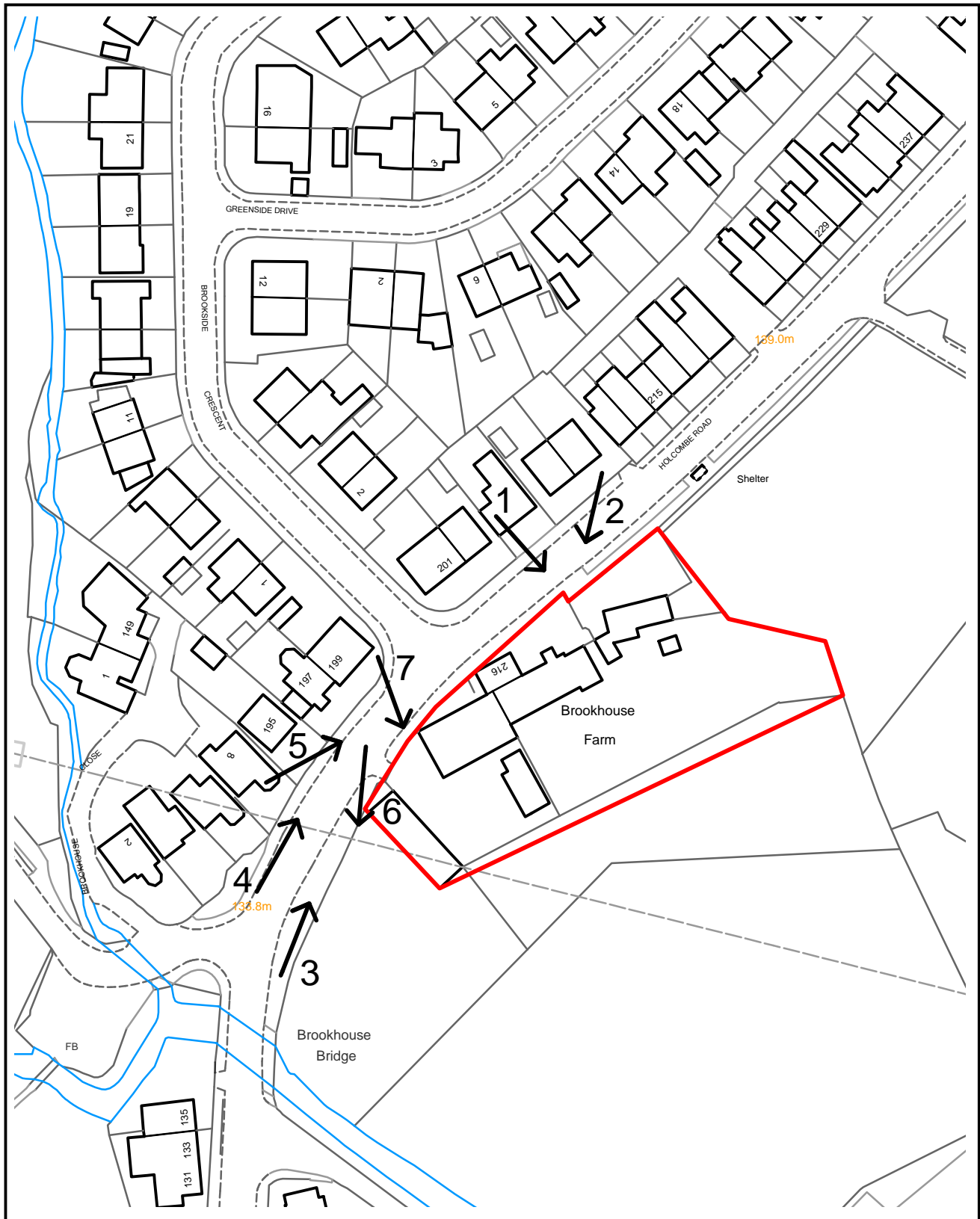
17. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to E of Part 1 of Schedule 2 of the Order, at the existing or approved dwelling without the submission and approval of a relevant planning application.

Reason. The applicant justified the new dwelling on the basis of the removal of the existing buildings. As such, to appropriately control the size and scale of any buildings within the curtilage of the listed building and site within the Green Belt the condition would ensure that future inappropriate alterations and extensions do not occur to negate the Very Special Circumstances put forward pursuant to UDP Policies H2/1 - The Form of New Residential Development, EN2/3 - Listed Buildings, OL1/2 - New Buildings in the Green Belt and para 149 c) of the NPPF.

18. The finished floor levels shall be as indicated on approved plan 20-06-27 B.
Reason: To secure the satisfactory development of the site and the assimilation of the new building into the locality pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan and Section 13 of the National Planning Policy Framework.
19. Prior to the commencement of the development hereby approved, the buildings indicated in pink on submitted plan ref. 20-06-05-A shall be demolished and all arising materials shall be removed from the site (or the arising materials re-used or retained in a position on site to be agreed by the Local Planning Authority and thereafter so retained).
Reason. To maintain the openness of the Green Belt and in the interests of visual amenity to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity and Section 13 of the National Planning Policy Framework.
20. Prior to the first occupation of the development hereby approved, the Proposed Works Schedule ref WS1 dated 14/09/2021 for the carrying out of the works to the Listed Barn Building shall be carried out and completed by a suitably experienced and qualified person and following completion, evidence provided to the LPA that the works have been carried out and completed in accordance with the approved Works Schedule.
Reason. In order to preserve and protect the integrity and historic interest and special architectural qualities of the Grade II Listed Building pursuant to UDP Policies EN2/3 - Listed Buildings and the principles of the NPPF.
21. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.
Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

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

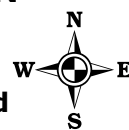
Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66444

**ADDRESS: Brookhouse Farm, 218 Holcombe Road
Tottington**



Planning, Environmental and Regulatory Services

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66444

Photo 1



Photo 2



Photo 3



Photo 4



66444

Photo 5



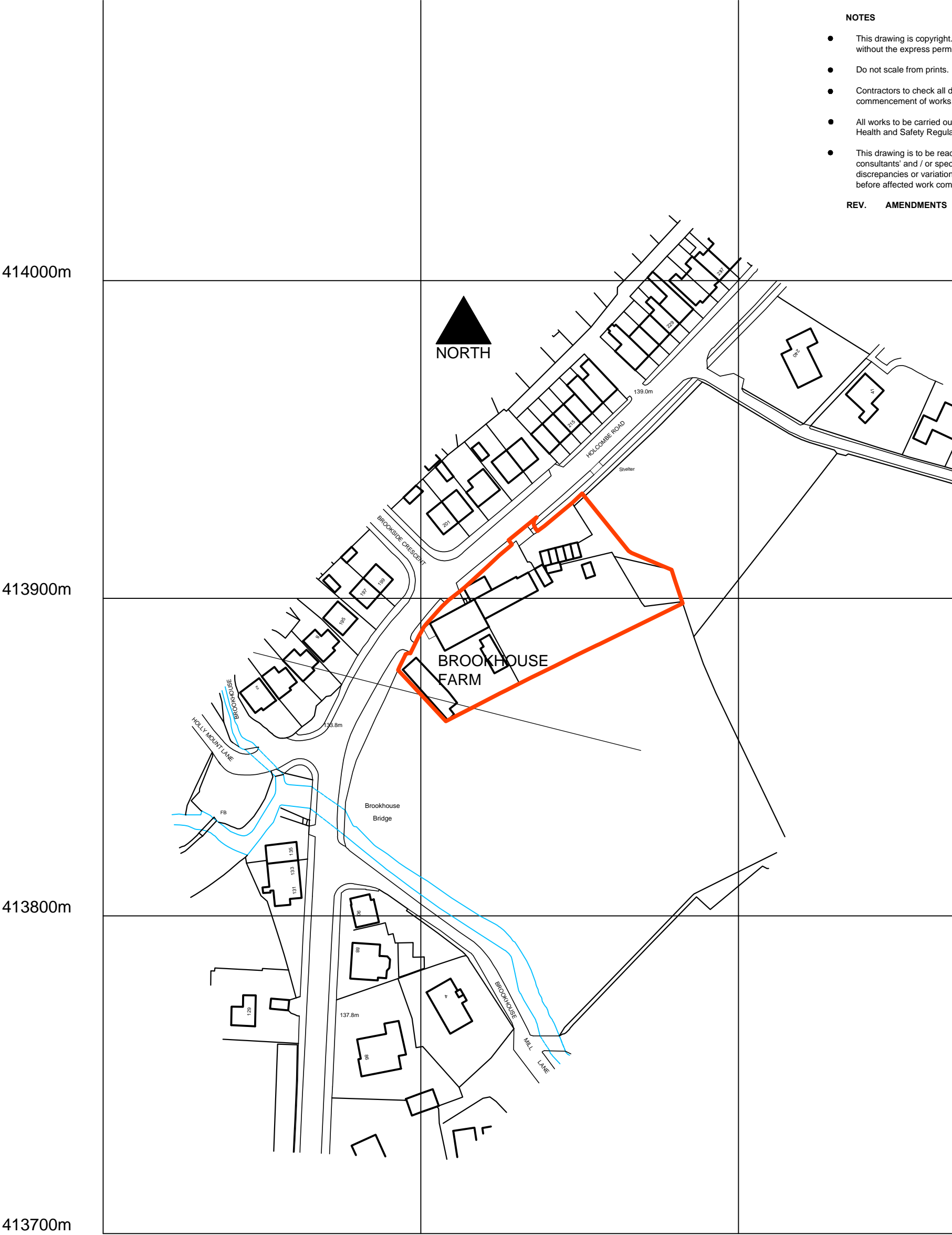
Photo 6



66444

Photo 7



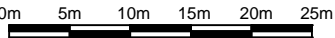


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 - Contractors to check all dimensions on site prior to commencement of works.
 - All works to be carried out in accordance with current statutory Health and Safety Regulations.
 - This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.
- REV.

AMENDMENTS

DATE

Location Plan @ 1:1250

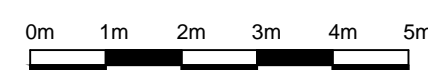
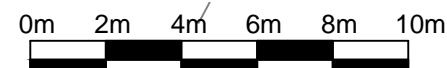


Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	LOCATION PLAN
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:1250 @ A3
Drg. No.	20-06-01
Drg. Size	A3
Date	AUGUST 2020

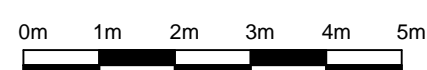
PDP

Peel Design Partnership Ltd
Hilpsford New Barn Lane
Rawtenstall Lancashire BB4 6HT

Tel: 01706218170
Email: mail@peeldesigns.co.uk
Web: www.peeldesigns.co.uk
RIBA Chartered Practice 20001293



Lower Ground Floor @ 1:100



Elevation D schematic @ 1:100

Volume	
Ground level	481m ³
Lower Ground Level	217m ³
Garage	56m ³
Total Volume	754m ³

REV.	AMENDMENTS	DATE
Rev A	Layout & window amendments	21-04-20
Rev B	Window removed from Garage, Bi-fold doors added to lower ground	21-04-26

Notes:

The survey has been related to the Ordnance Survey National Grid and level datum using Leica GPS Smartnet data.

Tire heights and spreads are estimated and specie identification cannot be assured.

Only features that are accessible/visible at the time of survey can be detailed.

There are no guarantees offered on the drainage information supplied.

Before commencing works please check important dimensions on-site.

Should there be any discrepancies, inconsistencies, omissions or queries please contact Quickdraw Survey Ltd as soon as possible for a resolution.

[illegible]

Tree Schedule:

Number	Species	Height (m)
1	Cherry	7
2	Sycamore	7
3	Sycamore	9
4	Copper Beech	10
5	Cherry	9
6	Apple	5
7	Apple	6
8	Cherry	13

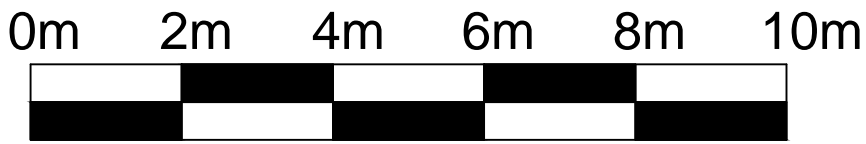
Station	Easting	Northing	Level
STN1	277512.813	413865.311	133.365
STN2	277504.269	413873.006	133.695
STN3	277538.402	413871.754	135.353
STN8	277541.964	413894.113	136.012
STN3	277489.856	413893.680	134.414
STN4	277215.992	413918.936	135.618
STN4A	277528.357	413911.875	125.540
STN2	277541.115	413917.779	136.022
STN7	277033.653	413914.474	136.096
STN7	277558.878	413905.809	137.692
STN8	277562.323	413877.869	136.085
STN1	277580.117	413877.869	136.085

Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL6 4BG
Drawing	PROPOSED BLOCK PLAN & BUILDING PLANS
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:200 & 1:100 @ A1
Drg. No.	20-06-27-B
Drg. Size	A1
Date	APRIL 2021



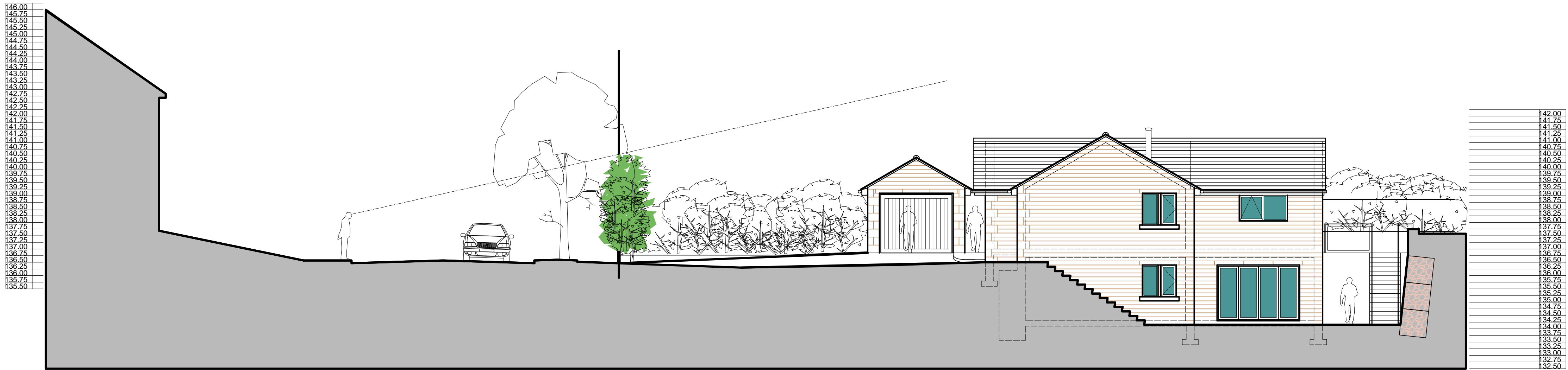
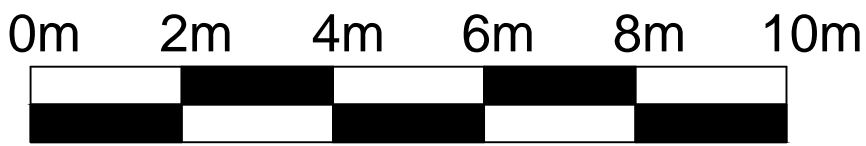
DO NOT SCALE DRAWING

Proposed Street Elevation @ 1:100



NOTES		
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• Do not scale from prints. Use figure dimensions only.		
• Contractors to check all dimensions on site prior to commencement of works.		
• All works to be carried out in accordance with current statutory Health and Safety Regulations.		
• This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REV.	AMENDMENTS	DATE
Rev A	Roof Alterations	21-03-17
Rev B	Roof Alterations	21-03-19
Rev C	Street Elevation & Section altered	21-03-22
Rev D	Street Elevations & Sections altered	21-04-26

Proposed Street Section @ 1:100



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	PROPOSED STREET ELEVATION & SECTION
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:100 & 1:50 @ A1
Drg. No.	20-06-19-D
Drg. Size	A1
Date	MARCH 2021

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- REV.

AMENDMENTS

DATE

Rev A

Sliding Folding doors to lower ground floor

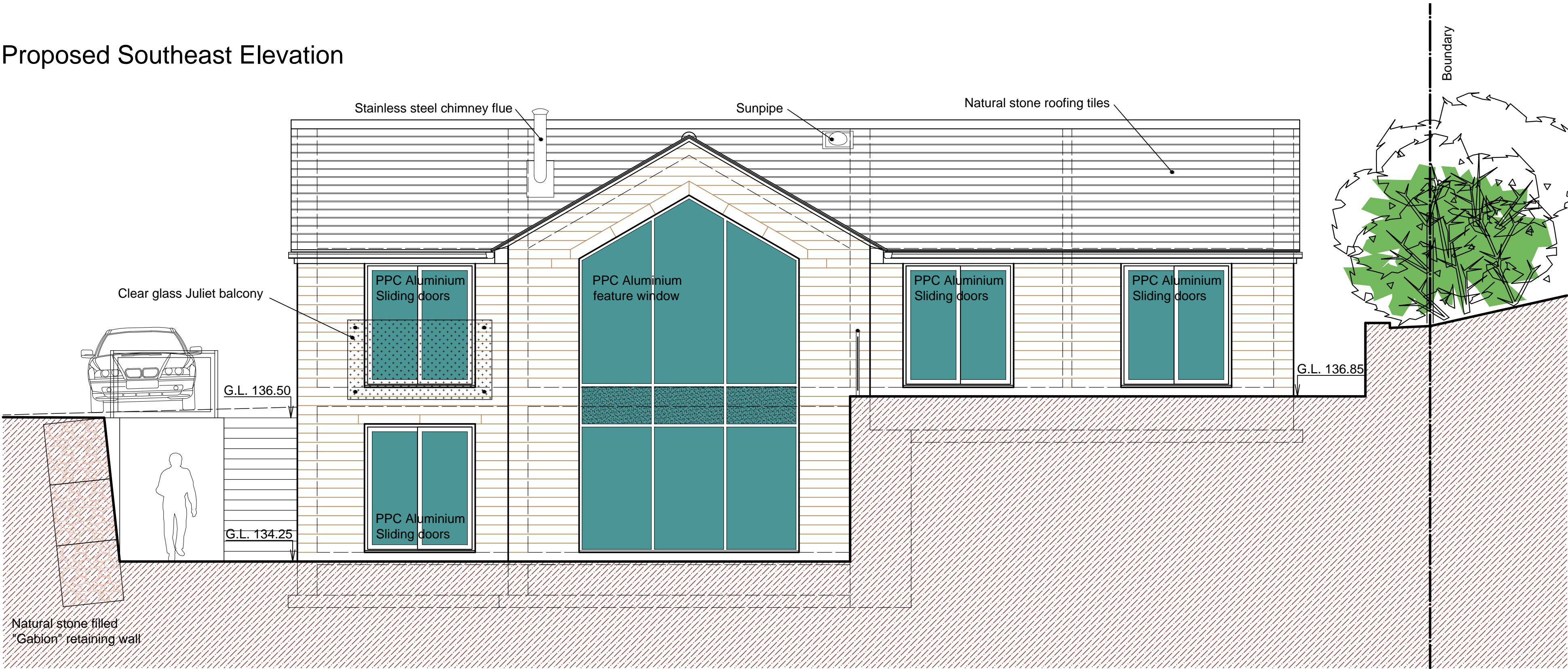
21-04-26

Rev B

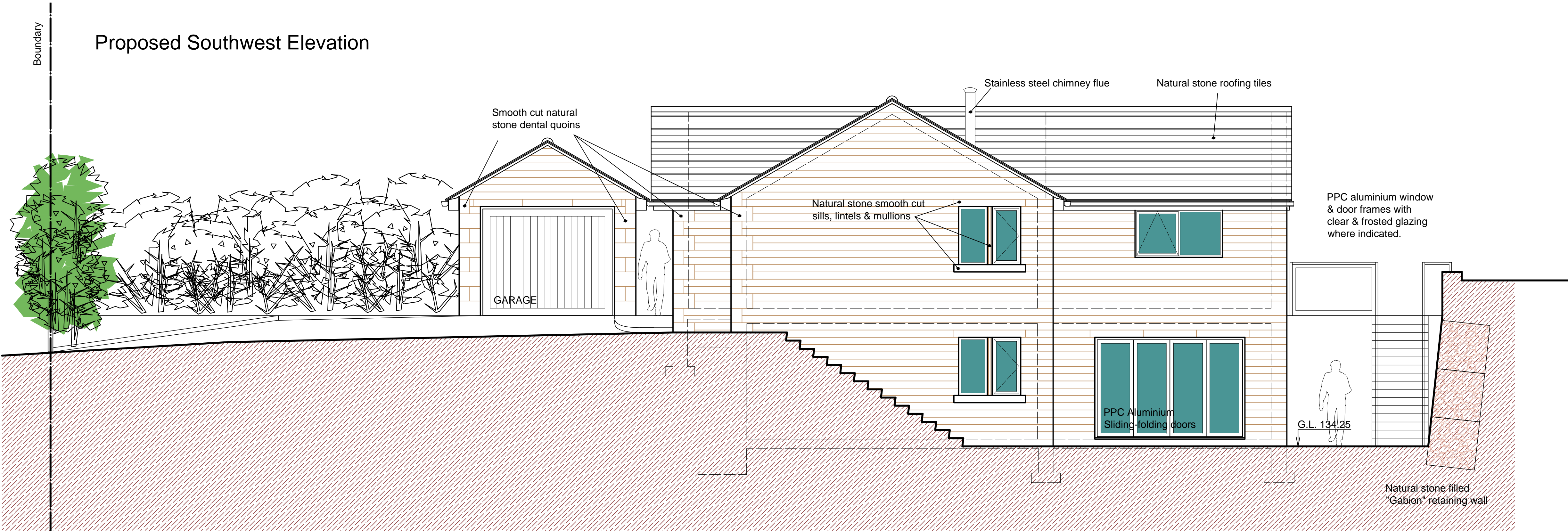
Text removed

21-04-27

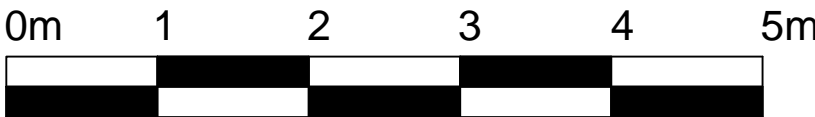
Proposed Southeast Elevation



Proposed Southwest Elevation

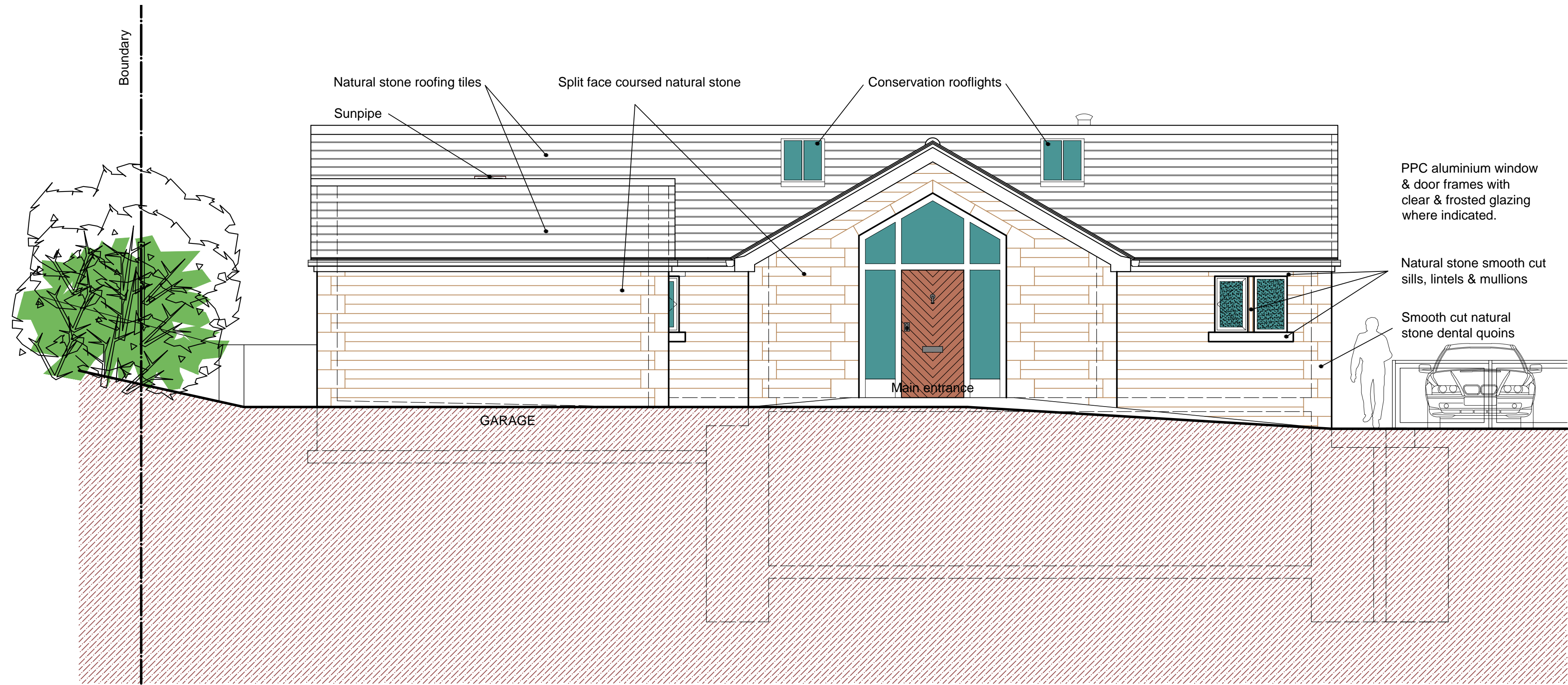


Proposed Elevations @ 1:50



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ		
Drawing	PROPOSED ELEVATIONS 1 of 2		
Client	MR N. MORDIN		
Dwn. By	NP		
Scale	1:50 @ A1		
Drg. No.	20-06-28-B		
Drg. Size	A1		
Date	APRIL 2021		

