

# Public Document Pack

## AGENDA FOR

## PLANNING CONTROL COMMITTEE



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**To: All Members of Planning Control Committee**

**Councillors :** G McGill (Chair), S Arif, C Boles, D Duncalfe, D Green, J Harris, M Hayes, D Quinn, S Thorpe, D Vernon and M Walsh

Dear Member/Colleague

### **Planning Control Committee**

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

<b>Date:</b>	Tuesday, 24 January 2023
<b>Place:</b>	Council Chamber, Bury Town Hall
<b>Time:</b>	7.00 pm
<b>Briefing Facilities:</b>	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
<b>Notes:</b>	<a href="https://councilstream.com/burycouncil/2172">https://councilstream.com/burycouncil/2172</a>

## **AGENDA**

### **1 APOLOGIES FOR ABSENCE**

### **2 DECLARATIONS OF INTEREST**

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

### **3 MINUTES OF THE MEETING HELD ON THE 13TH DECEMBER 2022** *(Pages 3 - 6)*

Minutes of the meeting held on Tuesday the 13<sup>th</sup> December 2022 are attached.

### **4 PLANNING APPLICATIONS** *(Pages 7 - 60)*

Reports attached.

### **5 DELEGATED DECISIONS** *(Pages 61 - 76)*

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 77 - 94)*

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

### **7 URGENT BUSINESS**

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

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 13 December 2022

**Present:** Councillor G McGill (in the Chair)  
Councillors S Arif, C Boles, D Duncalfe, D Green, J Harris,  
M Hayes, D Quinn, S Thorpe and D Vernon

**Also in attendance:** Councillors R Bernstein, C Birchmore, E Fitzgerald  
and J Lancaster

**Public Attendance:** 22 members of the public were present at the meeting.

**Apologies for Absence:** Councillor M Walsh

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**PCC.1 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted by Councillor M Walsh.

**PCC.2 DECLARATIONS OF INTEREST**

Councillor D Green declared an interest in planning application 6861, Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH as she was a local resident in the area and lived on the road opposite the school. Councillor Green left the meeting during deliberation of the application.

**PCC.3 MINUTES OF THE MEETING HELD ON THE 8TH NOVEMBER 2022**

**Delegated decision:**

That the Minutes of the meeting held on the 8<sup>th</sup> November 2022 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 applications for planning permission.

There was supplementary information to add in respect of application numbers 67953, 68368, 68778 and 68542.

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

**Delegated decisions:**

1. That the Committee **Requested a site visit** for the following application to further consider issues of residential amenity: -

**Land to rear of 104 Bury New Road, Radcliffe, Bolton, BL2 6QB**

Removal of existing outbuildings; formation of hardstanding; construction of stable block with tack room / feed store; waste storage container and erection of fencing, gates and stile

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

**79 Bury New Road, Whitefield, Manchester, M45 7EG**

Change of use from 6 bed HMO (Class C4) to 8 bed HMO (Sui Generis)

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

**Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL**

Full planning permission for 211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform

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

**Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE**

Proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

5. 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: -

**Stand United Reformed Church, Stand Lane, Radcliffe, Manchester, M26 1JE**

Listed building consent for proposed internal works to church building; Erection of fencing and railings around the perimeter of the church with gates for access

6. 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: -

**Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP**

Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works.

7. 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: -

**24 Brookfield, Prestwich, Manchester, M25 1EL**



Demolition of existing link detached dwelling and erection of 2 no. semi-detached dwellings

8. 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: -

**Philips High School, Higher Lane, Whitefield, Manchester, M45 7PH**

Increase existing car park from 802 m2, 43 bays to provide additional 1.354 m2 to create a further 42 car parking bays plus 2 disabled bays and 2 electric car charging stations; New automated gate 2m high to the entrance road to create a two way system; LED lighting

**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 and enforcement 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 7.05pm and ended at 9.10pm)**

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<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>24 January 2023</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### **Executive Summary**