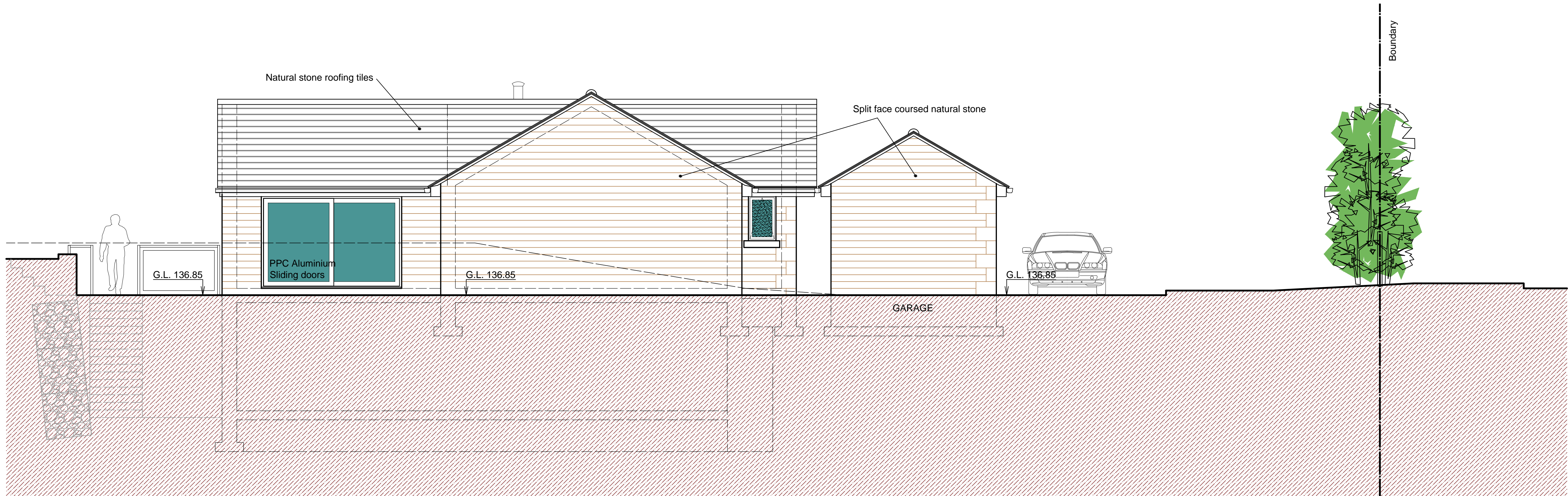
Proposed Northwest Elevation



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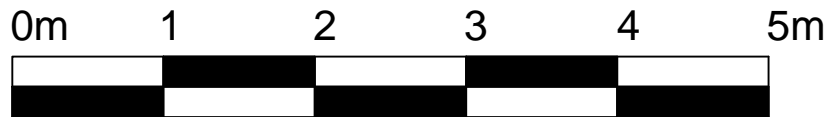
REV. AMENDMENTS DATE

Proposed Northeast Elevation



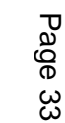
Page 32

Proposed Elevations @1:50



Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BQ
Drawing	PROPOSED ELEVATIONS 2 of 2
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:50 @ A1
Drg. No.	20-06-29
Drg. Size	A1
Date	APRIL 2021

A scale bar showing distances from 0m to 10m. The bar is divided into five equal segments, each 2m long. The segments alternate in color: white, black, white, black, and white. The labels 0m, 2m, 4m, 6m, 8m, and 10m are positioned above the corresponding boundaries.



- ## Notes:
- The survey has been related to the Ordnance Survey National Grid and level datum using Leica GPS SmartNet data.
- Tree heights and spreads are estimated and specie identification cannot be assured.
- Only features that are accessible/visible at the time of survey can be detailed.
- There are no guarantees offered on the drainage information supplied.
- Before commencing works please check important dimensions on-site.
- Should there be any discrepancies, inconsistencies, omissions or queries please contact Quickdraw Surveys Ltd as soon as possible for a resolution.

Topographical Surveys

Tree Schedule:

Number	Species	Height (m)
1	Cherry	7
2	Sycamore	7
3	Sycamore	9
4	Copper Beech	10
5	Cherry	6
6	Apple	5
7	Apple	6
8	Cherry	13

Station	Easting	Northing	Level
STN1	377512.813	413865.319	133.365
STN2	377504.269	413879.006	133.699
STN2A	377538.422	413901.724	135.333
STN2B	377541.964	413894.113	136.012
STN3	377489.836	413893.680	134.414
STN4	377515.992	413918.936	135.618
STN4A	377528.357	413911.875	135.540
STN5	377545.555	413926.979	136.299
STN6	377533.653	413911.114	136.084
STN7	377558.878	413905.889	137.692
STN8	377562.323	413877.869	136.885
STN8A	377599.923	413901.667	139.699

 Gross area 332m² - 3,573ft²

 Gross area 253m² - 2,755ft²

Large stable area	112.8m ² - 1,214ft ²
Small stable area	50.9m ² - 548ft ²
Brick garage area	66.1m ² - 712ft ²
Stone garage area	16.6m ² - 179ft ²
Shed area	6.1m ² - 66ft ²
Total area	253m ² - 2,720ft ²

Project	PROPERTY DEVELOPMENT: 216-218 HOLCOMBE ROAD, GREENMOUNT, BURY BL8 4BO
Drawing	EXISTING SITE SURVEY PLAN
Client	MR N. MORDIN
Dwn. By	NP
Scale	1:200 @ A1
Drg. No.	20-06-05-A
Drg. Size	A1
Date	JUNE 2020

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Ward: Ramsbottom + Tottington - Tottington

Item 02

Applicant: The Cambian Group

Location: 469 Walshaw Road, Bury, BL8 3AE

Proposal: Change of use from dwellinghouse (Class C3) to care home (Class C2)

Application Ref: 67408/Full

Target Date: 04/10/2021

Recommendation: Approve with Conditions

Description

The application site relates to No 469 Walshaw Road, an existing 5 bedroomed, two storey detached residential dwelling which is located within a predominantly residential area. The property is sited on a corner plot and fronts Walshaw Road with the unadopted side road Brookthorpe Road to the east which leads to the houses on Sharples Drive to the rear of the site. Opposite Walshaw Road to the north is open land designated as Green Belt.

The application property is detached and is a relatively large property, comprising living areas at ground floor and 5 bedrooms at first floor. The dwelling fronts Walshaw Road from which there is an access leading to a long driveway and a detached double garage at the rear, with a hardstanding area at the front of the house. The driveway can accommodate up to 4 cars. The frontage is bounded by a red brick dwarf wall and pillars and hedging.

At the rear is a lawned garden with tree planting along the boundary and there are trees along the boundary with Brookthorpe Road.

The application proposes the change of use from a dwellinghouse (Class C3) to a residential care home (Class C2).

The property would accommodate a maximum of 4 children aged between the ages of 10-17 years. Support staff would operate on a shift pattern, with a total of 4 members of staff on site during the day and 2 staff over night, operating a 24 hour shift pattern.

Shift patterns would be as follows -

Two staff - 8am to 8am the following day

One staff - 8am to 8pm

One staff - 9am to 5pm

Visitors to the site would be infrequent, with occasional additional support staff such as social workers/nurses visits pre-arranged. One family (maximum) would be permitted to visit per week.

Externally, the existing access off Walshaw Road would be widened, and parking for 4 cars would be provided. The rear garden would continue to provide private amenity space and the existing boundaries and landscaping would be retained.

The applicant has clarified that there would be no communal vehicle on site at any time in association with the proposed development.

Internally, there would be little change from the existing accommodation, apart from providing a staff sleep area/office at ground floor and integration of 2 bedrooms to create 4 bedrooms at 1st floor which would include a sleeping area for a member of staff.

Relevant Planning History

N/A

Publicity

Letters sent on 27/8/21 to 13 properties on Walshaw Road, Brookthorpe Road, Sharples Drive.

12 objections received from Nos 457, 459, 461, 463, 465, 467, 473, 475, 497, Walshaw Road, 2 Brookthorpe Road, 8 Sharples Drive with the following issues raised -

- To place a children's home within a well established and solely residential area is completely out of keeping with the area. The property is very large and visually imposing, set in a very prominent position on a busy main road and will have a detrimental impact on the visual amenity of the area in addition to safety concerns.
- There have been numerous road traffic accidents on this road and we are concerned about the increased congestion and traffic that will be caused by the large number of staff cars and visitors to the property during the day and night.
- Visibility issue onto Walshaw Road
- Parking provision is inadequate. It is inevitable that cars will park on Walshaw and Brookthorpe Road causing a hazard.
- The home has its own vehicle where would this be parked ?
- Staff will park their cars on Walshaw Road with two wheels on the footpath thus causing a hazard to pedestrians, particularly to the pupils from Elton High School.
- The author tries to draw a comparison in paragraph 6.29 of a family with five adult children all owning cars with four members of staff as being the same. The author cannot assume there would have ever been up to six cars going backwards and forwards in and out of the property.
- The author also says there is off street parking on Brookthorpe Rd to the east of 469. Brookthorpe Rd is a private road which is for access to residents homes behind 469 and beyond. There should be no parking by any visitor to 469 Walshaw Rd on the side road. Paragraph 3.4 states the rear garden is private and benefits from large trees fencing and vegetation. The fence on the Easterly side is in a dilapidated condition the vegetation and trees have become overgrown and the rear garden is therefore not a safe environment for vulnerable children.
- In addition to the staff there will inevitably be other visitors, care professionals, police, family and friends. This business is a 24/7, 365 days a year operation.
- Shift patterns would coincide with the staff and school runs
- Significant and cumulative impact from noise and disruption upon the residential amenity of the residents in the area.
- The supporting documents exaggerate the accessibility, suitability and sustainability of the area.
- The supporting documents for the application contain several discrepancies and inaccuracies which must be resolved should the application proceed further. The Management Plan states that the accommodation will be for four children aged 8-17. The Conclusion of the Planning Statement states that the accommodation will be for only three children aged 10-17. There are also discrepancies between the documents regarding staffing levels and shifts.
- In the Planning Statement it refers to the land opposite the premises as being agricultural land but under the proposed 'Places for Everyone' a substantial portion of the 1250 dwellings would be built on that land introducing even more vehicles into the area and on to Walshaw Road.
- The generic documents in the application paint a picture of a family living in a diverse residential area when in reality the neighbourhood is occupied predominantly by retirees and other adults with very few children. The demographic information supplied does not even refer to the correct postcode. The loss of amenity to and quiet enjoyment of neighbouring properties is not being considered.
- Result in the loss of a family home for a business and its empire. The company is part of a £400 million business. The plethora of documents does not make a single statement about how the business will interact with the neighbours and residents of the

area.

- Told the children will be in the 8~16 age group so being on my own, I would be apprehensive if I had to walk my dogs past groups of youths in the area. There is also already another council care home on Leigh Lane and for the few people that are there, cars are parking on Owlerbarrow road due to lack of parking.
- Disturbance from comings and goings from staff, social workers, outside agencies etc
- Possible risk of damage/vandalism to cars/property and sleep disturbance to residents
- Effect on valuation of properties
- Other complaints made from associated care homes which have been raised in the past
- Could be up to 8 children playing in the garden if friends are encouraged to come round.
- Most people live in the area as it is quiet and peaceful.
- Not consulted on the application.
- High car speeds on the road make it dangerous
- There are no young persons facilities in the area
- The Planning Department is duty bound to protect the values of our neighbourhood.

Objections received from Councillors Wright and Gartside with the following comments -

- Have recently received some concerns from local residents about parking provision if this was to go ahead.
- In particular, the possibility of cars being drawn into parking on a private, unadopted road of Brookthorpe.

Revised proposed site plan, highway technical note and a response to the neighbour representations received.

Neighbours notified of the information by letter dated 20/10/21.

Objections received from No 497, 473 Walshaw Road and 2 Brookthorpe Road with the following comments -

- Parking - In theory the agent has established that 4 cars can probably be accommodated on the site - will this work in practice?
- There is a reliance on staggered start/finish times so there is always a parking space available and no parking needed on Walshaw Road - surprised if this works in practice.
- Other residents on this road park on the drive - cannot recall those at No 469 parking on the drive.
- Turning left into the drive of No 469 is a difficult manoeuvre given the angle and traffic from Brookthorpe Road.
- So despite the theory of providing 4 spaces, difficulties of access mean this is unlikely.
- Would there also be a manager on site?
- Agent says ample room for visitor parking - where will this be?
- Family home - How many typical family homes remove the doors from their garage before moving into the property? How many family homes live under what amounts to a curfew the children will have to be in bed by a set time. And they are living under secure conditions. And to this typical family home few visitors are excepted. I know of no typical family home like this .
- Comparative property and use - 121 Lowercroft Road - This property is in a different location and setting and not on a row of houses. Access to parking is easier to this property.
- To emphasise that whilst the agent says there is now sufficient parking and the staff may be asked to use the spaces provided but it is more probable than not that staff will take to parking on the road as they will find it far easier than having to turn in to the drive at the house and then manoeuvre into a space. This road parking will cause a potential hazard. Remember there will very likely be more than one car parked on the road compared to the one at present.
- It is not possible to provide hard evidence of antisocial behaviour at the proposed premises because it is not yet operational, however antisocial behaviour has been witnessed in other care homes. So why would there need to be liaison with police or a 70 page document on how to handle various scenarios.
- Not sure the reference to class b suggests.

- Once again the comparison between this business and a normal family home is disingenuous
- Seem to be losing sight of the actual suitability of the physical location of premises and have disregard for the people who are left to cope with it.
- There is a children's home around a quarter of a mile to the east of the property on Leigh Lane, another around a quarter of a mile to the west of the property on Lowercroft Road, and one 0.8 of a mile on Tottington Road. Is there really a need for four in such close proximity and three in Walshaw alone? How many other areas have so many?
- The other homes on Leigh Lane and Lowercroft Road also have more space around them and no immediately adjacent neighbours, whereas there is only a 15" boundary between our house and 469.
- As the premises will not be occupied by owners or even tenants but by children and employees of the Cambian Group, who are not actually residential but working in shifts at their workplace how would we be expected to deal with them over domestic matters affecting both properties? For example, tree works.
- Faced with doubt as to whether the house will achieve the correct price or sell at all. We cannot afford to risk a neighbour dispute so in the event of any disturbance or trouble we will have to put up or shut up. Are we to assume that having worked all our lives, once you are old you no longer matter?
- This home is not just for four children as claimed and cannot 'operate as any other family home would'. The fundamental difference is that 4 or 5 staff will come and go on a daily basis, seven days a week - 365 days every year.
- This development clearly jeopardises the safety of existing residents through the traffic generated and will have a detrimental impact on accessibility to existing driveways.
- The stated journeys make no reference (as other documents do) to the multi agency working.
- In this submission the applicant's Highway Consultants have presented a case of how the business could operate responsibly if every member of staff and visitor complied with the suggested actions. However even within these two submissions there have been contradictions and inaccurate reporting. This could be error, incompetence or to use Planning Potential's own words 'falsities which have surrounded the application.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Greater Manchester Police - designforsecurity - No objection subject to conditions

Children's Services - No comments

Pre-start Conditions - Not relevant

Unitary Development Plan and Policies

NPPF	National Planning Policy Framework
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN7/2	Noise Pollution
CF3	Social Services
CF3/1	Residential Care Homes and Nursing Homes
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD11	Parking Standards in Bury

Issues and Analysis

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

Policies

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

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

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

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

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

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

Principle of the proposed use

The application proposes a residential care accommodation to provide a safe, secure, and a sense of normal living conditions for children in care. The occupation and use of the property would be comparable to that of a family home and would require little in the way of any alterations or adaptations.

Given that the proposed development would be sited within a predominantly residential area and accessible area, and not far from local amenities, schools and shops, it is considered the location for the proposed use would be acceptable.

The applicant and use would be monitored and regularised by Ofsted and inspections of the property and how it is run would be carried out.

It is therefore considered that the proposed use would make a positive contribution to the care and protection of children/young adults residing at the premises and as such should be welcomed and supported.

The principle of the proposed development is therefore considered to be acceptable and would comply with UDP Policies CF3 and CF3/1 and the principles of the NPPF.

Scale and intensification of use

Section 55 of the Town and Country Planning Act as amended, provides that only material changes of use would constitute development and therefore require planning permission.

A change of use of land or buildings from one classification of use to another use within the terms of the Use Class Order 1987 is dependent upon whether the change would be considered 'material' and therefore development.

The use of the dwellinghouse for 4 children in the care of up to 4 staff (at one time) operating on a shift basis is considered to constitute a material change of use. In this case, the planning judgement is whether the change of use would significantly impact the immediate area due to the change of use.

The comings and goings and the arrangements of shift changeovers would likely involve some additional comings and goings to the site. However, these trips would only be at certain times of the day and for short periods of time. The daily routines of the children and carers would operate similar to a family, involving journeys to school, extra curricular activities and routine chores etc.

The attendance and visits by social workers/support workers and parents on a weekly basis would also introduce additional trips, but would be similar to those associated with family visitors, for example friends and relatives.

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

Whilst the scale and nature of this use does change the way the premises would operate beyond that of a regular dwelling or single home arrangement, the premises and numbers of people involved are limited to such an extent that there would not likely be any significantly unacceptable externalities as a result and would comply with Policies CF3 and CF3/1.

A number of uses fall under the umbrella of Use Class C2 (residential institutions), including a hospital or nursing home, residential school, college or training centre. The size of the property and the existing parking and access may be sub standard for such other C2 Uses and as such it is considered reasonable to control the use for a child care facility only and for a maximum of 4 children at any one time. Appropriate conditions to this effect would therefore be included.

Layout - Alterations to the existing layout and arrangements of the dwelling would not fundamentally change as a result of the proposed development.

The existing dwelling already has a relatively large driveway and hardstanding area at the front and with the removal of the doors to the double garage, parking for 4 cars with manoeuvring areas could comfortably be provided. The existing access to the site off Walshaw Road would be widened and this would enable vehicles to enter and exit the site with better visibility than currently exists.

At the rear is the garden area which is screened by mature trees and landscaping and which would provide private amenity space. Bins are currently stored at the side of the property and there would be no requirement for any additional provision beyond that already provided.

Internally, the only changes would be to convert the second lounge to an office/sleeping area for staff and at the first floor, combine two bedrooms into one, to create a total of 4 bedrooms instead of the current 5. One of the bedrooms would also incorporate a staff sleep area.

Conversion of an internal space to living/bedroom accommodation does not require planning permission and could be carried out at any time and by existing or future occupiers if its use continued as a C3 dwelling.

The proposed condition to limit the number of staff and children residing in the property at one time would ensure that the property would continue to operate similar to that as a residential dwelling.

It is therefore considered that there would not be a detrimental impact on the character of the residential use or appearance of the existing dwelling, which would for all intents and purposes, continue to function as any other dwelling in the area, and as such no apparent change or impact on the character of the residential setting in the locality.

As such, it is considered that the proposal would comply with UDP Policies EN1/2, CF3 and CF3/1.

Impact on residential amenity - The character of a family home and the general day to day activities is one which tends to generate a number of comings and goings, either from family/friends visiting, deliveries made on regular or frequent basis or such like and the arrangements and character of the proposed development would not be dissimilar in this respect.

Whilst 4 staff would be on duty during the day and there would be some comings and goings from dropping/picking children up from school, clubs, activities or other trips out, this would be commensurate with the workings of a family home and as such it would not be expected that the proposed use would generate any more disturbances in terms of visits or disruptions to the site than currently exists.

The applicant is an experienced child care provider and would regularly undergo checks by Ofsted and commissioning partners to ensure the home is run in accordance with prescribed standards and practices.

Living within a community environment and providing the children with a 'normal' and stable lifestyle is also one of the reasons for accommodating children within a house and residential environment, and it is therefore in the interest of the applicant that they integrate with neighbours and the community rather than be a cause of conflict.

It is therefore considered that the proposal would not conflict with the character of the area or cause disruption or have an adverse impact on the amenity of local residents. The proposal would therefore comply with UDP Policies CF3, CF3/1 and EN1/2.

Highway issues

Local residents have voiced concerns not only to the lack of parking but that the numbers of staff arriving and leaving the site at the same time and carrying out trips to and from school would be unworkable and compromise safety on the local highway network.