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

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

### **This report has the following implications**

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

**Policy:** Identified in each case.

**Resources:** Not generally applicable.

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

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

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

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

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

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

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

## **Development Manager**

### **Background Documents**

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

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

<b>01</b>	<b>Township Forum - Ward:</b> Radcliffe - West	<b>App No.</b> 68647
	<b>Location:</b> Red Bank Playing Fields, Unsworth Street, Radcliffe, Manchester, M26 0RN	
	<b>Proposal:</b> Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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<b>02</b>	<b>Township Forum - Ward:</b> Bury West - Elton	<b>App No.</b> 68878
	<b>Location:</b> 78 Trimingham Drive, Bury, BL8 1EL	
	<b>Proposal:</b> Change of use from dwellinghouse (Class C3) to children's residential care home (Class C2) (maximum 4 no. children and 3 no. members of staff) including conversion of integral garage to additional living space and associated external alterations	
	<b>Recommendation:</b> Approve with Conditions	<b>Site Visit:</b> N
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**Ward:** Radcliffe - West

**Item** 01

**Applicant:** Bury Metropolitan Borough Council

**Location:** Red Bank Playing Fields, Unsworth Street, Radcliffe, Manchester, M26 0RN

**Proposal:** Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping

**Application Ref:** 68647/Full

**Target Date:** 01/11/2022

**Recommendation:** Approve with Conditions

### **Description**

The site relates to a playing field and sports facility, known as Redbank Playing Fields which is designated as Protected Recreation Provision in the Urban Area under UDP Policy RT1/2.

The playing fields are predominantly surrounded by residential development, with a pharmacy located directly to the south west of the site, next to the site entrance which is taken from Unsworth Street. Radcliffe Cricket Club is situated opposite the site to the west. Redbank playing field and sports facility is currently home to Radcliffe Junior Football Club and can currently provide up to 6 grassed football pitches. It is also used during the school holidays for coaching activities and on occasions by other community clubs and organisations.

There is a single storey sports pavilion which is in a poor condition and a 20 space car park in the south western part of the site close to the site entrance.

The application proposes the creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, asphalt hardstanding areas, floodlights, new pavilion and car park.

To summarise, the proposal comprises:

- An Artificial Grass Pitch (AGP) surface to accommodate a variety of youth football pitches and training areas. Around the perimeter of the AGP would be public viewing areas and equipment storage container, enclosed by a 4.5m high open mesh fence around the perimeter of the pitch. The pitch would be sited towards the centre of the playing field.
- Floodlighting to the perimeter of the AGP. There would be 6 no. lights mounted on 15m high columns.
- Two grassed football pitches located in the western part of the playing fields adjacent to the AGP (not development requiring planning permission).
- Replacement single storey pavilion located directly to the south of the playing pitches. The pavilion would be 23.9m x 14.8m and 4.6m high and provide changing facilities, multi use social room and associated office and welfare facilities.
- 83 space car park including 5 disability spaces, with 4 EV chargepoint spaces and 2 minibus spaces. The car park would be located close to the site entrance and extend into part of the playing fields to the south of the pitches. The car park would be illuminated by 5m high lighting columns.
- Realignment on the site entrance, security gates and provision of a pedestrian footpath into the site.

Proposed hours of operation of the new AGP are 08.00 to 22.00 hours daily.

The proposed development is a result of an identified shortfall of football pitches within the Borough in the Bury Playing Pitch Strategy (PPS) which was adopted in 2019. Radcliffe was specifically recognised as lacking in football facilities, one such priority area being

Redbank playing fields.

The scheme is a joint venture between the Football Foundation, Bury Council and Radcliffe football foundation and is subject to and reliant on funding from the Football Foundation. The proposed 3G pitch and pavilion will be managed by the Radcliffe Football Foundation under a long term management agreement/lease from Bury Council. The opening and closing of this facility will be managed by the existing site team at Radcliffe.

The proposed development would not only provide improved facilities for Radcliffe Junior Football Team but would create opportunities for its wider use by the local community and clubs and would contribute to the Football Association's strategic objectives for grassroots football development.

### **Relevant Planning History**

45768 - Extension & surfacing of existing car park - Approve with Conditions 20/04/2006

### **Publicity**

Letters sent on 3/8/22 to 75 properties in the surrounding area.

Site notice posted 19/8/22

Press advert 11/8/22

25 representations received in total - 14 objections, 10 support, 1 comment.