In terms of staff rotations, during the week, there would be four members of staff on site when the property is fully staffed. The shift patterns would be as follows:

Two staff - 8am to 8am the following day
One staff - 8am to 8pm
One staff - 9am to 5pm

The busiest time of the day would be at 8am when staff leave and arrive. The applicant has stated that the transition between staff arriving and leaving would be staggered and would ensure that there would be no overlap between staff starting and finishing their shifts. Comings and goings at this time of the morning is fairly typical of households, with people leaving for work, school trips or other such journeys and therefore the proposed arrangement would not be uncommon.

In terms of parking, a revised plan has been received to show that the driveway, hardstanding area and double garage could comfortably provide parking for 4 cars for the 4 daytime members of staff with adequate room for cars to manoeuvre and access each

parking space within the site. At night time and weekends, there would be lesser demand for staff parking. There would also be adequate room to allow exit from the site in a forward gear out onto Walshaw Road. The property has an existing access off Walshaw Road which would be widened to 6.1m wide to facilitate 2 cars entering/leaving the site at the same time which would improve vehicle movements and visibility in and out of the site.

Staff duties would be varied, some requiring presence at the property and some comparable to the carrying out of daily duties such as pick up /dropping children off at school and other activities which take place away from the house such as shopping. Trips at the same time by all 4 members of staff during the day would be extremely unlikely.

There would be other visitors to the property from social workers and such like, but these would be infrequent and at pre-arranged times when parking would be managed. There is on street parking in front of the property which could be used by visitors or social workers/support staff but this would only be for brief periods of time and on infrequent occasions and would only be the same for those visiting the existing dwelling.

In terms of impacts on the highway network, the speed of drivers, the alignment of Walshaw Road and local school drop off points already exists and not in any control of the applicant. The scale of the development proposed above that of the use of the existing property would be relatively marginal and not have a significant impact on the free flow of traffic or cause highway safety issues.

The Highway Section is satisfied with the proposed parking and access arrangements and has raised no objection to the proposed development subject to conditions. The proposed development would therefore comply with Policies EN1/2, CF3/1, HT2/4 and HT6/2.

Design for security - The Design for Security Team have been consulted on the application and have raised no objections in principle and understand that this type of facility is best situated within the community. They have however recommended that some elements are specifically conditioned as part of any planning approval granted to include the following:

- The maximum number of residents (4)
- The minimum number of staff present while residents are in occupation (4)
- The age range of the residents
- Visiting arrangements to the site, with the permitted hours and maximum numbers specified.
- The site managers should be required to inform the local neighbourhood policing team about the residents in advance of them moving in, and any subsequent changes.

The maximum number of children would be 4 and during the day, 4 staff would be present. At the night time, 2 staff would be on site but at this time of the day, a ratio of 2 staff to 4 children is generally accepted. The age range of the children would be from 10 to 17 years and this is usual for a care facility. The applicant has confirmed visitors to the site would be staggered and infrequent and managed to ensure there would be little disruption to the area in terms of comings and goings.

Communications with the local neighbourhood policing team is always advisable and this would be included as an informative to the applicant.

As such, the proposed development is considered to be acceptable and would comply with Policies EN1/2 and EN1/5.

Response by applicant to neighbour representations

Acknowledge the comments made by residents and concerns of the proposed use and seek to address the material planning issues raised which can be summarised as follows:

- A maximum of 4 cars would be on site at any one time and there would be ample space

on site to provide such arrangements with sufficient manoeuvrability within the site and exit in a forward gear.

- Clarify there would be no communal vehicle on site at any time in association with the proposed development.
- Matters of speed at which drivers use Walshaw Road, the meandering form of Walshaw Road, locations of parents to drop children off and how groups of children divert around parked cars are out of the remit of the applicant's proposal.
- None of the children will spend time at the front of the house unless with staff and there is a large private garden at the rear which would be used.
- Visitors would be infrequent and one family (maximum) permitted to visit a week.
- To re-iterate, the home will operate as any other family home and there will be no Cambrian branding attached to the property given the personal circumstances and requirements of individual children and the applicant's obligation to fulfill their duty of care. The property would look no different to any other residency.
- The change of use class would not result in the loss of a family home and serve as a vital residential facility to improve the prospects and livelihoods of the children with specific needs.
- Inappropriate objections that there would be increased levels of vandalism, car/property damage.
- In line with Ofsted, the home would operate in strict accordance with a behavioural support policy.
- The objection regarding 'an undue' burden on educational facilities will not be the case as the children would attend an educational facility in Bury to provide for the needs of children in Cambrian's care.
- A staff rota would ensure a maximum of 4 members on site at one time and the transition between staff would be staggered.

Would hope the above clarifies matters on aspects of the use and allays residents concerns.

Other issues

- The Management Plan has been withdrawn which removes any discrepancies in ages of children, staffing levels and shift pattern.
- Effect on the valuation of properties is not a material planning consideration.
- In terms of locations of other care home properties, each site and application is assessed and considered on its own merits.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings - As existing site plan and site location plan (00)-02 S3; Proposed site plan and site block plan (100) - 02 P6; Existing ground

floor and first floor plan (00) - 01 S1; Proposed ground floor and first floor plans (100) - 01 P4; Highways Technical Note by AMA dated 28th October 2021 and the development shall not be carried out except in accordance with the drawings hereby approved.

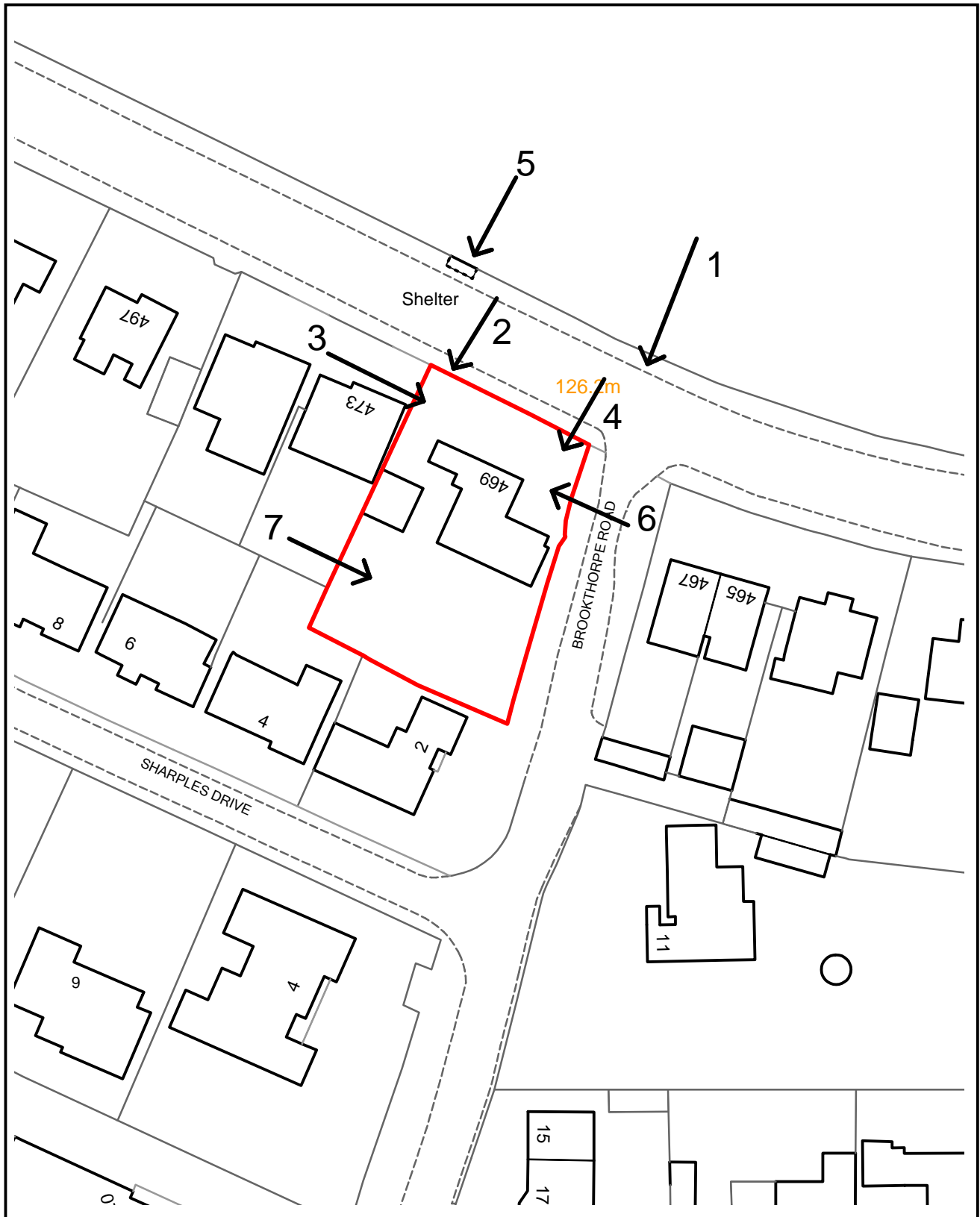
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

3. There shall be no more than 4 children accommodated at the property hereby approved and no more than 4 members of staff on shift duty at any one time.
Reason. To ensure the appropriate provision of facilities and standards of accommodation are provided for future occupiers and to ensure the use of the property is not over intensified to unacceptable levels which would incur additional activities and disturbances to local residents beyond that which would be accepted for a residential dwelling in a residential area pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF3 - Social Services and CF3/1 - Residential Care Homes and Nursing Homes.
4. The premises to which this approval relates shall be used for residential accommodation and care for people in need of care and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).
Reason: To ensure the intensification and scale of uses in the property does not extend beyond acceptable levels which would cause impact to residential amenity and highway safety in respect of the associated parking, access and servicing requirements or general activity and disturbance pursuant to policies EN1/2 - Townscape and Built Design, CF3 - Social Services, CF3/1 - Residential Care Homes and Nursing Homes, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.
5. The use hereby approved shall not be commenced unless and until the access and surface water drainage improvements indicated on approved plan reference (100)-02 Revision P6, incorporating the widening of the existing access and footway crossing, removal of the existing gates, partial removal of the boundary wall, demarcation of the limits of the adopted highway as a result of the highway works, new channel drain to be installed across site opening and all associated footway remedial works abutting the site required as a result of the proposed development, have been implemented.
Reason. To ensure good highway design, the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built design, EN5/1 - New Development and Flood Risk, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict.
6. The turning facilities indicated on approved plan reference (100)-02 Revision P6 shall be provided before the use hereby approved commences and shall subsequently be maintained free of obstruction at all times.
Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, HT2/4 - Car Parking and HT6/2 - Pedestrian/Vehicular Conflict. .
7. The car parking indicated on approved plan reference (100)-02 Revision P6, incorporating the removal of the existing garage door in order to provide two additional and accessible parking spaces, shall be made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained available for use at all times.
Reason. To ensure adequate off street car parking provision in the interests of

road safety pursuant to policies HT2/4 - Car Parking and New Development,
HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 67408

**ADDRESS: 469 Walshaw Road
Bury**

Planning, Environmental and Regulatory Services

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Bury
COUNCIL

67408

Photo 1



Photo 2



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Photo 3



Photo 4



67408

Photo 5



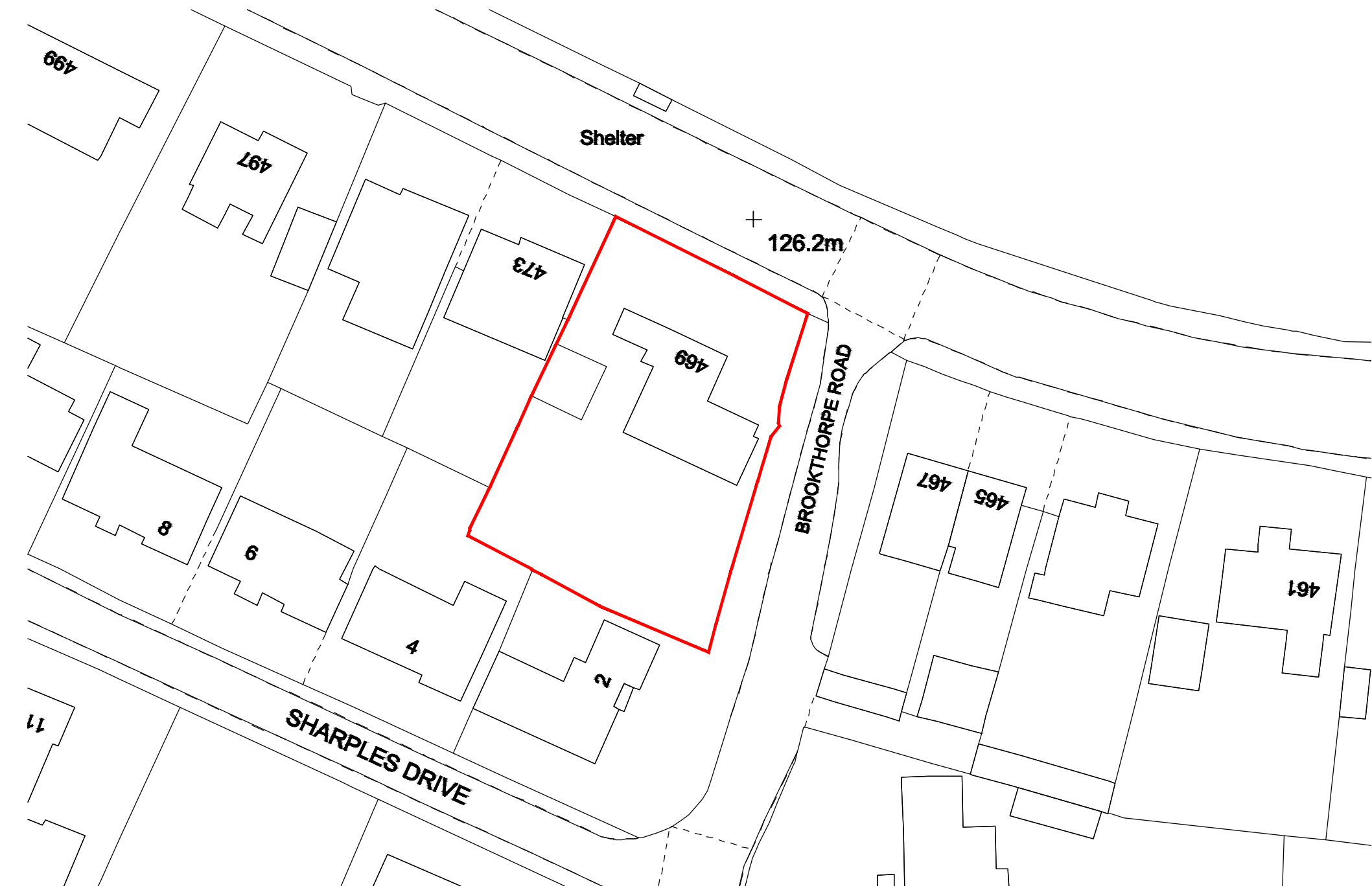
Photo 6



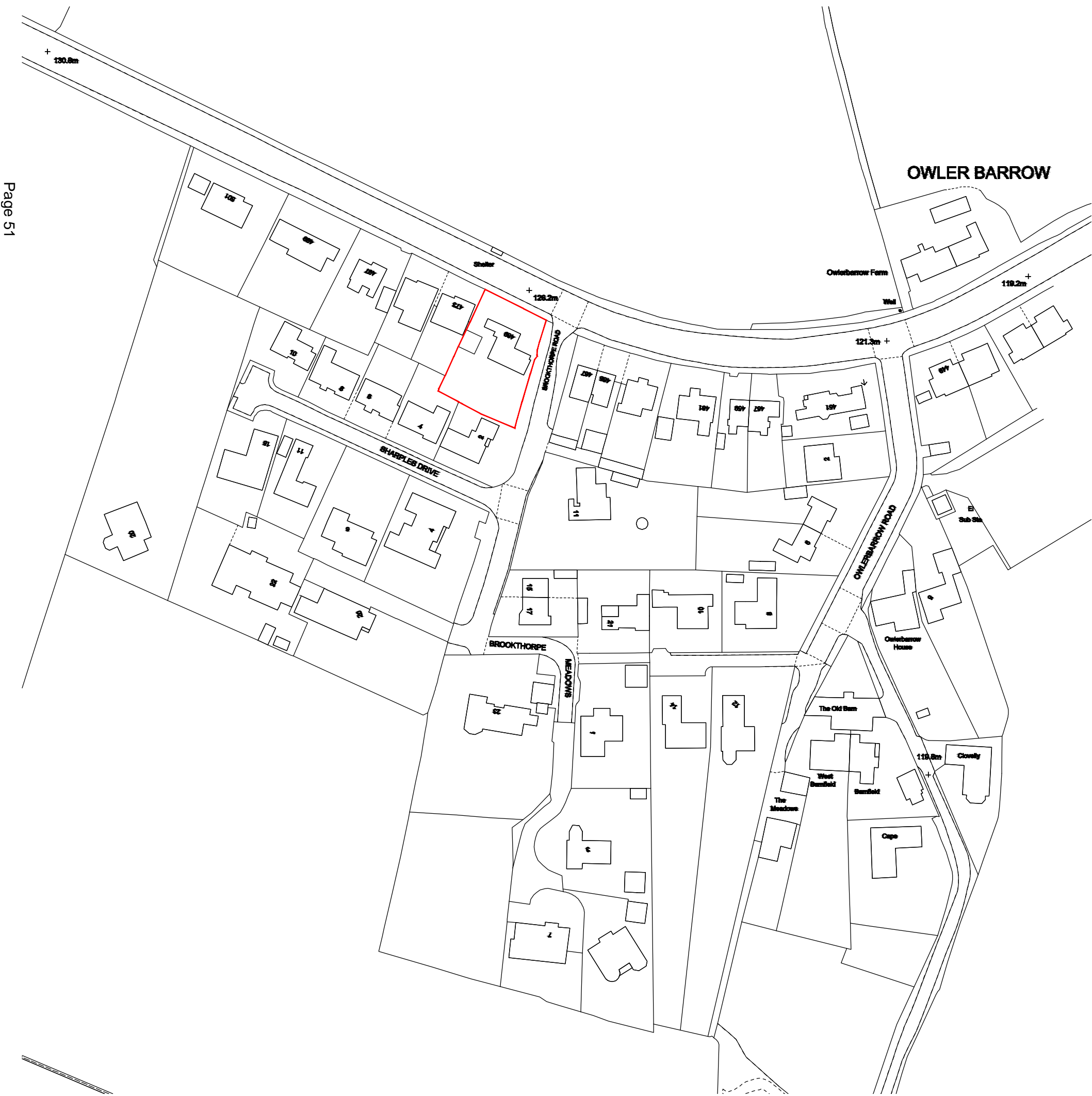
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Photo 7





EXISTING SITE BLOCK PLAN
Scale - 1:500 @ A1

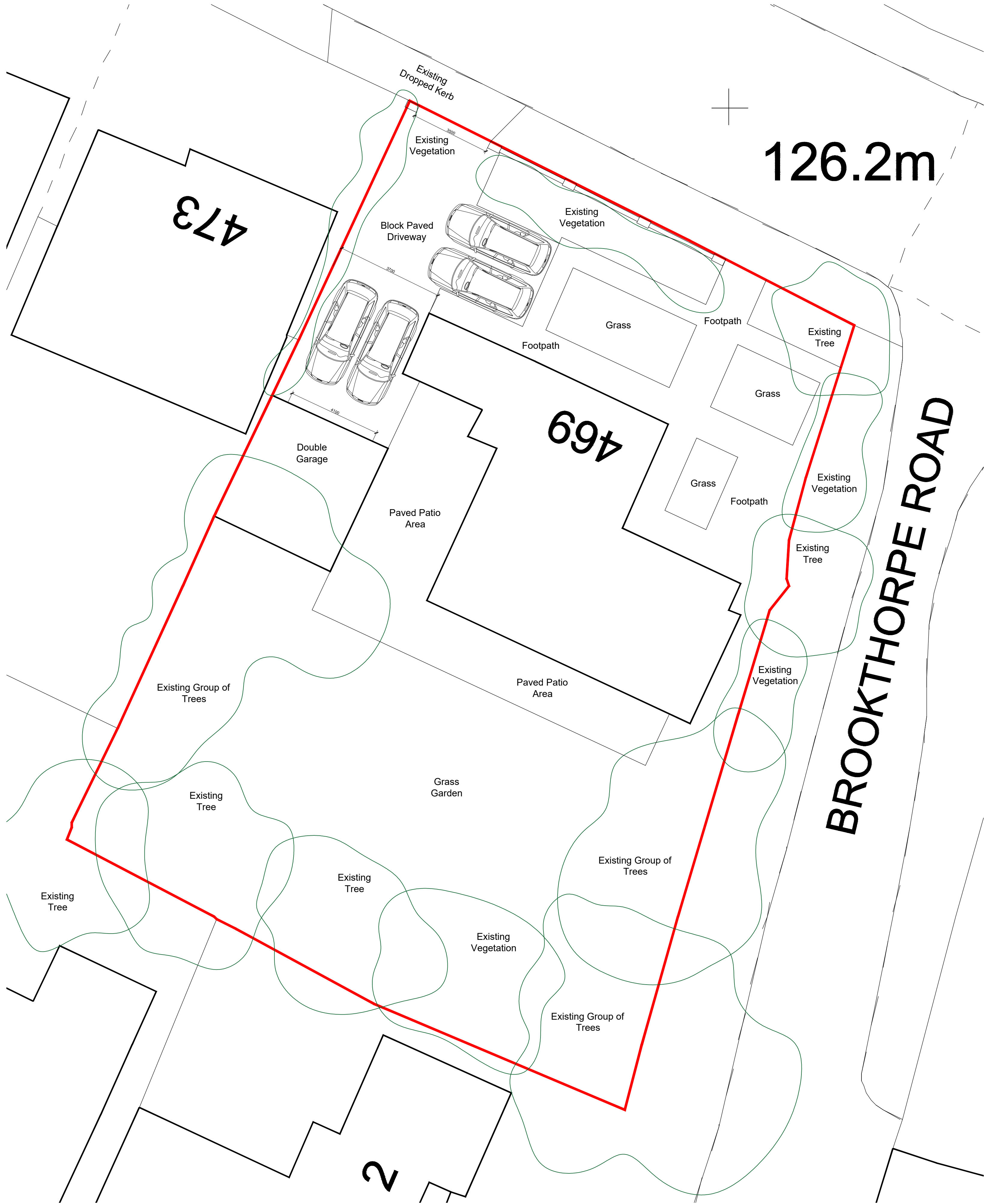
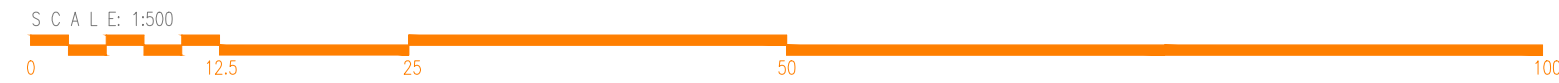


SITE LOCATION PLAN
Scale - 1:1250 @ A1 - Licence Ref: 100057546



469 WALSHAW ROAD

PLANNING SUBMISSION



EXISTING SITE PLAN
Scale - 1:100 @ A1



Notes:
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ar2 architects limited is registered in England and Wales with the Registration number 05825486. The Registered Office is Unit 17, Brough Business Centre, Sillings Lane, Brough, East Yorkshire HU15 1EN.
Drawings:
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Areas:
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Risk Assessment:
In accordance with CDM Regulation 7, 11 & 18, significant hazards have been identified and are annotated there.
Refer to the current Designers Risk Information Schedule for further details.

Site Area:	886m ² 0.22 Acres
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NOTE:
THIS DRAWING IS ONLY INDICATIVE & IS BASED ON DRAWINGS PROVIDED BY OTHERS.
ALL DIMENSIONS TO CHECKED AND MEASURED ON SITE

revisions		
S2	Parking arrangements amended as per site photographs.	03.09.21 LC
S3	General amendments as per Local Authority requests.	19.10.21 LC

SURVEY

ar² architects ltd

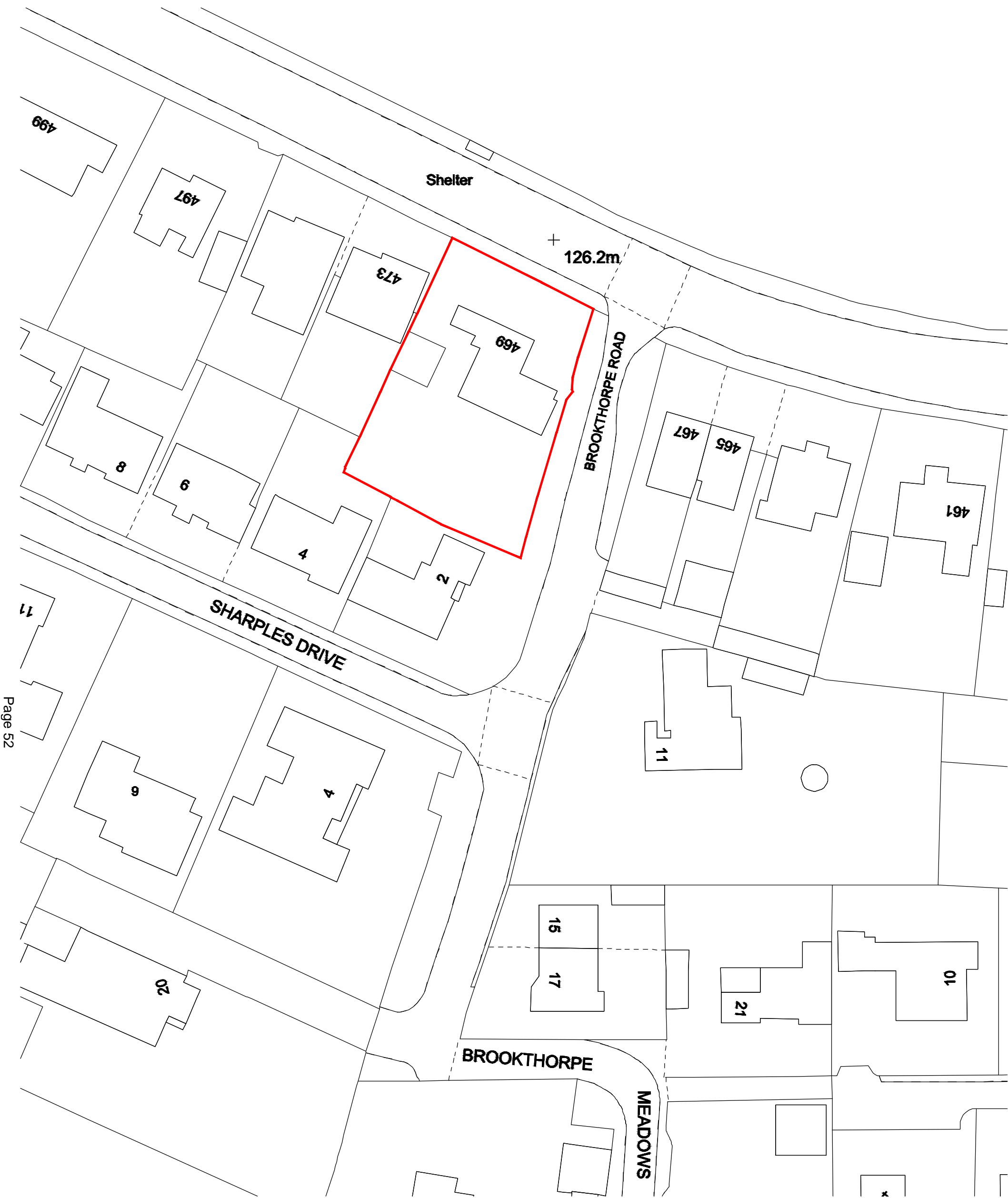
Unit 17, Brough Business Centre, Brough, East Yorkshire, HU15 1EN
T: 01482 66.90.80 E: enquiries@ar2architects.co.uk

Project: 469 WALSHAW ROAD BURY BL8 3AE
Job Number: AR390-21

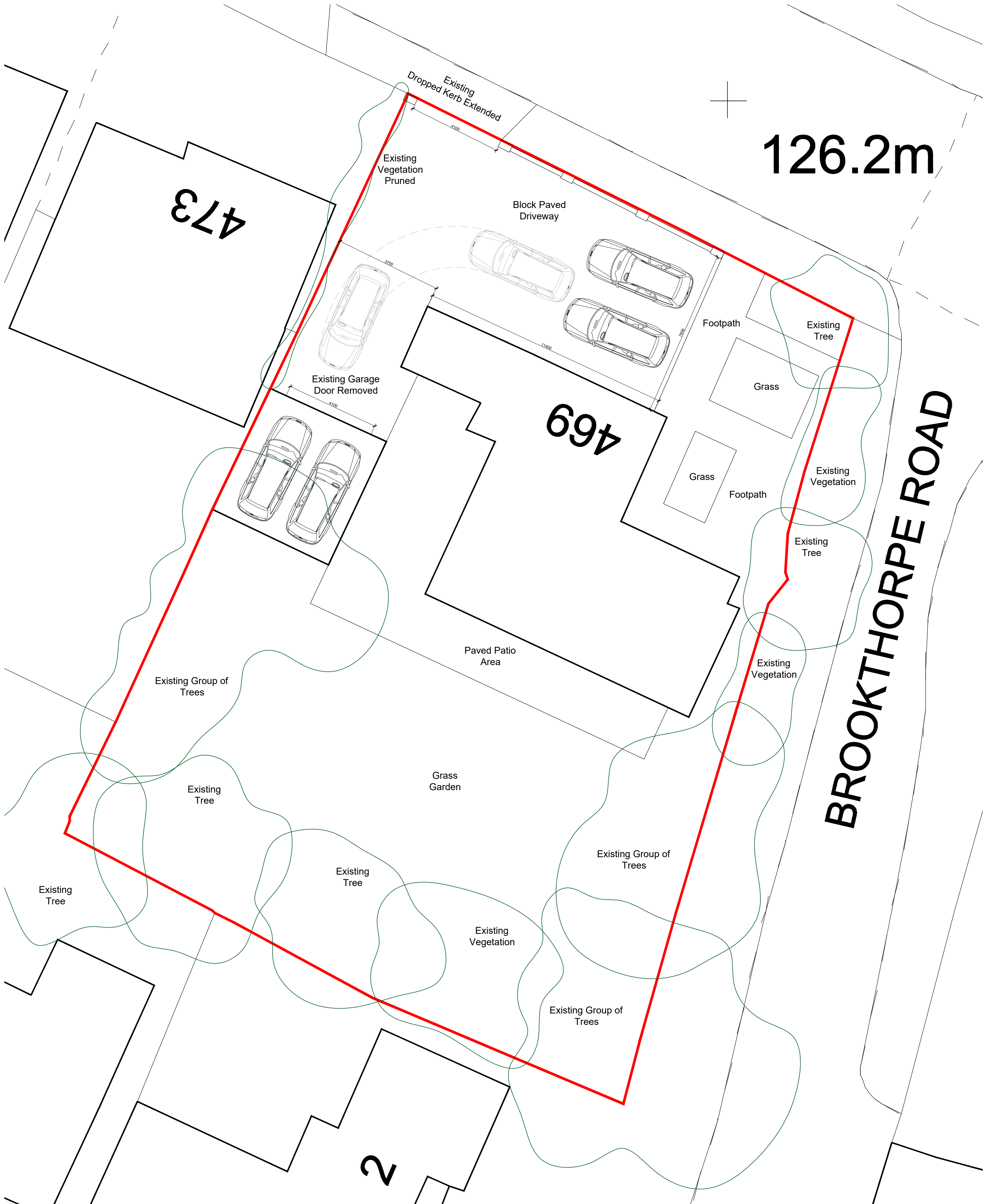
Client: THE CAMBIAN GROUP

Drawing Title: AS EXISTING SITE PLAN & SITE LOCATION PLAN
Drawing Size A1

Drawn LC	Date 30.06.2021	Scale 1:100/500 1:1250	Cadfile -
Reviewed by RRB	Drawing No. (00)-02	Rev. S3	



PROPOSED SITE BLOCK PLAN
Scale - 1:500 @ A1



PROPOSED SITE PLAN
Scale - 1:100 @ A1



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Drawings
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Areas
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Risk Assessment
In accordance with CDM Regulation 7, 11 & 18, significant hazards have been identified and are annotated ther.
Refer to the current Designers Risk Information Schedule for further details.

Site Area: 886m²
0.22 Acres

NOTE:
THIS DRAWING IS ONLY INDICATIVE & IS BASED ON DRAWINGS PROVIDED BY OTHERS.
ALL DIMENSIONS TO CHECKED AND MEASURED ON SITE

revisions		
P2	Parking arrangements amended as per site photographs.	03.09.21 LC
P3	Site Plan amended as per Local Authority requests.	30.09.21 LC
P4	General amendments as per Local Authority requests.	19.10.21 LC
P5	General amendments as per updated Transport Note.	27.10.21 LC

PLANNING

ar² architects ltd

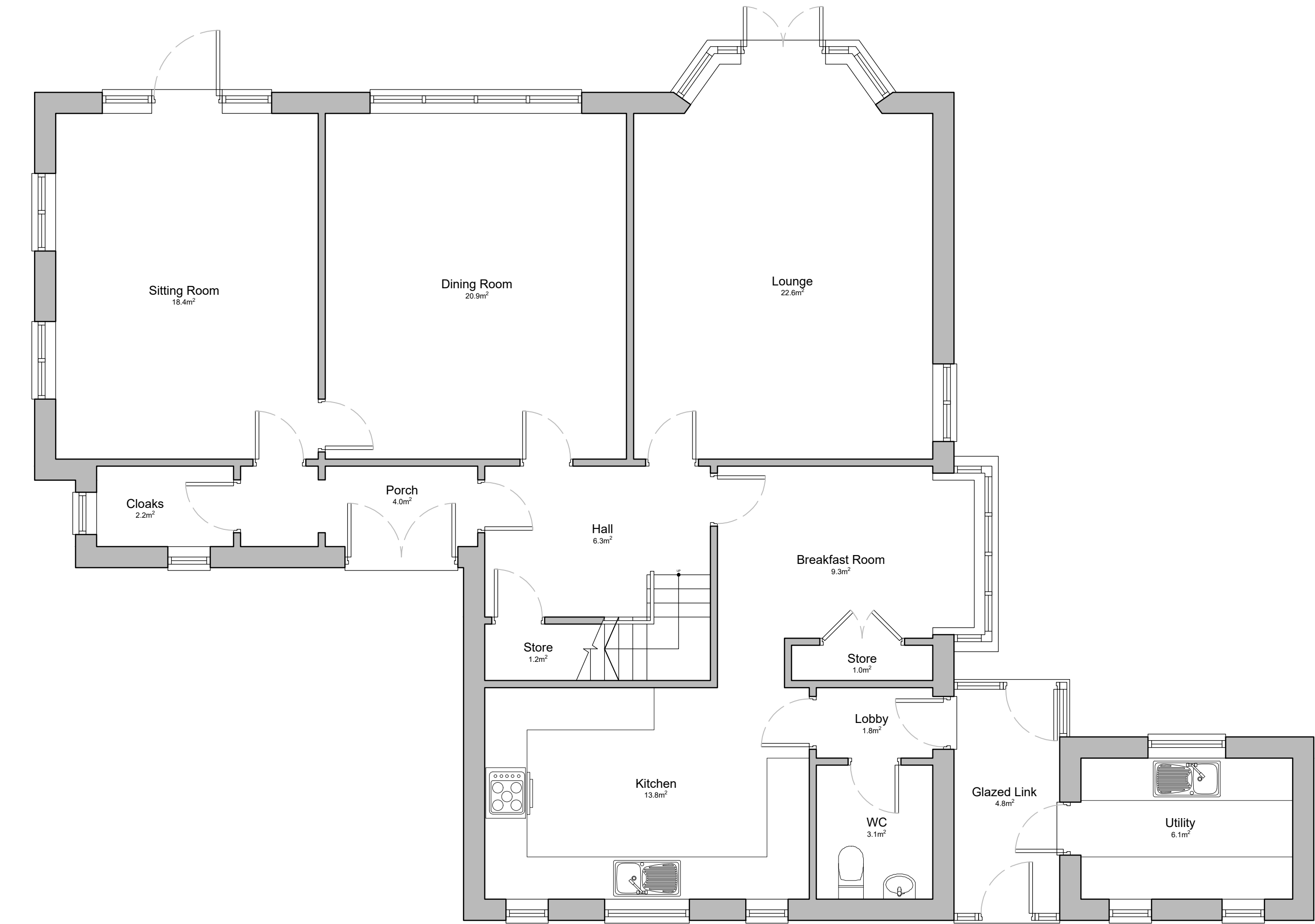
Unit 17, Brough Business Centre, Brough, East Yorkshire, HU15 1EN
T: 01482 66.90.80 E: enquiries@ar2architects.co.uk

Project 469 WALSHAW ROAD
BURY
BL8 3AE

Client THE CAMBIAN GROUP

Drawing Title PROPOSED SITE PLAN & SITE BLOCK PLAN
Drawing Size A1

Drawn LC	Date 30.06.2021	Scale 1:100/500	Cadfile -
Reviewed by RRB	Drawing No. (100)-02	Rev. PS	



EXISTING GROUND FLOOR PLAN

Scale - 1:50 @ A1



EXISTING FIRST FLOOR PLAN

Scale - 1:50 @ A1



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Drawings
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.

Areas
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.

Risk Assessment
In accordance with CDM Regulation 7, 11 & 15, significant hazards have been identified and are annotated thus

Refer to the current Designers Risk Information Schedule for further details.

Gross Internal Areas:	
Ground Floor GIA:	122.0m ²
First Floor GIA:	107.4m ²
Total GIA:	229.4m ²

NOTE:
THIS DRAWING IS ONLY INDICATIVE & IS BASED ON DRAWINGS PROVIDED BY OTHERS.
ALL DIMENSIONS TO CHECKED AND MEASURED ON SITE

revisions

SURVEY

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Unit 17, Brough Business Centre, Brough, East Yorkshire, HU15 1EN
T: 01482 66 90 80 E: enquiries@ar2architects.co.uk

Project 469 WALSHAW ROAD BURY BL8 3AE Job Number AR390-21

Client THE CAMBIAN GROUP

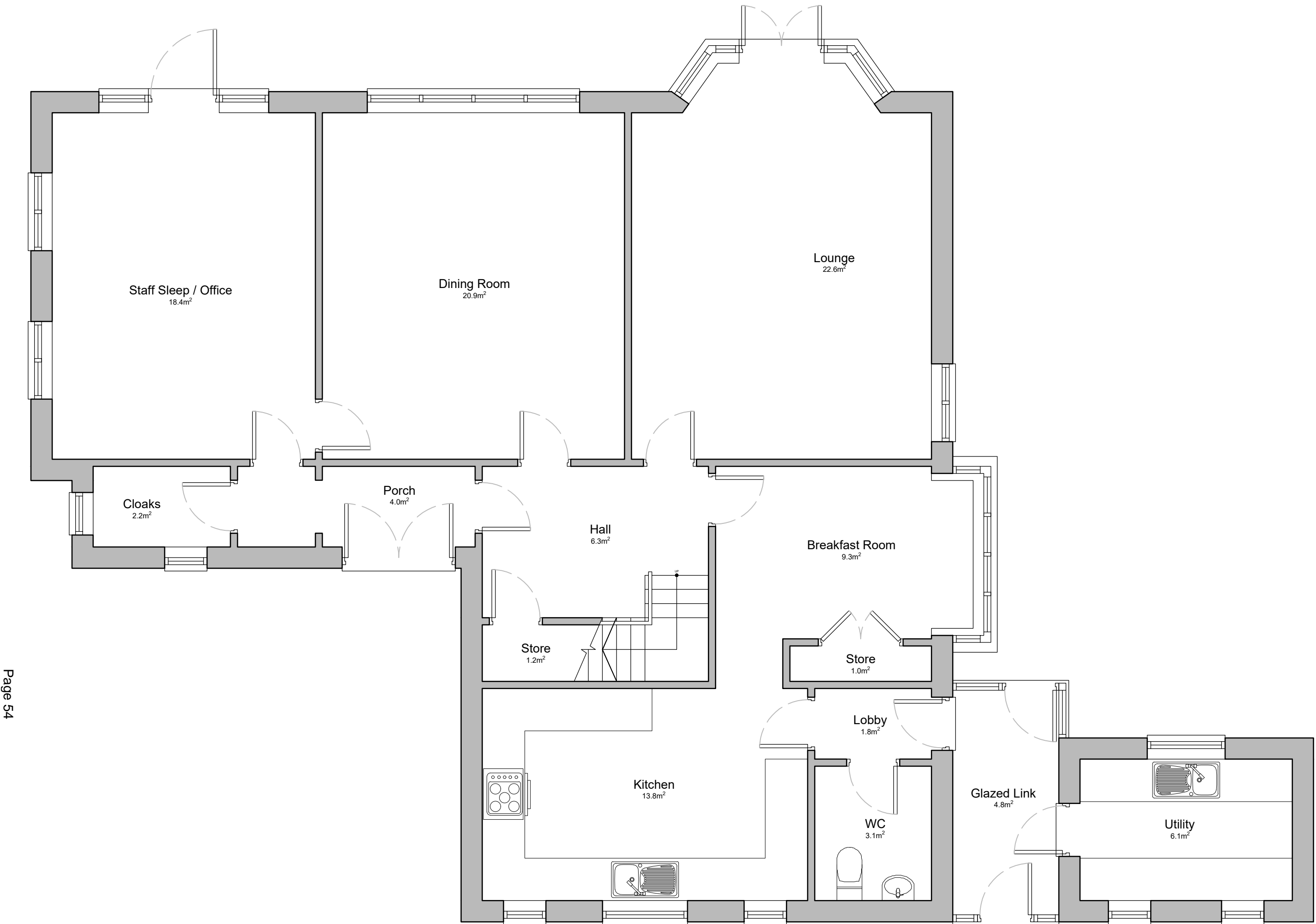
Drawing Title AS EXISTING GROUND FLOOR & FIRST FLOOR PLANS Drawing Size A1

Drawn LC	Date 30.06.2021	Scale 1:50	Cadfile -
Reviewed by RRB	Drawing No. (00)-01	Rev. S1	

469 WALSHAW ROAD

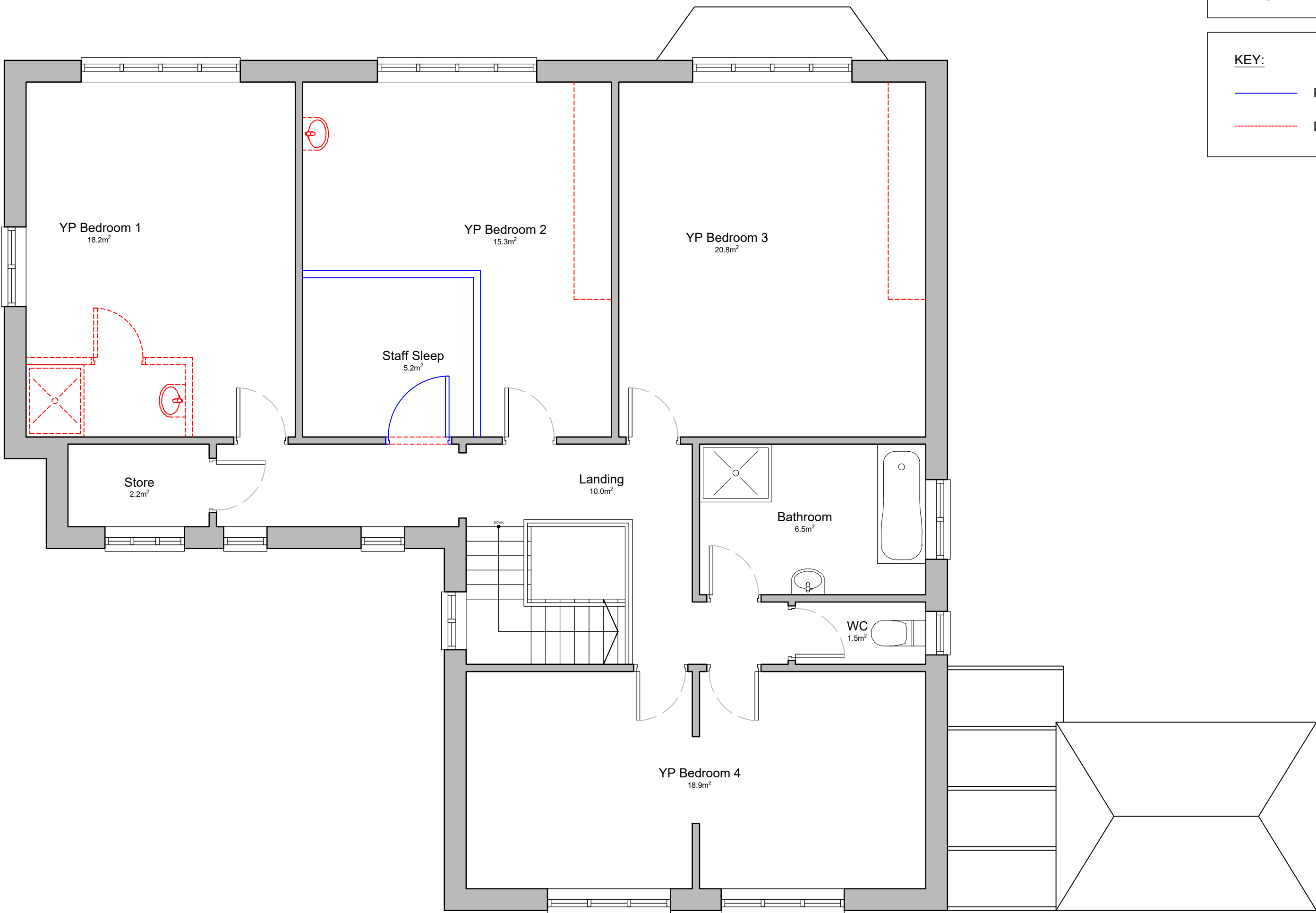
PLANNING SUBMISSION





PROPOSED GROUND FLOOR PLAN

Scale - 1:50 @ A1



PROPOSED FIRST FLOOR PLAN

Scale - 1:50 @ A1



Notes:
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Drawings
Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
Subject to statutory approvals and survey.
Areas
Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
Risk Assessment
In accordance with CDM Regulation 7, 11 & 18, significant hazards have been identified and are annotated thus:
Refer to the current Designers Risk Information Schedule for further details.