Objections raise the following issues -

- Already too noisy with current football matches.
- Increased antisocial behaviour associated with the car parks (especially at night).
- Too much litter after the football matches.
- The view is less desirable.
- Could affect my house value and ability to sell.
- Reduction of green space and CO2 absorption.
- Floodlights will increase light pollution.
- Decreases the amount of space to walk our dogs.
- Artificial grass is environmentally unfriendly.
- No drainage.
- Reduces the biodiversity.
- Surface heat, toxic run-off and breeding ground for certain bacteria.
- Radcliffe football club is only 5 mins walk away, where cars could park when the club isn't in use. Also, there is a large field on the other side of the car park, plenty big enough to put this pitch on.
- Very unhappy about this proposal
- Far too close to the houses.
- We've already been subjected to a ridiculous amount of noise from the current usage of the field for football early on Saturday/Sunday mornings. There are elderly and disabled people living in these properties who need to sleep.
- The field was constructively used prior to it being 'dug over' and you removing a large tree for absolutely no reason! After the mess you made of the drainage and my complaints were at the time upheld, feel little confidence you will not further destroy a usable public space.
- The football field at that time was away from the gardens of the houses on Lever Street. In the last few years the footballers have moved closer and closer to the houses resulting in balls in the gardens.
- People can no longer enjoy their gardens for the noise created. The field is large enough to be able to keep the football field to the centre of it why put an extra field closer to the houses?
- How will this affect the other activities associated with Red Bank eg Radcliffe Carnival - Radcliffe Fair- Religious Tent- Car boot sales- and all other associated activities on the field



- This is the only Recreational area in our part of Radcliffe there is nothing else
- Dog walkers as bins are provided for them
- Why is there not a detailed plan of how this will be placed on the field so that people affected can view the plans.
- We moved into Radcliffe 5 years ago. We choose the house with the view over the field. We are enjoying our daily walks with our dogs.
- With regards to the flood lights would there be a time limit as to when they will be on until especially later in the evenings? Would it be supervised to prevent the trouble similar to what happens on Radcliffe skate park with kids being threatened.
- Who's responsible for keeping the area clean? Litter is a problem after football events at the moment. will it be maintained? is it just for the football teams?
- Whilst I do not oppose the need for such leisure facilities there are other areas close by that are far better suited for the artificial pitch, high fencing and floodlights
- Potential loss of our urban green space. It will be a huge loss to our community as it is used by many people and groups other than just for football.
- This land was a gift to the people of Radcliffe. The proposed plans for football pitch, fencing floodlighting and extra car parking is not in the interest of all Radcliffe just a few, the field is surrounded with a care home and pensioners bungalows which at their time of life they need peace and quiet not noise of people and cars coming and going or lighting flooding their homes. The people of Radcliffe use this field for meeting up, children playing, dog walking, carnival and car boot sales. This area, according to our house deeds is owned by the people of Radcliffe.
- The amount of swearing and profanities we hear from the football pitches and the amount of litter we get after the matches is unreasonable as it is.
- I expect the council to plant more trees to offset the green space that will be lost to concrete and artificial grass. I care about the environmental impacts of this plan. We lose a lot of green belt to development already. Currently, temporary pitch barriers and cars parking on grass is fine with regular maintenance on the grass.
- Its easy for those connected to the football club to dismiss concerns and comment that this will be a great development as they have a vested interest.
- Residents will be living with this 24/7 and not just a short visit once or twice a week. I fear the decision has probably been made already but I feel we are justified in voicing our concerns and would welcome reassurances regarding the small pitch near the houses, the cut off times for using the caged pitches.
- There is higher redress for these individuals - local ombudsmen
- - The field already has a drainage problem when the weather is poor. Adding a large area of hard standing will compound the issue
- Adding an AGP to Red Bank Field will become a training ground for Radcliffe FC due to its proximity to the ground. It would be more appropriate for the club to support grass roots further by building on their land where floodlights are already present. Alternatively it could be built at the leisure centre which requires investment and improvement.
- Existing pitch lighting from local Radcliffe Boro can be intrusive and lighting any closer to homes is inappropriate.
- As for an upgrade wasn't the field upgraded a while ago with new drainage and seeding, and why can't they just have a new building on the same site or perhaps where the Manor Chemist is instead of taking over the whole of the field
- Noticed that the date has passed of the internal Target date has any decisions been made? Why are there no more dates available? especially the Decision made Date. ? For people to know what is happening, even when you try to ring nobody is available. No wonder people are so fed up and not voting and criticising everything this council and it's employees are doing.