Gross Internal Areas:	
Ground Floor GIA:	122.0m ²
First Floor GIA:	107.4m ²
Total GIA:	229.4m ²

KEY:	
—	Proposed
---	Demolition

NOTE:
THIS DRAWING IS ONLY INDICATIVE & IS BASED ON DRAWINGS PROVIDED BY OTHERS.
ALL DIMENSIONS TO CHECKED AND MEASURED ON SITE

REVISIONS			
P2	General amendments to first floor as requested by client.	01.07.21	LC
P3	Minor amendments to ground floor as requested by client.	08.07.21	RB
P4	Minor amendments to ground floor as requested by client.	12.07.21	LC

PLANNING

ar² architects ltd

Unit 17, Brough Business Centre, Brough, East Yorkshire, HU15 1EN
T: 01482 66 90 80 E: enquiries@ar2architects.co.uk

Project 469 WALSHAW ROAD
BURY
BL8 3AE

Client
THE CAMBIAN GROUP

Drawing Title
PROPOSED
GROUND FLOOR & FIRST FLOOR PLANS

Drawing Size A1

Drawn LC	Date 30.06.2021	Scale 1:50	Cadfile -
Reviewed by RRB	Drawing No. (100)-01	Rev. P4	

469 WALSHAW ROAD

PLANNING SUBMISSION



Ward: Bury West - Elton

Item 03

Applicant: Mr Tamoor Tariq

Location: 1 Rollesby Close, Bury, BL8 1EW

Proposal: Two storey front extension; Single storey rear extension

Application Ref: 67461/Full

Target Date: 18/10/2021

Recommendation: Approve with Conditions

This application is to be considered by the Planning Control Committee due to the applicant being a Councillor.

Description

The application relates to a two storey brick built detached house located on a corner plot on an estate that consists of mainly detached houses of varying designs. There is a drive at the front leading to an integral garage and garden to the front, side and rear. Conifer hedge to the front and timber panelled fence at the side.

The immediate neighbour at No. 3 is the adjacent house set forward from the application house. There is a side path between the two properties and a 1.7m approx fence separates the rear gardens. The main rear elevation is set back 3.8m from that of No.1 and has a conservatory at the rear. Closest window to the boundary with No.1 at ground floor is a dining room window. The property to the rear is set side on and separated by a footpath.

The proposal involves a two storey extension projecting out 2.5m and running across the front elevation. At the front corner, close to the boundary with Trimmingham Drive, the extension would be set back 500mm at ground floor and 1m at first floor. The extension would allow increased lounge area at ground floor and larger bedroom at first floor. In design terms the new front elevation would comprise two gables and the house would be finished in a off white render.

At the rear the proposed single storey extension would project out 3m from the rear elevation and run across the 8m. There would be a gap of approximately 4m to the shared side boundary with No.3 Rollesby Close. It would have a mono-pitched roof to a maximum height of 3.4m. It would facilitate an extended kitchen/dining area at the rear of the house.

Relevant Planning History

02612/E - Two storey front, single storey rear extension. - Enquiry completed 29/07/2021

50492 - Two storey extension at side. single storey extension at rear of garage - Approved 10/10/2008

Publicity

Immediate neighbours notified by letter dated 09/09/2021. No objections received.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions.

Pre-start Conditions - N/A

Unitary Development Plan and Policies

H2/3 Extensions and Alterations

SPD6 Supplementary Planning Document 6: Alterations & Extensions

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.

Visual amenity - In terms of design and scale, the extensions are generally in keeping with the existing house. In terms of appearance, the house would be rendered along with the extensions, giving a consistent finish.

In terms of the impact on the streetscape, current guidance suggests that on corner plots, side extensions should normally allow a gap of 2m from the built form to the boundary with the public highway to the side. A lesser setback may be acceptable where the site is well screened or where the prevailing pattern of development in the locality is typified by relatively shallow frontages.

In the case of this scheme, the curvature of the boundary with the footway means that the front corner and rear corner of the dwelling would be closest to the highway. At the front corner, the gap from the two storey extension would be approximately 1 metre. At the rear corner the gap from the single storey extension to the side boundary would be 1.3m. These separation distances are less than suggested in current guidance in SPD6 although in mitigation, the gap increases to over 2m down the side of the house where the boundary curves out. The gap at the side to the existing hedge and the ground and first floor set backs at the front corner together are considered acceptable mitigation and makes the scheme compliant in terms of Policy H2/3 and associated guidance.

Residential amenity - Given that the nearest neighbour, at No.3 Rollesby Close is set forward from the applicant's house with a blank wall facing the front extension, the impact on neighbour amenity at the front is not significant. At the rear, the single storey extension is set away from the shared side boundary with this neighbour and with no windows directly overlooking, the impact on amenity would be minimal. In terms of residential amenity, the proposal is acceptable and complies with UDP Policy H2/3 and associated guidance in supplementary Planning Document 6 relating to extensions and alterations.

Parking and Access - The existing access would be made slightly wider and a new driveway made from porous materials to allow adequate surface water drainage. It would provide parking for a minimum of two cars. There would be suitable conditions to protect the existing streetlight on the footpath at the front of the site and to minimise impact of construction. This is considered to be acceptable and complies with UDP Policy H2/3 Alterations and Extensions.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

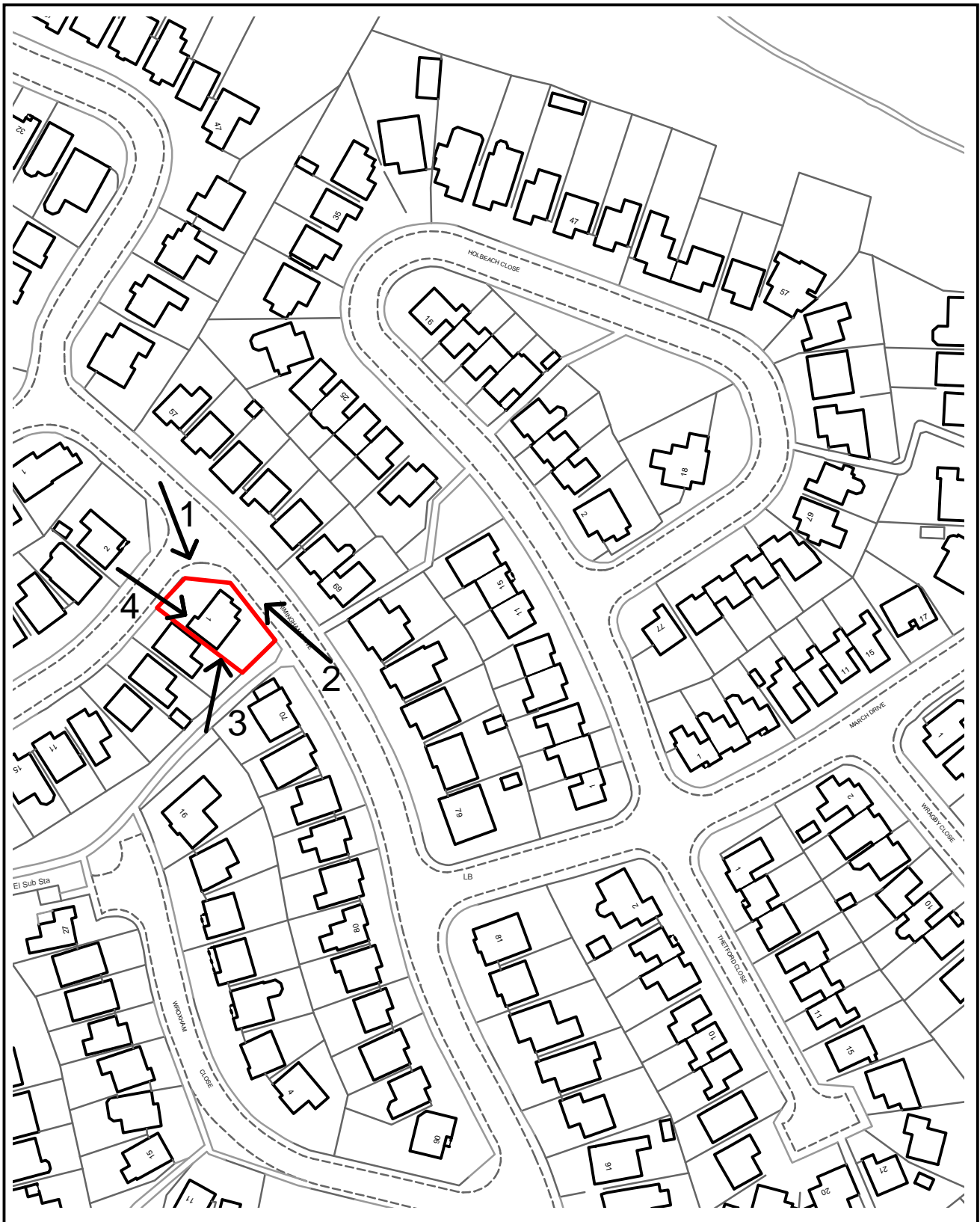
Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to existing drawings numbered 21/659/01, 02 and 03 and revised plans - site plan, 04A, 06A and 07 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The development hereby approved shall not be commenced unless and until facilities for the storage on site of construction materials have been provided to the satisfaction of the Local Planning Authority. The measures shall be retained and facilities used for the intended purpose for the duration of the construction period and the area identified shall not be used for any other purposes other than the storage of construction materials.
Reason. To maintain the integrity of the adopted highway and ensure adequate off street materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.
4. The formation of the new vehicular access and driveway indicated on the approved plans, incorporating the provision of a footway crossing extension of a width and in a position to be agreed on site prior to commencement of the development clear of the adjacent street lighting column, widened driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adjacent adopted highway, and all associated footway remedial works abutting the site required as a result of the proposed development, shall be implemented to an agreed specification and to the satisfaction of the Local Planning Authority prior to the development hereby approved being occupied/ being brought into use.
Reason. To secure the satisfactory development of the site in terms of highway safety and maintain the integrity of the adopted highway pursuant to UDP Policy H2/3 Extensions and Alterations.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 67461

ADDRESS: 1 Rollesby Close Bury



Bury
COUNCIL

Planning, Environmental and Regulatory Services

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

67461

Photo 1



Photo 2



67461

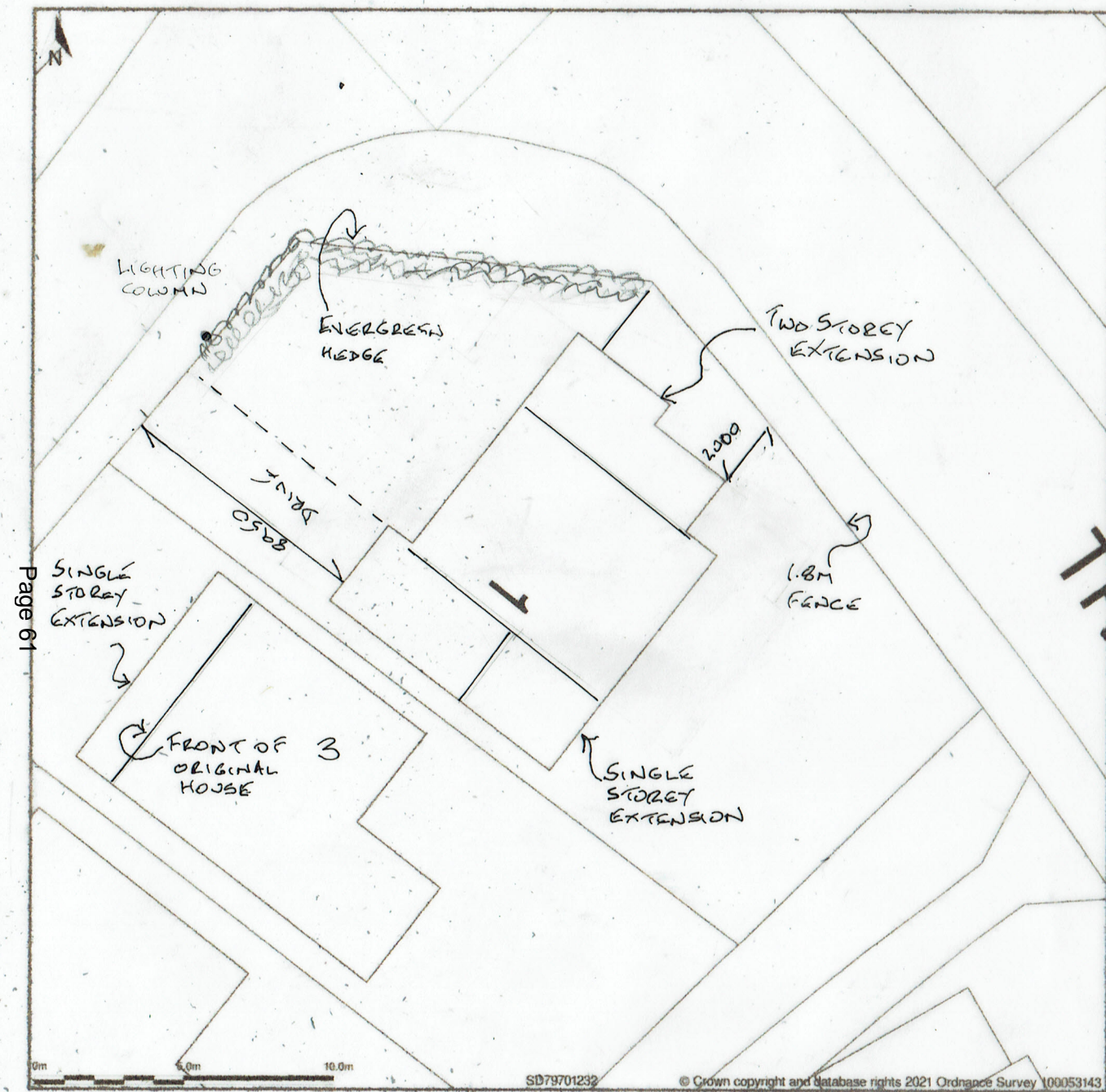
Photo 3



Photo 4



1, Rollesby Close, Bury, BL8 1EW



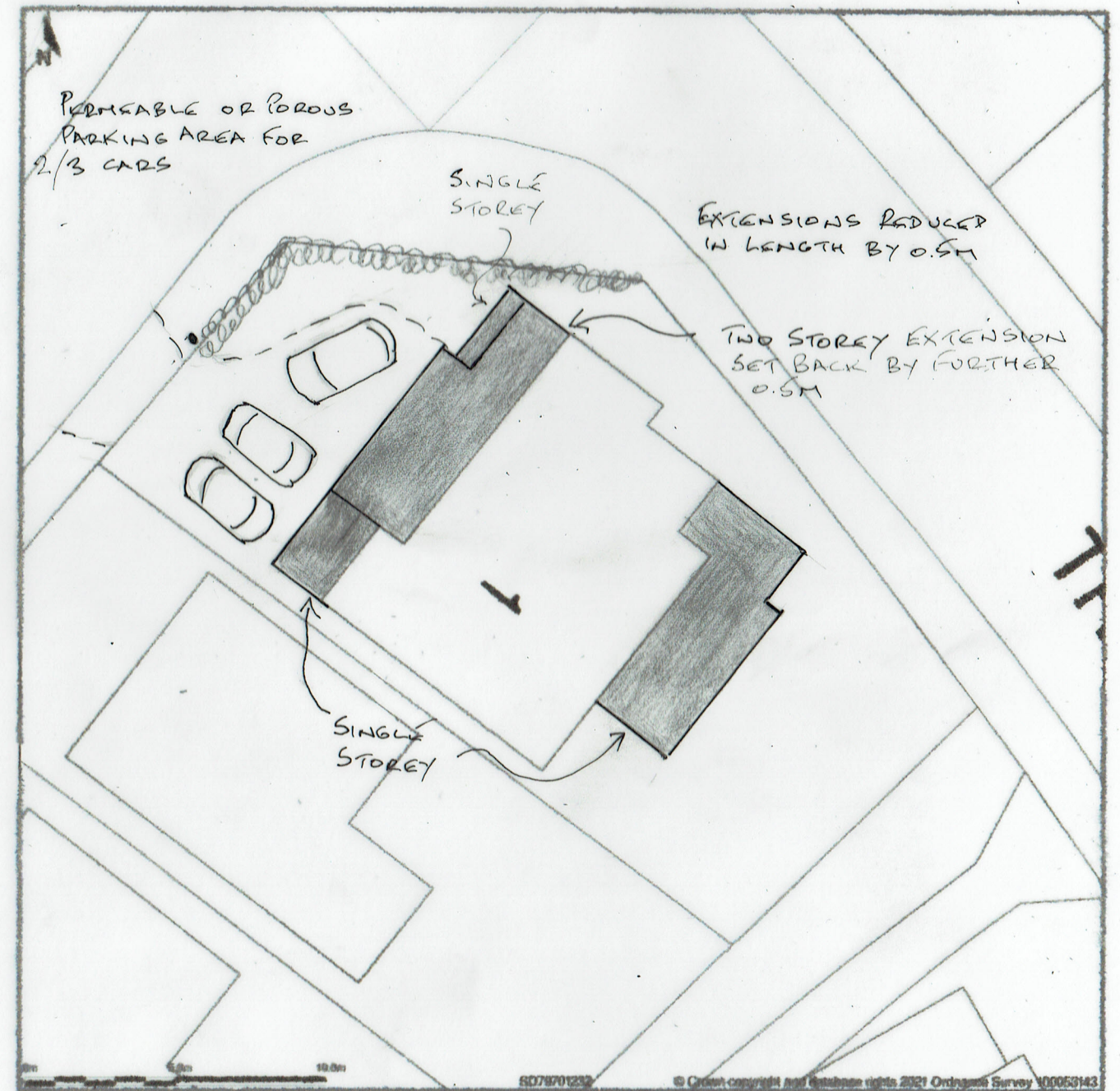
Block Plan shows area bounded by: 379687.43, 412303.22 379723.43, 412339.22 (at a scale of 1:200), OSGridRef: SD79701232. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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EXISTING SITE PLAN

1, Rollesby Close, Bury, BL8 1EW

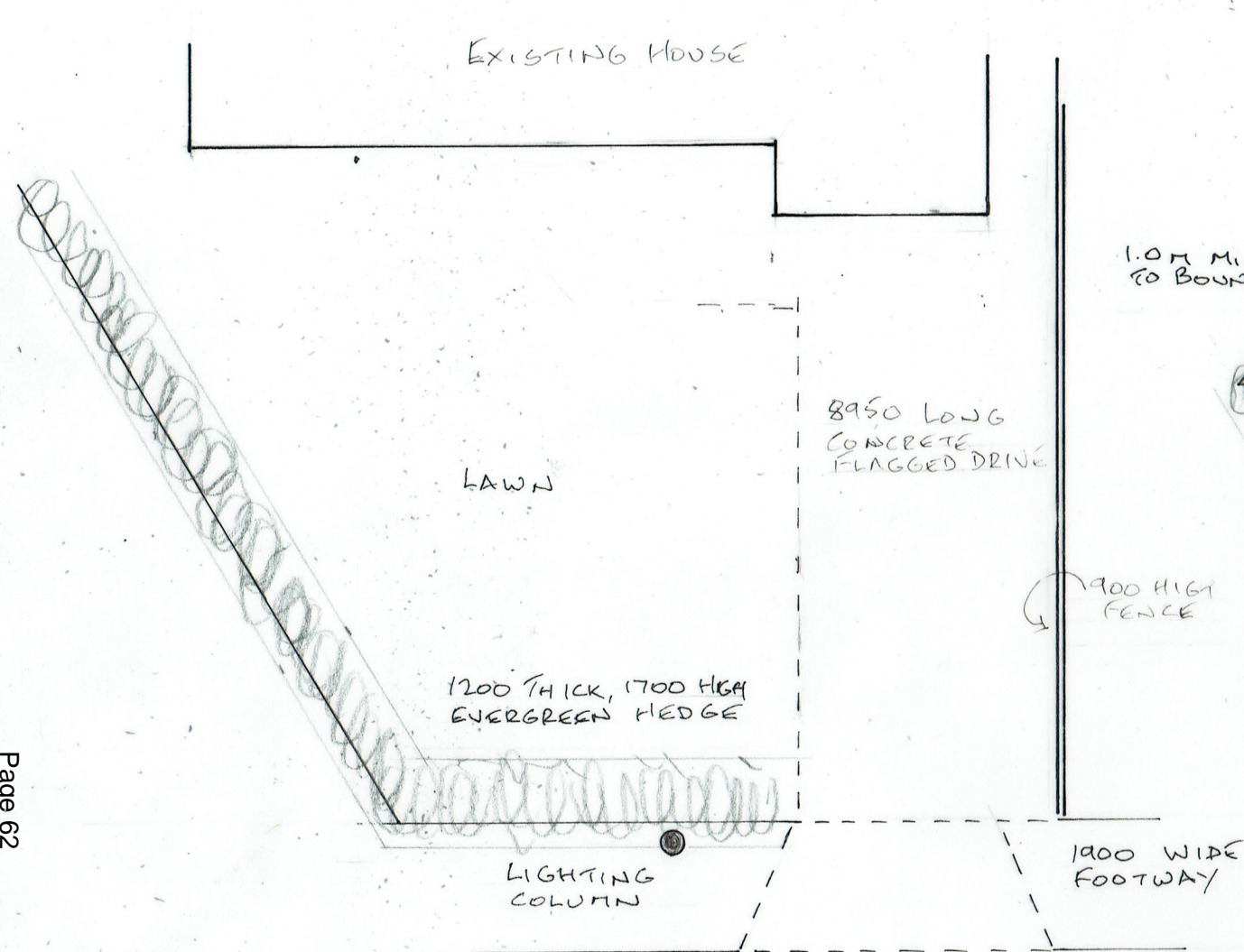


Block Plan shows area bounded by: 379687.43, 412303.22 379723.43, 412339.22 (at a scale of 1:200), OSGridRef: SD79701232. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