Support - Comments as follows -

- An absolute must for the children and regeneration of Radcliffe . The land at the moment is just a wasted space that's used only by dog walkers and is a haven for teenagers in the evenings making it unsafe and left in a mess . This proposal will be a huge asset not only to the football club but all local children and others from surrounding areas.

- Bring in revenue while at the same time still allowing a large space for walkers . This area will also help with the current parking situation on match days and take unwanted issues away for the local residents with the proposed car parks .
- Children and future generations will benefit immensely.
- This will be a fantastic facility for the people of Radcliffe . Supporting physical and mental well-being and encouraging people of all ages to come together as a community.
- A great thing for children's football; especially girls football!
- The 3G area only takes up a portion of red bank. A lot more parking spaces which a few have used for objections (have they actually looked into the application?). This is a huge bonus for the local area. Keep kids fit, active and happy!!
- The community needs a place for the youths of today that's safe an welcoming. Helps children with disabilities and to have a more equipped place to play will mean so much to us all as a family. And I guarantee I am not the only parent with a child who needs this planning to go ahead.
- This is an excellent opportunity for grass roots football and the younger generation. Radcliffe have lots of youth teams who play on this field and it will benefit them enormously.
- All weather pitches mean the teams can continue to play throughout winter which can help improve mental health as it is linked with exercise, socialising and routine.
- Could bring more support to Radcliffe borough also.
- Caged areas will ensure balls are confined to the space intended. Access for dog walkers will still be there so everyone wins.
- Money well spent if you ask me!
- I support the extension of the pavilion and car park as these will improve the already present facilities for the footballers that use the field.
- Objections regarding loss of green space but there will still be a large grass area which can be used for some of the other events which have been mentioned. This is a good idea and will be good for the local community. Radcliffe needs to keep being improved, as is also happening in the centre with the new leisure centre, library and Radcliffe market area.

### **Comment**

Agree the parking would free up space on the surrounding streets.

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

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

**Sport England** - No objection subject to condition

**The Coal Authority** - No objection

**Public Rights of Way Officer** - No objection

**Traffic Section** - No objection subject to conditions

**Greater Manchester Ecology Unit** - No objection subject to conditions

**Environmental Health - Pollution Control** - No objection subject to condition.

**United Utilities (Water and waste)** - No objection subject to condition.

**Waste Management** - No response

**Environmental Health - Contaminated Land** - No objection subject to conditions

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

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

NPPF National Planning Policy Framework

EN1/2 Townscape and Built Design

EN1/5 Crime Prevention

EN5/1 New Development and Flood Risk

EN7 Pollution Control

EN7/2 Noise Pollution

RT1/1 Protection of Recreation Provision in the Urban Area

RT1/2	Improvement of Recreation Facilities
RT3/5	Noisy Sport
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

### National Planning Policy (NPPF)

Paragraph 98 - Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

Paragraph 99 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

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

### RT1/1 - Protection of Recreation Provision in the Urban Area

Development will not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
- recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
- indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.

Exceptions to this policy may be permitted where:

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

### RT1/2 - Improvement of Recreation Facilities

The Council will give favourable consideration to proposals for the appropriate improvement

of existing recreational land and facilities in the Borough.

RT2 - New Provision for Recreation on the Urban Area - The Council will encourage the provision of additional land and facilities for recreation in the urban area.

RT3/5 - Noisy Sports - Development proposals involving the use of land or buildings for recreational pursuits which generate noise or nuisance will not be allowed, unless it can be demonstrated that the following criteria are satisfied:

- the use would not have an unacceptable detrimental effect on the environment of the site surrounding area or endanger people or property;
- the use would not have an unacceptable detrimental effect on the amenity of surrounding areas, particularly residential areas;
- the use would not have an unacceptable detrimental effect on the users of adjacent sites;
- any increased traffic flows would not have a significant detrimental effect on the surrounding area;
- where appropriate, adequate car parking can be provided.

### **Principle**

The Bury Playing Pitch Strategy (PPS), adopted in 2019, highlighted a significant under supply equivalent to needing eight full size 3G football turf pitches to meet current and anticipated future demand for affiliated football team training in Bury.

Redbank playing field has been highlighted as a priority area in that it would meet an identified shortfall of a football facility in Radcliffe, would offer good access and is geographically positioned to serve demand. The PPS identified the site as a potential location for development of a full size AGP pitch. The AGP would not only provide a full size pitch but the aspiration would be to introduce multiple pitch markings to gain maximum usage within the single footprint of development.

The proposed development would operate in line with the national agenda for sport and specifically contribute to the Football Association's strategic objectives for grassroots football development.

In consideration of the principle of development, it is considered the proposals would provide a betterment provision in terms of quality and usability of the site for the existing football club and by making an important contribution to sporting development available to a wider community use.

It is therefore considered that the proposed development would accord with the principles of the NPPF.

**Sport England** - As the development would involve playing field provisions, Sport England have been consulted on the application.

Sport England has considered the application in light of the National Planning Policy Framework (in particular paragraph 99), and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- all or any part of a playing field, or
- land which has been used as a playing field and remains undeveloped, or
- land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

### Assessment against Sport England Policy

This application relates to the provision of a new outdoor sports facility on the existing playing field at the above site. It therefore needs to be considered against Exception 5 of Sport England's policy, which states:

*'The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.'*

Sport England has assessed the potential benefit of the new AGP and ancillary facilities by taking into account a number of considerations. As a guide, these include whether the facility:

- meets an identified local or strategic need e.g. as set out in a local authority or a National Governing Body (NGB) strategy (rather than duplicating existing provision);
- fully secures sport related benefits for the local community;
- helps to meet identified sports development priorities;
- complies with relevant Sport England and NGB design guidance;
- is accessible by alternative transport modes to the car.

Also considered were any potential negative impacts of the AGP. For example, it is unlikely that a loss would be acceptable if:

- it would result in the main user being unable to meet their own minimum requirements for playing pitches.
- other users would be displaced without equivalent replacement provision;
- it would materially reduce the capability and flexibility of the playing field to provide for a range of sports and natural grass playing pitches; or the area of playing field is significant in meeting local or strategic needs.

Having consulted with the Football Foundation (FF), and with reference to the supporting information supplied by the applicant, Sport England are satisfied the proposal would meet the majority of the above points and that there would be no negative impacts on existing provision.

To ensure the sporting benefits of the proposal are implemented in order to comply with Policy Exception E5, a Community Use Agreement is required that should be secured by condition. It should be noted that although the Football Foundation will require a Usage Agreement as part of their conditions of award, that agreement only runs for the duration of the grant award and does not form part of the planning process. A Community Use Agreement required by condition can be enforced through the planning process and runs for the duration of the development.

### Conclusions and Recommendation

Given the above assessment, Sport England does not wish to raise an objection to this application as it is considered to meet paragraph 99(c) of the NPPF and Exception 5 of the above policy.

### **Layout and siting**

Pitches - The proposed development has been prepared in accordance with the Football Association Guide to 3G Football Turf Pitch Design principles and layout. Key considerations for the siting of the AGP included avoidance of unacceptable impact to surrounding properties from noise, visibility and lighting, flood risk, and convenience of location close to the changing and welfare facilities, parking area and access, whilst enabling retention of some grassed pitches.

There is currently the potential for 6 marked out grassed pitches to be provided within the playing field and these are located more or less centrally and towards the western side of the site. The originally submitted plans have been revised to reduce the number of grassed

pitches and the development now proposes to provide 1 no. AGP and two additional grassed pitches. The grassed pitches would be configured on much the same footprint as the existing, with the AGP in a central position within the field and slightly further away from the eastern boundary. The two grassed pitches would be positioned directly to the north and west of the AGP, again located on the existing pitch areas. As such, the location of the proposed pitches would not be significantly altered from the existing pitch configuration.

The AGP would be marked out to provide multiple pitches to maximise different usage of the facility. Located around the perimeter of the pitch would be goal storage facilities and area for spectators. The pitch would be enclosed by a 4.5m high mesh ball stop fence and this would not only secure the pitch from being used out of hours but would help prevent wayward balls from the pitch.

It is proposed to provide install floodlighting to the perimeter of the AGP. There would be 6 no lights mounted on 15m high columns. The floodlights would be equally spaces along the east and western sides of the pitch and are required to provide good uniformity lighting of the pitch whilst ensuring minimum light over spill.