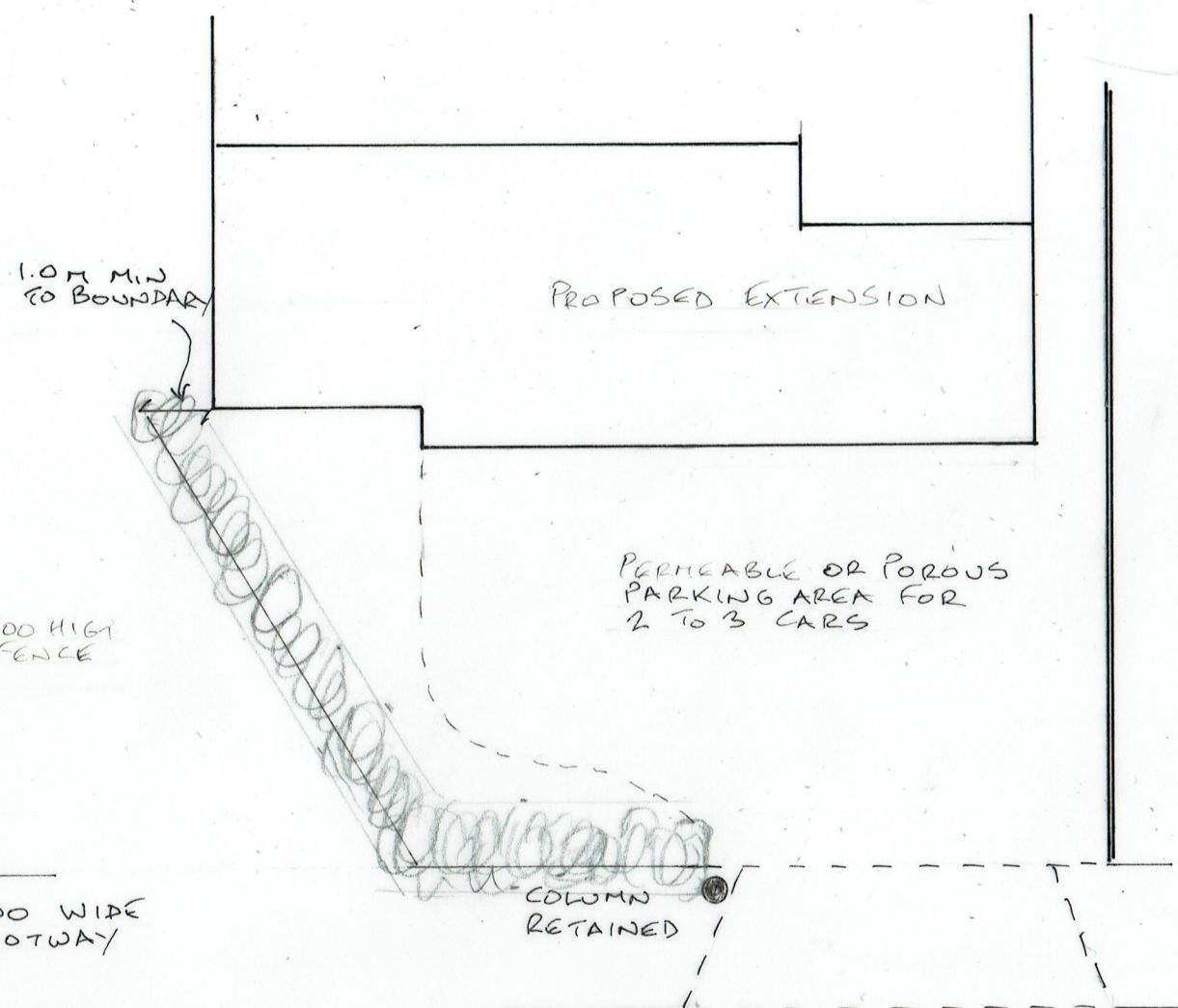
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PROPOSED SITE PLAN (REVISED 14/10/2021)



EXISTING PLAN



PROPOSED PLAN

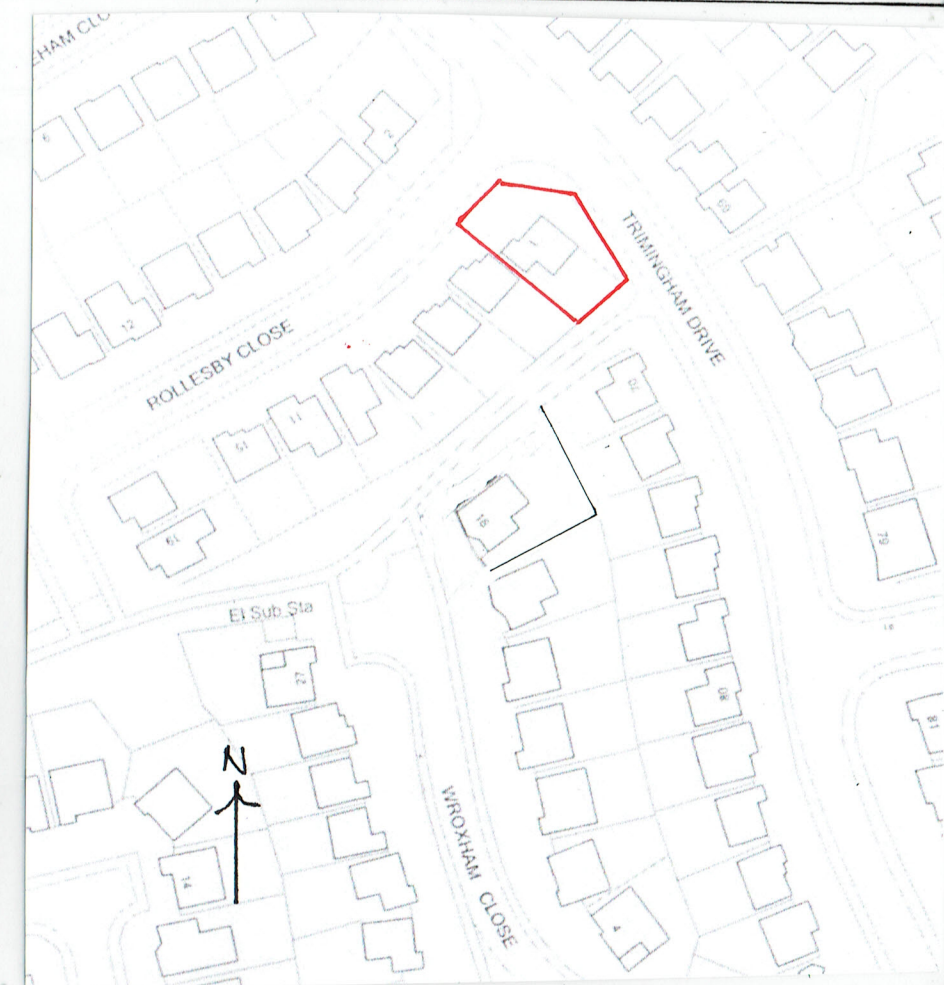
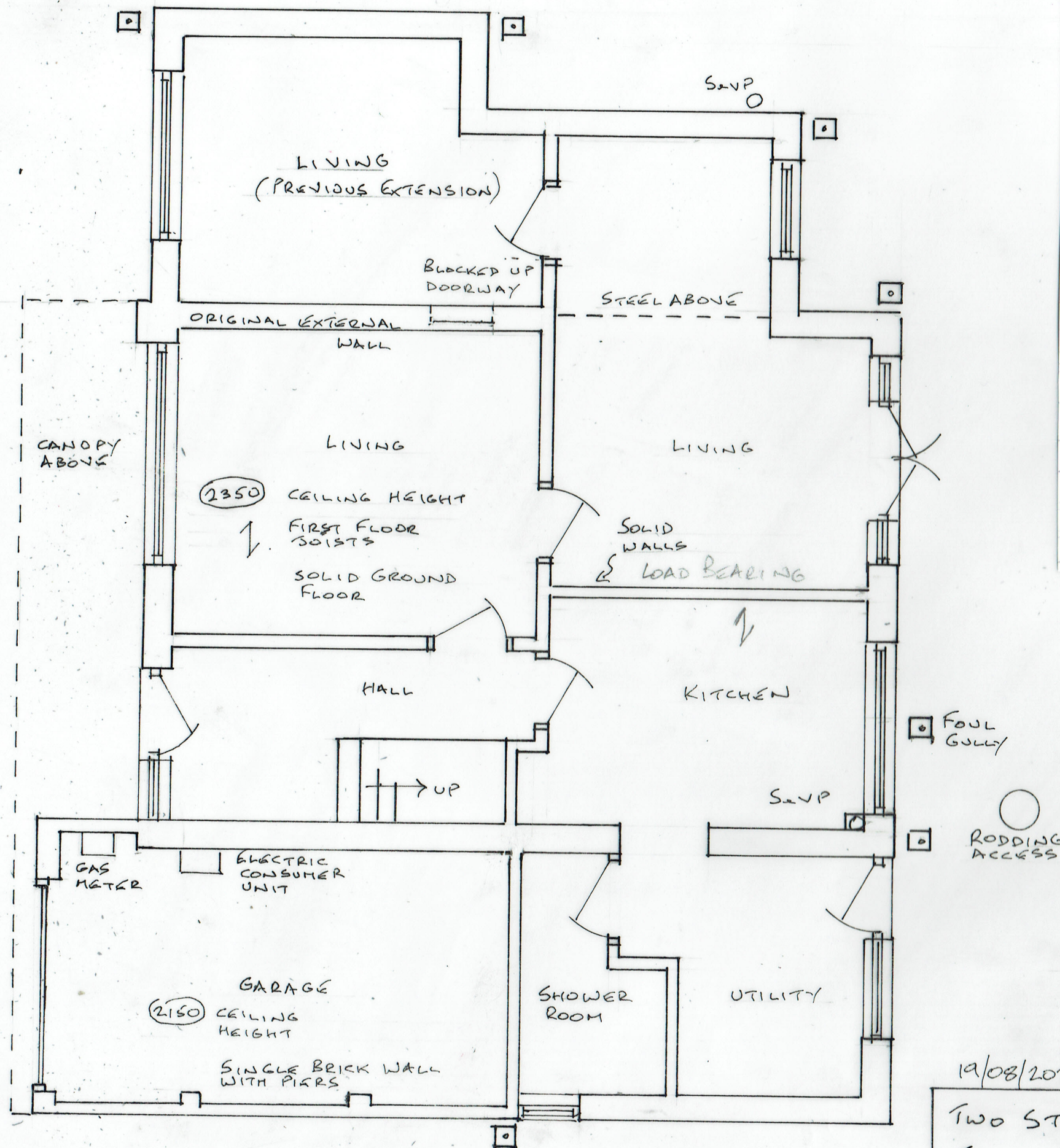
7 DRIVEWAY PLANS

0 METRES 5
SCALE 1:100 @ A3

14/10/2021

21/659/07

TWO STOREY FRONT EXTENSION
1 ROLLESBY CLOSE, BURY BL8 1EW



LOCATION PLAN (1:1250)