In considering the erection of floodlighting in principle alone, given that the lighting would be in association with a sporting facility, and given the slimline design and number of lights to be provided, on balance they are considered acceptable to the scheme. The impacts upon residential amenity arising from height, position of the lights and the luminance/light spillage is discussed in more detail below.

New pavilion - It is proposed to demolish the existing pavilion and provide a new building which would be located directly to the south of the pitches to serve the users of the sporting facilities. The pavilion would contain changing and welfare facilities as well as a small multi use social room.

The proposed pavilion would upgrade the existing which has fallen into a poor condition and use of the pavilion would not go beyond the scope of what had previously been provided on site in terms of associated facilities.

Car park and entrance - The car park would be extended and seeks to provide 83 spaces including 5 disabled spaces, with 4 EV charge point spaces and two space for mini buses to park. The car park would utilise the footprint of the existing pavilion and extend into the playing field running linear to the south of the AGP. Whilst this would require implementation of a length of hardstanding, the location was considered best placed for ease of access to the pitches. It would be approximately 25m from the nearest houses to the south and therefore considered to be located far enough away from houses not to cause a nuisance to residents and as such deemed to be the optimal location.

Similar to current arrangements, the car park would continue to serve the pharmacy/convenience store and as this shop serves a local need, it is considered that the car park could adequately provide for customers to this shop.

The existing entrance from Unsworth Street would serve the site and improved by the provision of a pedestrian footway.

Given the need for the facility, it is considered the site would deliver a comprehensive development which would provide considerable sporting benefit to the existing club and future community users whilst not significantly extending beyond the physical bounds of the current sporting facilities.

It is therefore considered that the proposed development would comply with RT1/1 and RT1/2.

**Levels** - The field topography behind the houses on Lever Street to the east would need to be adjusted to tie into existing ground levels to form level grassed pitches. There is a

natural high spot some 10-20m from the boundary with houses on Lever Street and a hollow area beyond. The intention is to infill that area to the pre-existing high spot to create a level plateau with the maximum amount of infill circa 1.5m. The area from the high spot to Lever Street would be naturally graded.

The development would also incorporate a drainage scheme which has been accepted in principle by United Utilities and would be included as a condition.

As such, the proposed development would accord with the principles of the NPPF.

#### **Design and visual impacts -**

Proposed pavilion - The proposed pavilion would replace an existing pavilion which is in a poor condition and no longer fit for purpose. It would be single storey and comprise a dual pitched roof with red brick and rendered elevations. The building would be located close to the pitches and car park and provide changing rooms, welfare facilities and a multi use social room.

The proposed pavilion would be a moderately proportioned build and would not be of a size to draw large numbers of people beyond providing the necessary facilities for the users of the playing pitches.

Proposed AGP - The design and appearance of the proposed AGP would be different to that of a grassed pitch, not only in terms of the surfacing, but would introduce multiple pitch markings to distinguish the different pitch types. Whilst the pitch would be more visually apparent, this is characteristic of a surfacing of this type, and not uncommon to other public sporting facilities which are found within the Borough and similar type locations close to residential development.

The proposed AGP would be enclosed by a 4.5m high ball stop fence which be formed around the perimeter of the pitch. The fence would be a green mesh type, commonly seen around sports pitches, playing fields, schools and parks which not only stops wayward balls escaping the pitch area but also provides the required level of security whilst being less visually intrusive.

The storage container would be a relatively small structure sited to the west of the pitch and at 2.59m in height, would be low level and green in colour and not visually obtrusive and as such considered ancillary to the development.

It is therefore considered the proposed development would be acceptable and comply with UDP Policies EN1/2 and RT1/2.

#### **Impact on residential amenity -**

Siting of the AGP - The AGP would be sited in a more or less central position within the playing field on existing grassed pitches, and as a replacement facility for the football club for matches played on a Saturday there would be no difference to the current use of the site and as such the AGP would be considered acceptable in principle.

It could however also be used by local community groups, schools and other sports clubs during the week, at evenings throughout the year and at weekends outside the football season and therefore could be utilised more frequently and for longer periods of time which would bring activity and noise to the site when there is currently none.

The site is surrounded by residential development, those to the south which would be more than 40m away and those to the east more than 60m away.

To the north and west, houses are more than 90m and 80m away respectively and are also separated from the site by Unsworth Street and Lowe Street.

The development proposes mitigation measures which would limit the impacts of noise from

the site during usage.