1. EXISTING GROUND FLOOR PLAN

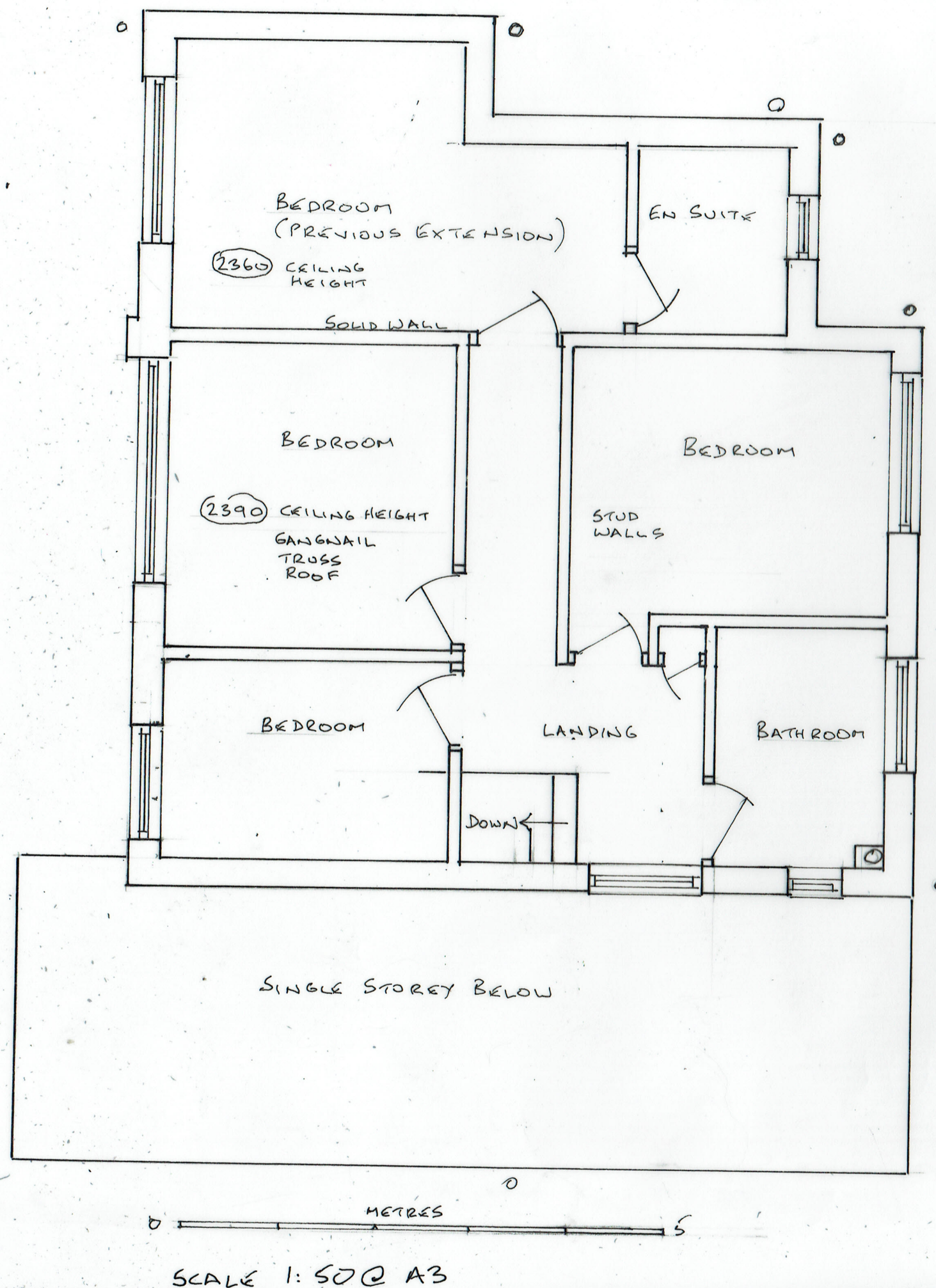
19/08/2021

21/659/01

TWO STOREY FRONT
SINGLE STOREY REAR EXTENSIONS
1 ROLLESBY CLOSE, BURY BL8 1EW

SCALE 1:500 A3

950' HIGH BOUNDARY FENCE

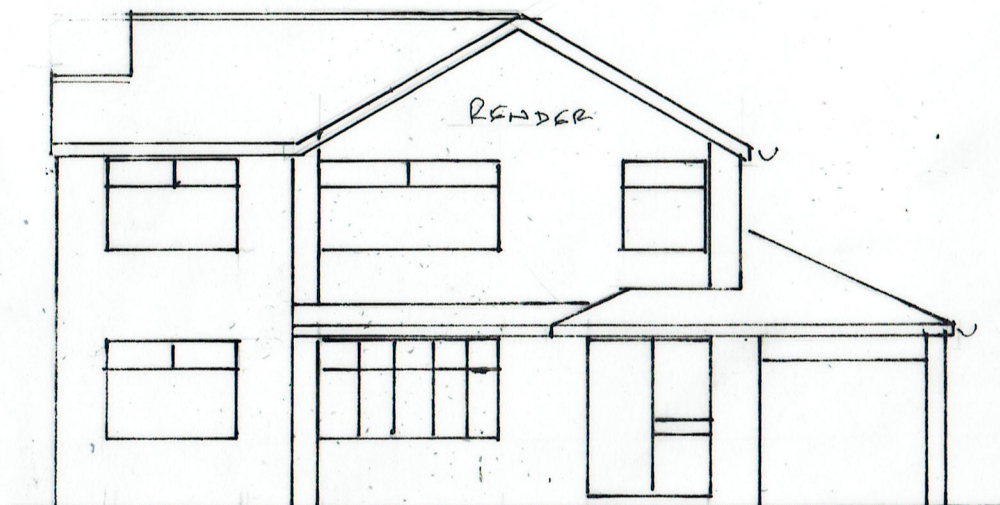


2 EXISTING FIRST FLOOR PLAN

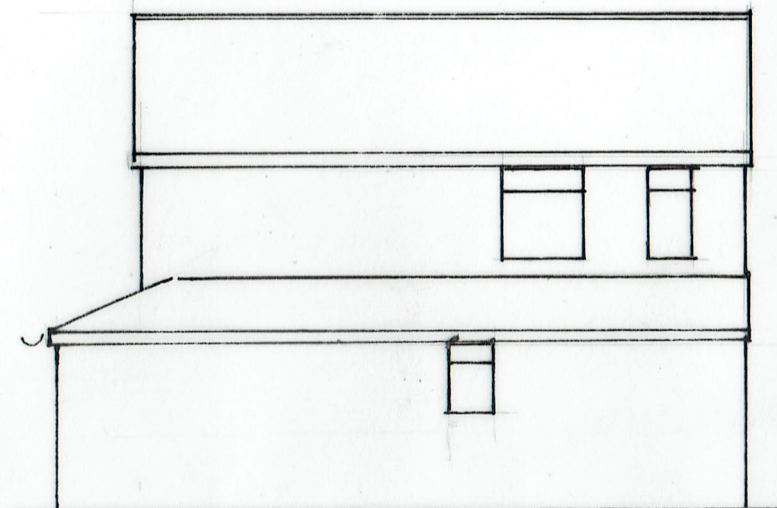
19/08/2021

21/659/02

TWO STOREY FRONT
SINGLE STOREY REAR EXTENSIONS
1 ROLLESBY CLOSE, BURY BL8 1EW



FRONT ELEVATION

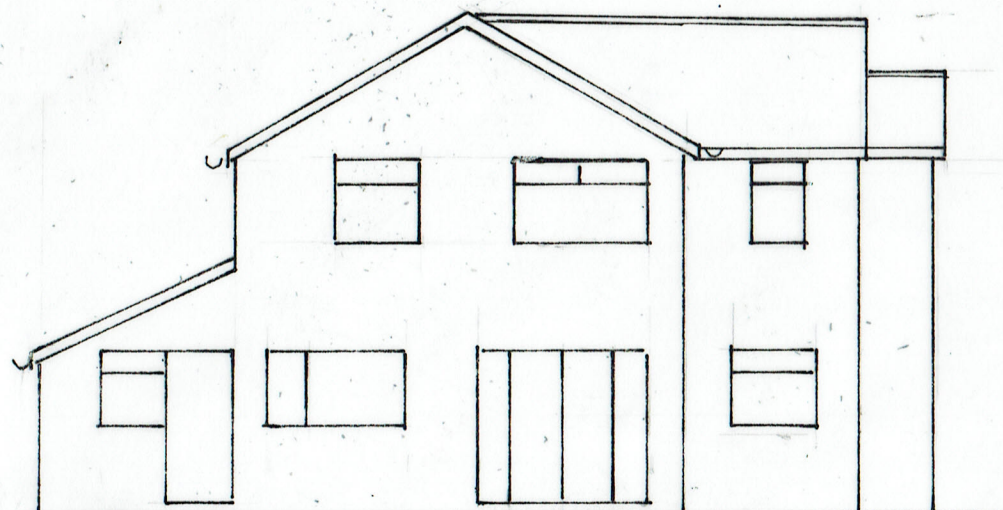


SIDE

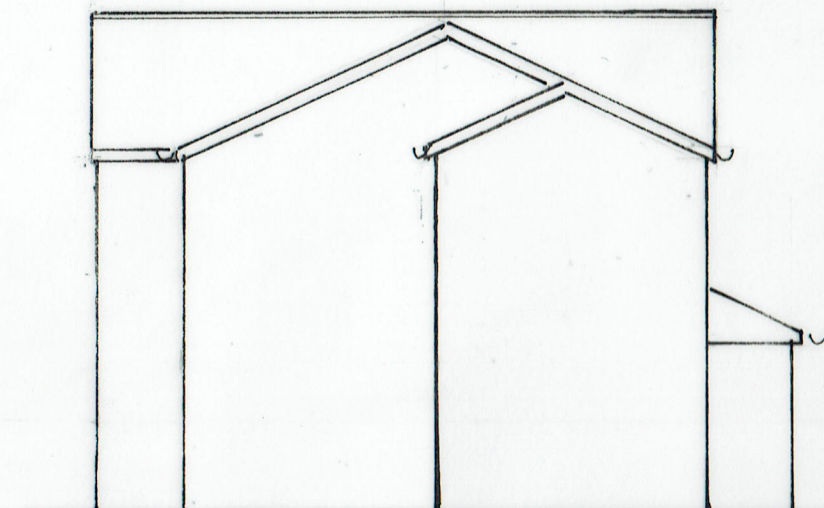
CONCRETE TILES

BUFF BRICKWORK

WHITE UPVC WINDOWS

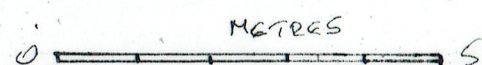


REAR



SIDE

3 EXISTING ELEVATIONS

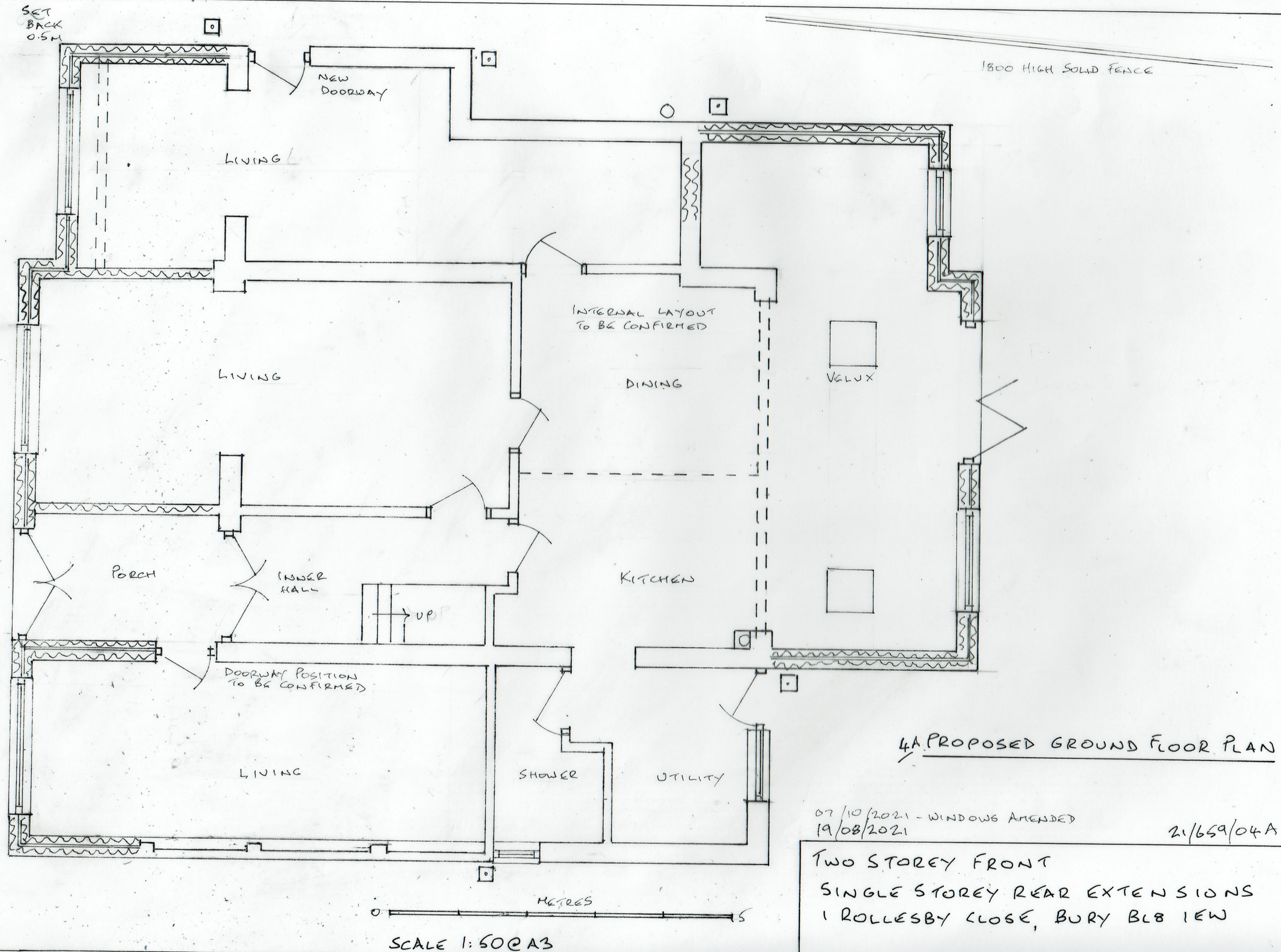


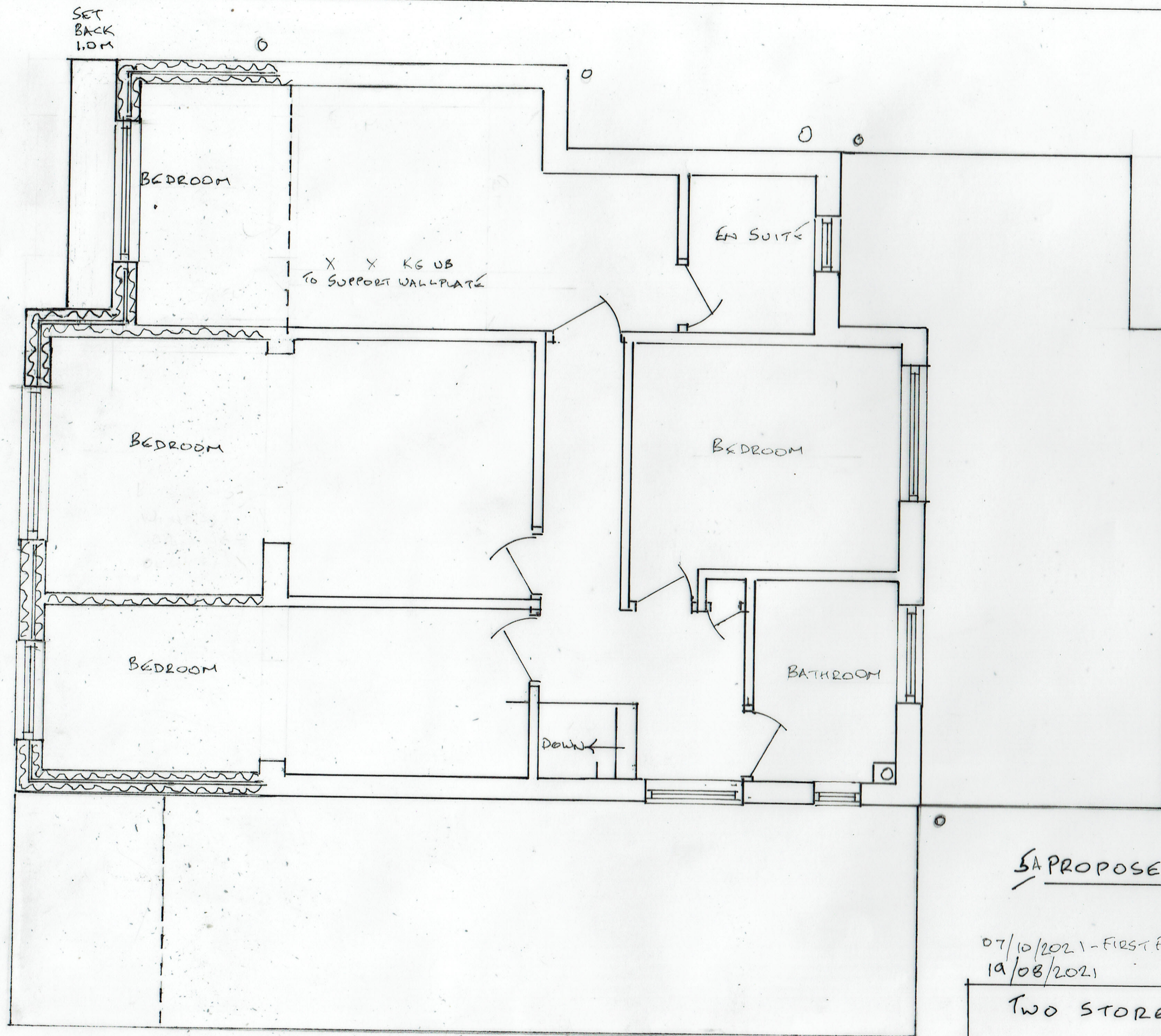
SCALE 1:100 @ A3

19/08/2021

21/659/03

TWO STOREY FRONT
SINGLE STOREY REAR EXTENSIONS
1 ROLLESBY CLOSE, BURY BL8 1EW





5A PROPOSED FIRST FLOOR PLAN

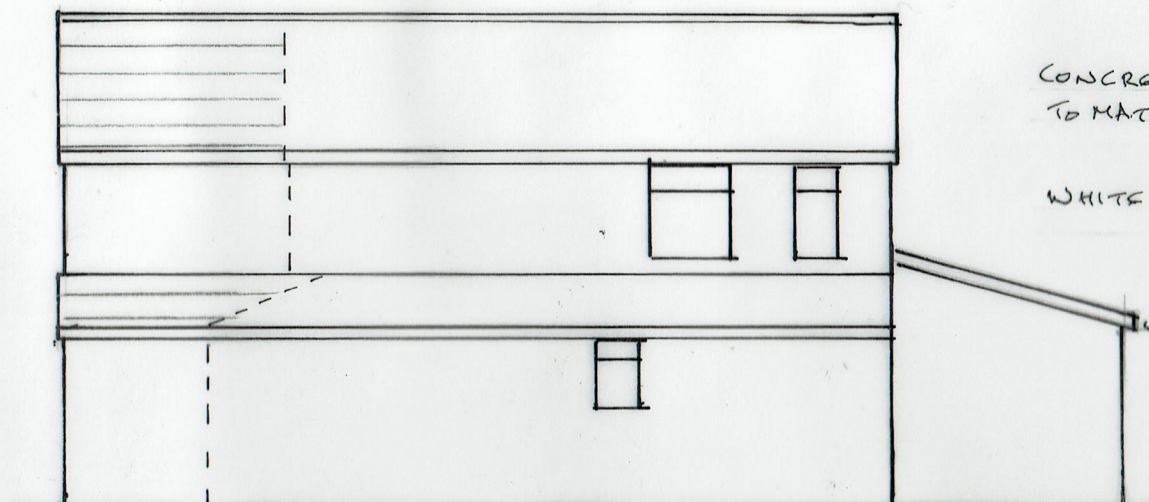
07/10/2021 - FIRST FLOOR SET BACK, WINDOWS AMENDED
19/08/2021 21/659/05A

TWO STOREY FRONT
SINGLE STOREY REAR EXTENSIONS
1 ROLLESBY CLOSE, BURY BL8 1EW

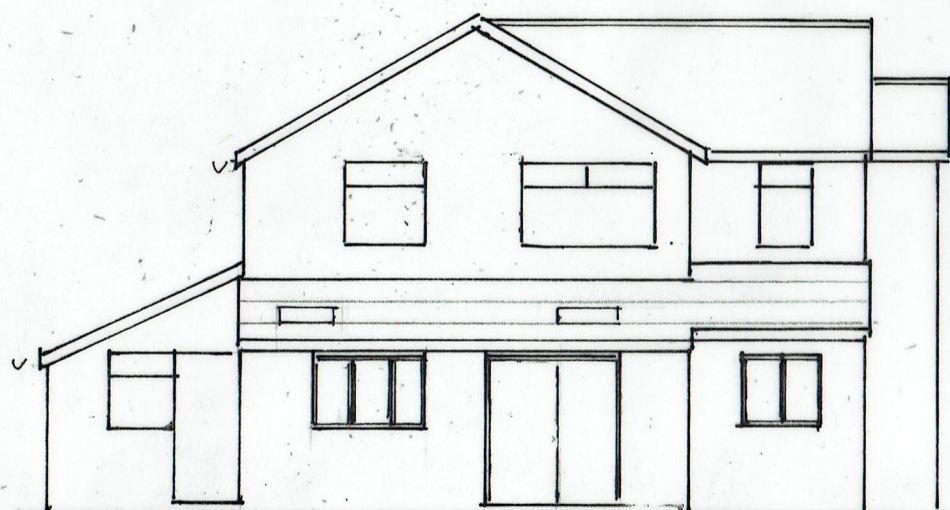
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SCALE 1:50 @ A3



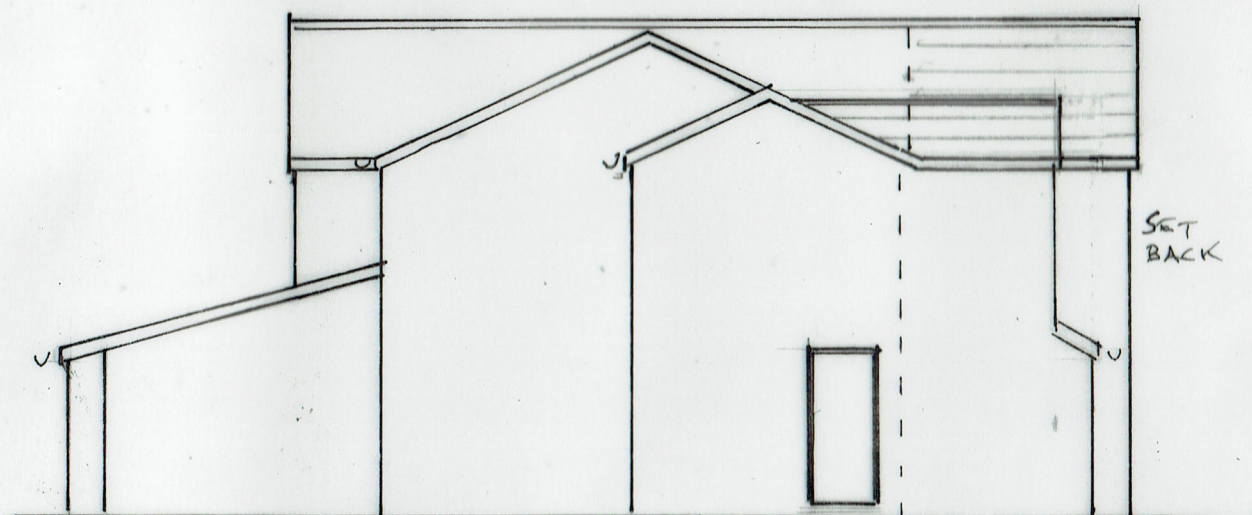
FRONT ELEVATION



SIDE



REAR



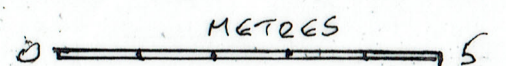
SIDE

6A PROPOSED ELEVATIONS

07/10/2021 - FIRST FLOOR SET BACK, WINDOWS AMENDED
19/08/2021

21/659/06A

TWO STOREY FRONT
SINGLE STOREY REAR EXTENSIONS
1 ROLLESBY CLOSE BURY BL8 1EW



SCALE 1:1000 A3

REPORT FOR NOTING

Agenda Item 5

Bury
COUNCIL

**Agenda
Item**

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	9 November 2021
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers

Between 27/09/2021 and 31/10/2021



Ward: **Bury East**

Application No.: 66774 **App. Type:** FUL 01/10/2021 Approve with Conditions
Location: 2 Bell Lane, Bury, BL9 6AR
Proposal: Change of use from public house/offices to 1 no. dwelling; rear dormer; external alterations to windows and doors

Application No.: 66978 **App. Type:** FUL 13/10/2021 Approve with Conditions
Location: Former Peel Health Centre, Market Street / Angouleme Way, Bury, BL9 0EQ
Proposal: Erection of Health Innovation & STEM Centre for Bury College

Application No.: 67036 **App. Type:** FUL 20/10/2021 Approve with Conditions
Location: Land & buildings between 69-81 Lord Street, Bury, BL9 0RE
Proposal: Extension and alteration to buildings to form 4no. flats, 2no. retail units and 2no. hot food takeaway units

Application No.: 67175 **App. Type:** FUL 01/10/2021 Approve with Conditions
Location: The Turf Hotel, 116 Wash Lane, Bury, BL9 7DJ
Proposal: Change of use from a former public house to 9 no. flats

Application No.: 67228 **App. Type:** FUL 20/10/2021 Approve with Conditions
Location: R L Lovatt, Manor Street, Bury, BL9 7BL
Proposal: Two storey side office extension

Application No.: 67311 **App. Type:** FUL 12/10/2021 Approve with Conditions
Location: 11 Laurel Street, Bury, BL9 7QJ
Proposal: Single storey rear extension

Application No.: 67361 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 15 Timberhurst, Bury, BL9 7NZ
Proposal: Single storey side extension

Application No.: 67403 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: Hercules Farm, Castle Hill Road, Bury, BL9 6UJ
Proposal: Two storey rear extension; Single storey rear infill extension; Demolition of existing conservatory to be replaced with orangery/garden room; Enlargement to two ground floor windows

Application No.: 67449 **App. Type:** FUL 19/10/2021 Approve with Conditions
Location: 29 Irwell Street, Bury, BL9 0HE
Proposal: Single storey rear extension to form a disabled wet room.

Application No.: 67497 **App. Type:** FUL 27/10/2021 Approve with Conditions
Location: Knowsley Place, 4 Duke Street, Bury, BL9 0EJ
Proposal: Change of use from offices to non-residential education and training centre (Class F1)

Ward: **Bury East - Moorside**

Application No.: 67414 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 305 Walmersley Road, Bury, BL9 6NX
Proposal: Single storey side extension; Rebuilding of boundary wall

Application No.: 67457 **App. Type:** LDCP 06/10/2021 Lawful Development
Location: Suite 17a, Imperial House, 79-81 Hornby Street, Bury, BL9 5BN
Proposal: Certificate of lawfulness for a proposed use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative functions of an app based private hire vehicle operator

Ward: **Bury East - Redvales**

Application No.: 67265 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: 5 Manor Gardens, Bury, BL9 9FY
Proposal: Single storey / two storey extension at side

Application No.: 67313 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 8 Somerset Drive, Bury, BL9 9DG
Proposal: Single storey rear extension; First floor side extension; Front porch and canopy

Application No.: 67330 **App. Type:** FUL 29/09/2021 Approve with Conditions
Location: 21 St Peters Road, Bury, BL9 9RA
Proposal: Single storey extension at front/side/rear with main roof extension/alteration; Replacement front porch and alterations to front elevation

Application No.: 67336 **App. Type:** FUL 01/10/2021 Approve with Conditions
Location: 25 Derwent Drive, Bury, BL9 9LS
Proposal: Two storey extension at side/single storey extension at side/rear

Application No.: 67377 **App. Type:** FUL 28/10/2021 Approve with Conditions
Location: St Gabriels Rc High School, Bridge Road, Bury, BL9 0TZ
Proposal: Replacement of the existing 1.5m high railing fencing to the perimeter of the John Banks site with a mixture of 2.4m high and 1.5m high weldmesh security fencing and gates to address significant safeguarding issues

Application No.: 67458 **App. Type:** FUL 12/10/2021 Approve with Conditions
Location: 27 Parkhills Close, Bury, BL8 2DU
Proposal: Two storey side extension; Single & two storey rear extension

Application No.: 67462 **App. Type:** FUL 14/10/2021 Approve with Conditions
Location: 57 Dorset Drive, Bury, BL9 9DN
Proposal: Demolition of existing storage building and erection of new storage building to rear garden

Application No.: 67469 **App. Type:** TEL 18/10/2021 Prior Approval Required and Refused
Location: Pavement adj Derby High School playing field & Providence Baptist Church, Radcliffe Road, Bury, BL9 9NH
Proposal: Proposed 5G telecoms installation: H3G Phase 8 street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets.

Application No.: 67489 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 25 Grasmere Drive, Bury, BL9 9GB
Proposal: Proposed single storey rear/side extension

Ward: **Bury West - Church**

Application No.: 67222 **App. Type:** FUL 07/10/2021 Refused
Location: Bentley Manor, Bentley Hall Road, Bury, BL8 3PH
Proposal: Construction of garage and self contained living accommodation ancillary to the existing property

Application No.: 67270 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: Gmfrs Training And Safety Centre, Hinds Lane, Bury, BL8 2AL
Proposal: Single storey extension to rear of 'sage' building; Alterations to roof; Alterations to windows; Alterations to hard and soft landscaping

Application No.: 67369 **App. Type:** FUL 20/10/2021 Approve with Conditions
Location: 4 Whitecroft Drive, Bury, BL8 2TN
Proposal: Loft conversion with front dormers

Ward: **Bury West - Elton**

Application No.: 67149 **App. Type:** FUL 13/10/2021 Approve with Conditions
Location: Springside Cottages, 2 Springside View, Bury, BL8 4LN
Proposal: Single storey rear extension

Application No.: 67202 **App. Type:** FUL 28/09/2021 Approve with Conditions
Location: 4 Rushmere Drive, Bury, BL8 1DW
Proposal: Two storey side extension and single storey rear extension.

Application No.: 67216 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 182 Tottington Road, Bury, BL8 1RU
Proposal: Single storey extension at side; Erection of shed at rear and new boundary wall/fence at side/rear

Application No.: 67245 **App. Type:** FUL 28/09/2021 Refused
Location: 41 Westcombe Drive, Bury, BL8 1DN
Proposal: Erection of detached garage at front/side

Application No.: 67252 **App. Type:** FUL 06/10/2021 Approve with Conditions
Location: 53 Bankhouse Road, Bury, BL8 1DS
Proposal: Single storey / two storey extension at side and single storey extension at rear

Application No.: 67253 **App. Type:** FUL 29/09/2021 Approve with Conditions
Location: 45 Throstle Grove, Bury, BL8 1EB
Proposal: Demolition of existing garage at side and erection of single storey side and rear extension

Application No.: 67261 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: 55 Westcombe Drive, Bury, BL8 1DN
Proposal: Demolition of existing garage to be replaced with two storey side extension; Alterations to existing front bay window roof, relocation of existing arched side window & installation of sun tubes to existing roof; 1.8m Fence to create private side garden

Application No.: 67289 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 50 Birks Drive, Bury, BL8 1JT
Proposal: Single storey side extension

Ward: **North Manor**

Application No.: 66483 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 6 Crag Avenue, Summerseat, Bury, BL9 5NZ
Proposal: First floor extension at rear; Raise roof ridge height of existing garage with single storey front extension and single storey side extension

Application No.: 67273 **App. Type:** GPDE 20/10/2021 Prior Approval Required & Granted - Ext
Location: 16 Ribble Drive, Bury, BL9 6RT
Proposal: Prior approval for proposed single storey extension at rear

Application No.: 67337 **App. Type:** FUL 22/10/2021 Approve with Conditions
Location: 6 Hawkshaw Close, Tottington, Bury, BL8 4GZ
Proposal: Formation/installation of external windows/doors to side and rear elevations

Application No.: 67352 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 22 Brierfield Drive, Bury, BL9 5JJ
Proposal: Single storey front extension

Application No.: 67353 **App. Type:** FUL 01/10/2021 Refused
Location: 10 Vernon Road, Tottington, Bury, BL8 4DD
Proposal: Variation of condition 5 following approval of planning permission 62132 - Change opening hours from 07:00 - 19:00 to 07:00 - 22:00

Application No.: 67391 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 23 Brookside Crescent, Tottington, Bury, BL8 4BG
Proposal: Front porch extension; Two storey side and rear extension; Juliet balcony and flat roof balcony at rear

Application No.: 67410 **App. Type:** FUL 14/10/2021 Approve with Conditions
Location: 77 Summerseat Lane, Ramsbottom, Bury, BL0 9RQ
Proposal: Single storey rear and front extension

Application No.: 67540 **App. Type:** FUL 26/10/2021 Approve with Conditions
Location: 30 Belvedere Avenue, Tottington, Bury, BL8 4ED
Proposal: Demolition of existing garage and construct therapy/games room; External alterations to comply with DDA requirements, windows changed to new double-glazed units; Raising of patio area to be at the same level as existing floor level, ramps up to new raised patio level, retaining wall and driveway, new timber horizontal fence to perimeter, existing fence raised to West side of property;

Ward: **Prestwich - Holyrood**

Application No.: 67031 **App. Type:** FUL 20/10/2021 Approve with Conditions
Location: 15 Orange Hill Road, Prestwich, Manchester, M25 1LR
Proposal: Front porch extension; Rear dormer extension

Application No.: 67061 **App. Type:** P3CPA 01/10/2021 Prior Approval Required and Granted
Location: 82 Bury Old Road, Whitefield, Manchester, M45 6TQ
Proposal: Prior approval for proposed change of use from existing shop into a cafe/restaurant with flue at rear

Application No.: 67185 **App. Type:** ADV 01/10/2021 Refused
Location: 267 Bury Old Road, Prestwich, Manchester, M25 1JA
Proposal: Replacement of existing poster advertising hoarding with hoarding supporting a digital display

Application No.: 67293 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 10 Derby Road, Whitefield, Manchester, M45 6TN
Proposal: Single storey extension at front/side/rear with alterations and front porch

Application No.: 67473 **App. Type:** LDCP 20/10/2021 Lawful Development
Location: 20 Noreen Avenue, Prestwich, Manchester, M25 1LT
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 67488 **App. Type:** LDCP 26/10/2021 Lawful Development
Location: The Nook, Polefield Road, Prestwich, Manchester, M25 2QW
Proposal: Lawful development certificate for proposed external alterations to the rear and side elevations of the existing property, alterations to windows, the addition of a new door opening and 2 no. new roof lights.

Ward: **Prestwich - Sedgley**

Application No.:	66679	App. Type:	FUL	28/10/2021	Refused
Location:	305 Middleton Road, Manchester, M8 4LY				
Proposal:	Demolition of existing dwelling to be replaced with 1 no. new dwelling				
Application No.:	67082	App. Type:	FUL	07/10/2021	Approve with Conditions
Location:	Holy Law Congregation, Bury Old Road, Prestwich, Manchester, M25 0EX				
Proposal:	Retrospective erection of security fencing				
Application No.:	67212	App. Type:	FUL	06/10/2021	Refused
Location:	1 Charlbury Avenue, Prestwich, Manchester, M25 0FJ				
Proposal:	Two storey/first floor extension at side/rear and single storey extension at rear				
Application No.:	67221	App. Type:	FUL	06/10/2021	Approve with Conditions
Location:	5 Danesway, Prestwich, Manchester, M25 0ET				
Proposal:	Two storey side extension; Loft conversion and rear dormer with raised roof ridge height; New entrance at front, alterations to side elevation and juliet balcony at rear; Creation of second drive entrance				
Application No.:	67268	App. Type:	FUL	30/09/2021	Approve with Conditions
Location:	23 Sheepfoot Lane, Prestwich, Manchester, M25 0BN				
Proposal:	1 no. dwelling with associated landscaping including new boundary wall and gate				
Application No.:	67307	App. Type:	FUL	05/10/2021	Approve with Conditions
Location:	111 Kings Road, Prestwich, Manchester, M25 0JS				
Proposal:	Two storey side, rear extension and front extension				
Application No.:	67309	App. Type:	FUL	08/10/2021	Approve with Conditions
Location:	3A Deyne Avenue, Prestwich, Manchester, M25 1EJ				
Proposal:	Single storey extension at front, side and rear and rear terrace; 2 no. dormers at front and dormer extension at rear				
Application No.:	67310	App. Type:	LDCP	20/10/2021	Lawful Development
Location:	10 Hillwood Avenue, Prestwich, Manchester, M8 4LU				
Proposal:	Lawful Development Certificate for proposed single storey side extension				
Application No.:	67348	App. Type:	FUL	19/10/2021	Approve with Conditions
Location:	60 Kings Road, Prestwich, Manchester, M25 0LN				
Proposal:	Single storey extension at side/rear				
Application No.:	67350	App. Type:	FUL	30/09/2021	Approve with Conditions
Location:	31 Windsor Road, Prestwich, Manchester, M25 0FF				
Proposal:	Two storey extension at side/rear and single storey front extension				

Application No.:	67378	App. Type:	FUL	04/10/2021	Approve with Conditions
Location:	50 Park Road, Prestwich, Manchester, M25 0FA				
Proposal:	Single storey side extension				
Application No.:	67418	App. Type:	FUL	20/10/2021	Approve with Conditions
Location:	52 Albert Avenue, Prestwich, Manchester, M25 0LX				
Proposal:	Two storey rear extension with juliet balcony				
Application No.:	67495	App. Type:	GPDE	07/10/2021	Prior Approval Not Required - Extension
Location:	14 Ravens Close, Prestwich, Manchester, M25 0FU				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	67555	App. Type:	GPDE	25/10/2021	Prior Approval Not Required - Extension
Location:	13 Balmoral Grange, Prestwich, Manchester, M25 0GZ				
Proposal:	Prior notification for proposed single storey extension at rear				
Application No.:	67579	App. Type:	CON	18/10/2021	Raise No Objection
Location:	263 Bury New Road, Salford, M8 8DY				
Proposal:	Article 18 consultation from Salford City Council (ref. 21/78181/FUL) for erection of single storey Industrial/Commercial/Storage Unit together with creation of 15 car parking spaces				

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

Application No.:	66779	App. Type:	FUL	14/10/2021	Approve with Conditions
Location:	10 Butterstile Lane, Prestwich, Manchester, M25 9PW				
Proposal:	Demolition of single storey front extensions; Conversion of existing building to form 5 No flats over 3 floors; alterations to include new front porch, balconies and terrace garden to front; replacement windows; parking and bin store.				
Application No.:	67260	App. Type:	FUL	14/10/2021	Approve with Conditions
Location:	40 Prestwich Hills, Prestwich, Manchester, M25 9PY				
Proposal:	First floor/two storey extension at side; Single storey extension at rear				
Application No.:	67271	App. Type:	FUL	06/10/2021	Approve with Conditions
Location:	6 Sandylands Drive, Prestwich, Manchester, M25 9SH				
Proposal:	Two storey side and first floor rear extension				
Application No.:	67314	App. Type:	FUL	27/09/2021	Approve with Conditions
Location:	13 Grundy Avenue, Prestwich, Manchester, M25 9TG				
Proposal:	Hip to gable roof extension; Rear dormer extension				
Application No.:	67317	App. Type:	FUL	14/10/2021	Approve with Conditions
Location:	7 Masefield Avenue, Prestwich, M25 9QW				
Proposal:	Demolition of rear single storey extension and replacing with a new single storey extension				

Application No.: 67366 **App. Type:** FUL 26/10/2021 Approve with Conditions
Location: 5 Hamilton Road, Prestwich, Manchester, M25 9GG
Proposal: Single storey rear extension; Hip to gable roof extension; Dormer extensions at front; Increase in height of roof; Front porch extension

Application No.: 67372 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 1 Clough Court, Prestwich, Manchester, M25 3BR
Proposal: Single storey rear extension

Application No.: 67638 **App. Type:** CON 27/10/2021 Raise No Objection
Location: Units 1-3, Junction Business Park, Rake Lane, Clifton, Swinton, Manchester
Proposal: Article 18 consultation from Salford City Council (ref.21/78501/FUL): Application pursuant to s.73 of the Act for variation and removal of conditions attached to planning permission ref. 20/76423/FUL, as follows:
(a) Condition 2 (Approved Plans) relating to amendments to the scheme for the retention and refurbishment of the existing Unit 2 wash plant, inclusion of additional plant and machinery (substation, compressor, chillers and condensers), installation of external storage silos and fire suppression sprinkler tanks, amendments to the external loading bay and pedestrian door arrangements and reduction in the size of the office floorspace
(b) Condition 20 removal of restriction on outdoor storage, and
(c) Submission of detail relating to Conditions 3 (CMP), 4 (Phase 2 SI), 5 (Tree Protection Measures), 6 (Levels), 7 (Invasive Plant Species), 8 (Borehole Decommissioning), 9 (Drainage), 10 (Landscaping), 13 (Boundary Treatments), 14 (EV Charging), 15 (Shower and Changing Facilities), 16 (Cycle and Motorcycle Parking) and 19 (External Lighting).

Ward: **Radcliffe - East**

Application No.: 65205 **App. Type:** FUL 14/10/2021 Approve with Conditions
Location: 50 Water Street, Radcliffe, Manchester, M26 4DF
Proposal: Variation of condition no. 2 (approved drawings) and removal of condition no.16 (affordable housing) of planning permission 63917:
2 - Amend the position of the access, bin store & parking services
16 - Condition to be removed and replaced with S106.

Application No.: 67090 **App. Type:** FUL 19/10/2021 Approve with Conditions
Location: 9 Hardman Close, Radcliffe, Manchester, M26 4HY
Proposal: Two/single storey rear Extension, Dormer at rear and front porch

Application No.: 67374 **App. Type:** FUL 22/10/2021 Approve with Conditions
Location: Site of Former Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD
Proposal: Construction of 1 no. dwelling

Application No.: 67423 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: Site of former East Lancs Paper Mill, Church Street East, Radcliffe, Manchester, M26 9PG
Proposal: Variation of condition 39 following approval of planning permission 62969- relocate the vehicular access shown on the approved plan A090070-193-P002 Revision P03,two metres to the East as listed within Condition 39

Application No.: 67438 **App. Type:** FUL 26/10/2021 Approve with Conditions
Location: 52 Blackburn Street, Radcliffe, Manchester, M26 1NG
Proposal: Change of use of first floor solicitors office (Class E) to form 1 no. dwelling (Class C3) and enlargement of existing 1 bed apartment to a 2 bed apartment.

Ward: **Radcliffe - North**

Application No.: 67115 **App. Type:** FUL 14/10/2021 Approve with Conditions
Location: 23 Moorside Avenue, Ainsworth, Radcliffe, Bolton, BL2 5RP
Proposal: Single storey rear / side extension with Juliet balcony to bedroom above

Application No.: 67143 **App. Type:** FUL 12/10/2021 Approve with Conditions
Location: 157-159 Ainsworth Road, Radcliffe, Manchester, M26 0FD
Proposal: Single storey / two storey extension at rear including new first floor staircase to existing self contained flat (additional bed proposed)

Ward: **Radcliffe - West**

Application No.: 67189 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 4 St Aidens Close, Radcliffe, Manchester, M26 1YJ
Proposal: Single storey rear extension; Loft conversion with rear dormer including raising of ridge roof

Application No.: 67319 **App. Type:** FUL 07/10/2021 Split Decision
Location: 8 Chapeltown Road, Radcliffe, Manchester, M26 1YF
Proposal: A. Single storey side extension; two storey extension at front and design changes to front.
B. Two storey rear extension; new windows to both side elevations.

Application No.: 67371 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 23 Byron Avenue, Radcliffe, Manchester, M26 3GU
Proposal: Pitched roof to garage & outbuildings

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 67136 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: Gorsey Clough Farm, Harwood Road, Tottington, BL8 3PT
Proposal: Variation of conditions 4 & 5 following approval of planning permission 65258

Application No.: 67267 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 20 Marlborough Close, Ramsbottom, Bury, BL0 9YU
Proposal: First floor extension over garage; Two storey extension to rear; Single storey porch to front

Application No.: 67284 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: 319A Turton Road, Tottington, Bury, BL8 3QF
Proposal: Single storey side extension with balcony above

Application No.: 67355 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 84 Wesley Street, Tottington, Bury, BL8 3NR
Proposal: Replace existing rear porch with single storey rear extension and new duo pitched roof to existing flat roof at front with alterations to window/door

Application No.: 67393 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: Mums Harris Farm, Watling Street, Tottington, Bury, BL8 3QR
Proposal: Variation of condition 2 following approval of planning permission 65492- Amendment to ground floor layout to accommodate a glazed garden room to the North-West elevation. Drawings to be substituted 06,07,08,09B with 06A, 07A, 08A, 09C.

Application No.: 67421 **App. Type:** FUL 20/10/2021 Refused
Location: Lower Nuttals Farm, Watling Street, Affetside, BL8 3QP
Proposal: First floor rear extension

Application No.: 67496 **App. Type:** FUL 26/10/2021 Approve with Conditions
Location: Moorgate Farm, Turton Road, Tottington, Bury, BL8 3QQ
Proposal: To thermally insulate and weatherproof the external elevations of the original farmhouse, clad with burnt/charred timber, replace its windows and the windows of the existing garage

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 67181 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 10 Heapworth Avenue, Ramsbottom, Bury, BL0 9EH
Proposal: Two storey rear extension; Loft conversion including roof extension and Rear dormer; New window to side elevation; New rear garden wall

Application No.: 67195 **App. Type:** FUL 19/10/2021 Refused
Location: Former Bank Lane Friendly Burial Society Building, Spring Street, Shuttleworth, Ramsbottom, BL0 0DS
Proposal: Erection of wall to the west side of the property creating an enclosed space

Application No.: 67276 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 314 Bolton Road West, Ramsbottom, Bury, BL0 9QF
Proposal: Loft conversion with rear dormer

Application No.: 67404 **App. Type:** FUL 01/10/2021 Approve with Conditions
Location: 35 Holcombe Lee, Ramsbottom, Bury, BL0 9QR
Proposal: Single storey flat roof rear extension; New raised patio area to rear of extension; New side entrance door to existing detached garage

Application No.: 67442 **App. Type:** LDGP 13/10/2021 Lawful Development
Location: 54 Heatherside Road, Ramsbottom, Bury, BL0 9BX
Proposal: Lawful Development Certificate for proposed timber clad garden room to rear of property

Application No.: 67444 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 6 Liddington Hall Drive, Ramsbottom, Bury, BL0 9YJ
Proposal: Single storey rear extension

Application No.: 67451 **App. Type:** FUL 07/10/2021 Approve with Conditions
Location: 156 Nuttall Lane, Ramsbottom, Bury, BL0 9LE
Proposal: Outbuilding in rear garden

Application No.: 67481 **App. Type:** FUL 28/10/2021 Approve with Conditions
Location: 11 Nuttall Hall Road, Ramsbottom, Bury, BL0 0AS
Proposal: Front porch extension

Application No.: 67490 **App. Type:** FUL 26/10/2021 Approve with Conditions
Location: Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
Proposal: Single storey extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 67254 **App. Type:** FUL 06/10/2021 Approve with Conditions
Location: 19 Tamar Close, Whitefield, Manchester, M45 8SJ
Proposal: Demolition of existing conservatory and erection of single storey / two storey extensions at side and rear

Application No.: 67328 **App. Type:** FUL 06/10/2021 Approve with Conditions
Location: 34 Stanley Road, Whitefield, Manchester, M45 8QX
Proposal: New roof overcladding increasing roof height by 150mm

Application No.: 67344 **App. Type:** LDCEP 07/10/2021 Lawful Development
Location: 237 Parr Lane, Bury, BL9 8LX
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 67467 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: Unit 14, Park Seventeen, Whitefield, Manchester, M45 8FJ
Proposal: Installation of over-clad roof system

Application No.: 67486 **App. Type:** GPDE 01/10/2021 Prior Approval Not Required - Extension
Location: 37 Hardmans Road, Whitefield, Manchester, M45 7BB
Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 67085 **App. Type:** FUL 29/09/2021 Approve with Conditions
Location: Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH
Proposal: Provision of infill, barrel vaulted canopy with open sides to a indented area space

Application No.: 67108 **App. Type:** FUL 07/10/2021 Refused
Location: 1 Standmoor Road, Whitefield, Manchester, M45 7PJ
Proposal: Demolition of existing extension to be replaced with 1 no. dwelling; Two storey side extension to existing dwelling; New drive and access to existing dwelling

Application No.: 67183 **App. Type:** FUL 28/09/2021 Approve with Conditions
Location: 78 Ringley Road, Whitefield, Manchester, M45 7LN
Proposal: Demolition of existing conservatory and erection of sun lounge at rear

Application No.: 67201 **App. Type:** FUL 19/10/2021 Approve with Conditions
Location: 3 Pine Avenue, Whitefield, Manchester, M45 7EQ
Proposal: 1.5m boundary walls to the sides of front driveway

Application No.: 67249 **App. Type:** FUL 28/09/2021 Approve with Conditions
Location: 21 Lindrick Avenue, Whitefield, Manchester, M45 7GE
Proposal: Single storey front extension including porch

Application No.: 67269 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 24 Woodhall Avenue, Whitefield, Manchester, M45 7QF
Proposal: single storey rear extension

Application No.: 67281 **App. Type:** FUL 07/10/2021 Refused
Location: 26 Hillingdon Road, Whitefield, Manchester, M45 7QN
Proposal: Raise roof ridge height to form second floor; Two storey extension at front/side/rear & single storey rear extension with balcony above; Erection of detached summerhouse at rear; New boundary wall/fence and new driveway/vehicular access

Application No.: 67320 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 6 Pinfold Lane, Whitefield, Manchester, M45 7JS
Proposal: Single storey extension at rear

Application No.: 67329 **App. Type:** FUL 06/10/2021 Approve with Conditions
Location: 5 Ringley Road, Whitefield, Manchester, M45 7LD
Proposal: Two storey front extension, first floor pitched roofs at front, pergola structure at front and alterations including render to external elevations

Application No.: 67340 **App. Type:** FUL 29/09/2021 Approve with Conditions
Location: 32 Standmoor Road, Whitefield, Manchester, M45 7PN
Proposal: Erection of front porch and single storey extension at side/rear

Application No.: 67358 **App. Type:** FUL 22/10/2021 Approve with Conditions
Location: 14 Sergeants Lane, Whitefield, Manchester, M45 7TS
Proposal: First floor extension at side/rear; New render and timber cladding to front elevation

Application No.: 67385 **App. Type:** FUL 08/10/2021 Refused
Location: 8 Leyburn Close, Whitefield, Manchester, M45 7UE
Proposal: Raise ridge height of garage roof with dormers to existing detached garage

Application No.: 67402 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: 6 Dales Avenue, Radcliffe, Manchester, M45 7RN
Proposal: Single storey rear extension; Dormer roof conversion

Application No.: 67424 **App. Type:** FUL 28/10/2021 Approve with Conditions
Location: 11 Woodhall Avenue, Whitefield, Manchester, M45 7QE
Proposal: Loft conversion with rear dormer; Addition of window to top of side gable wall

Application No.: 67487 **App. Type:** FUL 20/10/2021 Split Decision
Location: 100 Park Lane, Whitefield, Manchester, M45 7PT
Proposal: Variation of condition 2 following approval of planning permission 63758-
Proposal A: Garage front wall is proposed to be in line with main building, rear dormers slightly enlarged and all faces of property are proposed to be rendered
Proposal B: landscaping changes

Application No.: 67492 **App. Type:** LDCP 25/10/2021 Lawful Development
Location: 2 Kings Avenue, Whitefield, Manchester, M45 7SD
Proposal: Lawful development certificate for proposed change of use of a single dwellinghouse (Class C3(a)) to a care home (Class C2) for no more than 6 persons including carers.

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 67043 **App. Type:** FUL 05/10/2021 Approve with Conditions
Location: 36 Rhodes Drive, Bury, BL9 8NH
Proposal: New boundary fence

Application No.: 67145 **App. Type:** FUL 08/10/2021 Approve with Conditions
Location: 41 Randle Drive, Bury, BL9 8NF
Proposal: Single storey extension at rear with raised balcony, balustrade, steps and handrail to rear garden

Application No.: 67323 **App. Type:** FUL 30/09/2021 Approve with Conditions
Location: 20 Woburn Drive, Bury, BL9 8DA
Proposal: Single storey rear extension and first floor side extension

Application No.: 67331 **App. Type:** FUL 04/10/2021 Approve with Conditions
Location: 27 Burndale Drive, Bury, BL9 8EN
Proposal: Single storey extension at rear, new front porch and render to all external elevations

Application No.: 67347 **App. Type:** ADV 12/10/2021 Approve with Conditions
Location: Mercedes-Benz, 845 Manchester Road, Bury, BL9 9TP
Proposal: 1no. Internally illuminated building logo; 1no. Internally illuminated pylon sign; 1no. 8m flagpole with flag advertisement

Total Number of Applications Decided: 121

REPORT FOR NOTING

Agenda Item 6

Bury
COUNCIL

**Agenda
Item**

6

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	9 November 2021
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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

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Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 27/09/2021 and 31/10/2021**



Application No.: 66800/FUL

Appeal lodged: 08/10/2021

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: mr sivvery

Location Hague Hall Farm, Mather Road, Bury, BL9 6TJ

Proposal Change of use of a building to additional living accommodation; Two storey side extension and single storey front extension

Application No.: 67263/FUL

Appeal lodged: 28/09/2021

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: Mr & Mrs Rose

Location 5 Holmfield Avenue, Prestwich, Manchester, M25 0BH

Proposal Demolition of existing dwelling and erection of 1 no. dwelling

Application No.: 67300/FUL

Appeal lodged: 08/10/2021

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: Mr Nadeem Younis

Location 117 Prestwich Hills, Prestwich, Manchester, M25 9PY

Proposal Installation of 1.8 metre high timber fence with concrete post and base

Total Number of Appeals Lodged: 3

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Classification	Item No.
Open	7

Meeting:	Planning Control Committee
Meeting date:	9th November 2021
Title of report:	Tree Preservation Order Confirmation
Report by:	Head of Development Management
Decision Type:	Council
Ward(s) to which report relates	Whitefield and Unsworth

Introduction

This report sets out the issues relating upon the current temporary tree preservation order Tree Preservation Order (No. 357) 2021 at 107 Heathfield Road, Whitefield.

Discussion

Planning application 66943 was submitted for a Two storey extension at side; porch at front; 2 no. new parking spaces with new vehicular access and erection of 1.8 metres high boundary fencing; Change of use of grass verge to residential garden. This application would have required the removal of a cherry tree to the front of the property.

The planning application has been withdrawn pending the outcome of the Tree Preservation Order.

On 10th September 2021, the Council imposed a temporary Tree Preservation Order, concerned that the tree in question was under threat due to the submitted planning application and that its loss would have a significantly detrimental impact on the

character of the locality. In total the TPO covers 1 cherry tree, indicated on the plan attached as Appendix 1 to this report.

The Order prohibits the felling, lopping, topping, uprooting or otherwise wilful damaging of trees without the permission of the Council.

The Council has six months in which to confirm this Order. If the TPO is not confirmed within six months, the Order will lapse, the tree will no longer be protected and could be removed. If the Order is confirmed, it will take effect on a permanent basis and the tree will continue to be protected.

The Council cannot confirm an Order unless it have first considered any duly made objections or other representations.

Issues

Subject to Regulation 6 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, objections and representations that are made in writing must be appropriately considered.

Letters of notification were issued to the landowner and as a result, a representation was received from the land owner dated 11th October 2021.

Summary of representations.

- TPO has prevented life long plans of construction of an extension and fencing side garden.
- Have had plans to turn this area of land into a garden since the property was purchased 12 years ago.
- The side plot gets more sun than the existing rear garden.
- We could have removed the tree prior to submitting the planning application as other neighbour's have done but wanted to be honest and go through the correct process.
- Application has drawn attention to our tree and in turn ruined our future plans for our house and family.
- Would like the Council to reconsider it's decision and offer an option as to how a 6 foot fence can be erected all around the perimeter of the site to enclose the garden for privacy and security.
- Request the full report for the TPO.

LPA Response.

Quality, Character and amenity value - Following a site visit and assessment by the Council's Planning and Trees and Woodland's Officer, the Council does not agree with the assessment presented by the objector that their development can no longer take

place due to the TPO. The following assessment has been made in relation to the tree:

The tree in question is a mature Cherry tree. The defect on the side trunk is a Gaul which is just a malignant growth and shouldn't be a problem.

The tree is in reasonable health and condition. No sign of die -back in the crown. There is no sign of cavities or fungal growth. Height aprox.8m.circa 5m.

Some previous pruning work is evident on the lower part of the tree.

The assessment concluded that the Council's Tree's and Woodland's Officer would recommend this tree for protection by a TPO and as such this was progressed as planning application 66943 sought to remove the tree.

The tree is very prominent within the street scene as the site is not currently enclosed and as such it contributes to the visual amenity of the area. The tree is visible from Heathfield Road and Ripon Avenue (see Appendix 2). Government guidance states that Orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public. The amenity is under threat due to the proposed development and it is considered removal of the tree would have a negative impact on the local environment by removal of a significant element of soft landscaping. There are other trees within the street that also contribute to it's amenity and it is noted that these other trees within the locality are not TPO'd however, these trees are not under threat.

The TPO is not being used as a means to control development but to retain the tree and site's amenity value of which the tree significantly contribute. The applicant can still enclose this area of garden subject to amendments previously requested and can construct a side extension provided a tree report is provided and appropriate root protection measures are implemented. As such it is not considered that the TPO would necessarily restrict appropriate development on the site.

Recommendation

That the current temporary preservation order issued on the trees within the curtilage of the site as identified in Appendix 1 is confirmed so that the Order takes effect on a permanent basis.

List of Background Papers:-

Temporary Tree Preservation Order dated 10th September 2021

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Community impact/links with Community Strategy

Equality Impact and considerations:

Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows:

A public authority must, in the exercise of its functions, have due regard to the need to -

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

The public sector equality duty (specific duty) requires us to consider how we can positively contribute to the advancement of equality and good relations, and demonstrate that we are paying 'due regard' in our decision making in the design of policies and in the delivery of services.

Equality Analysis	<i>Please provide a written explanation of the outcome(s) of either conducting an initial or full EA.</i>
No impact	

**Please note: Approval of a cabinet report is paused when the 'Equality/Diversity implications' section is left blank and approval will only be considered when this section is completed.*

Assessment of Risk:

The following risks apply to the decision:

Risk / opportunity N/A	Mitigation N/A
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Consultation: Council's arboriculturalist. Their comments are included within the report.

Legal Implications:

The decision to confirm a TPO may be challenged in the High Court by persons aggrieved within six weeks.

Financial Implications:

To be completed by the Council's Section 151 Officer
N/A

Report Author and Contact Details:

Helen Pressley

H.Pressley@bury.gov.uk

Background papers:

Temporary Tree Preservation Order dated 10th September 2021

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
TPO	Tree Preservation Order

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Map referred to in the Metropolitan Borough of Bury (107 Heathfield Road, Whitefield) Tree Preservation Order (No. 357) 2021



THE COMMON SEAL of THE
METROPOLITAN BOROUGH OF BURY
was hereunto affixed on the
10th day of September 2021
in the presence of:-

Andy Carille
Andy Carille, 10 Sep 2021 09:23:38 BST (UTC +1).....
Council Solicitor



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