- The AGP would be located towards the centre of the site to maximise separation from the nearest houses.
- Comparative to the existing situation where potentially up to 6 pitches could be marked out and used at one time, there would be a net overall reduction of 3 pitches on the site.
- The perimeter fencing would be fitted with neoprene inserts, a device used to reduce rattles and vibrations from ball impacts on the fencing.
- Implementation of a noise management plan with procedures to minimise any potential noise impact from users of the AGP, including a mechanism whereby noise complaints can be logged and acted upon by way of a formal complaints procedure.

The Pollution Control Section have been consulted on the proposals and raised no objection, with the recommendation that a noise survey be carried out and it be determined that noise would not exceed prevailing ambient noise levels at the boundary of the site.

Match days during the football season would likely be the time when the site would be most intensely used but this would be no different to current match day usage.

The AGP would facilitate a more intensified use of the playing fields, in that the AGP would be available for use by community groups or other sports clubs outside the football season and in the evening and weekends. However, the site can already be used at other times of the week and during the summer months and which could be up to 10.30pm at night on occasions.

Given the current use of the site it is therefore considered that the AGP would not significantly add to the noise and associated activity beyond that which could already exist.

It is considered that it would not be reasonable to include a condition that a noise survey be carried as it would not be reasonable to expect the applicant to operate the site any differently from how it does now. The condition would not satisfy all the tests of planning conditions that they are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects.

Lighting - It is proposed to locate 6 no 15m high lighting columns to the perimeter of the AGP which would operate after dusk, more so during the winter months, to facilitate optimal use of the sports facilities for the Club and the community, and which is proposed to be 10pm daily.

Amenity lighting would be provided to ensure safe egress from the AGP for a 15 minute period following switch-off time. The lighting can be dimmed to 10% to allow people to leave safely at 2200 then automatically off completely at 22:15. This could be conditioned.

The application is accompanied by a lighting impact statement and floodlight spillage plan.

A 15m high lighting column was chosen to the AGP as this type and height would provide good uniformity of light to the playing surface and ensure that the artificial lighting is directed fully downwards towards the playing pitch which would result in minimal vertical light spillage. By contrast, lower column heights would result in a higher aiming angle for every luminaire, resulting in increased overspill and glare.

On this basis, 15m high mounting heights would provide the most efficient solution and the proposed masts offer a slim-line profile which would minimise visual impact.

Control switches and time clocks would be installed to the lights to ensure they are switched off at the permitted hour and therefore mitigate impact to the surrounding environment. The system would be designed in such a way to enable each individual section of the AGP to be lit independently, so should only half the pitch be needed for example, less floodlighting would be necessary. The lighting would also be dimmable which provides reduced level lighting options when the pitch is only used for training purposes. Time clocks will be set to operate within a pre-programmed time including a seasonal changeover facility.



The luminaries would also include louvers to control light spillage. The type of floodlighting would enable precise light distribution with minimum spill light.

The applicant has carried out a light impact assessment using BS EN 12193 which specifies lighting for indoor and outdoor sports events most practised in Europe and provides lighting values for the design and control of sport lighting installations in terms of illuminance, uniformity, glare restriction and colour properties of the light source. The Institute of Lighting Professionals (ILP):Guidance for Obtrusive Light is a document which categorises the environment into 5 Zones. The application site would fall into Environmental Zone E3 location, which is a suburban location with medium district brightness, for example well inhabited rural and urban settlements, small town centres of suburban locations.

Lighting intrusion from the proposed 15m high masts has been calculated such that the proposed luminaire intensity and light intrusion created whilst the floodlights are in operation would be below the threshold for an environmental zone E3 location and therefore would comply with guidance. The lighting system has been specifically designed to suit developments where low light pollution is considered necessary.

The Pollution Section have raised no objection in principle subject to a condition that the floodlights be directed so as not to cause light pollution or light spillage to adjacent residential properties.

### Conclusions

In conclusion, it is considered that the proposed 15m high floodlight system would be the best viable option to satisfy the Football Association Technical Requirements for the proposed AGP whilst considering the setting within a residential area.

On balance, the impact of the AGP would be considered limited and with the mitigation measures proposed and the control of hours, it is considered the proposed development would not have a significantly harmful impact on residential amenity.

As such, the proposal would be acceptable and comply with the NPPF and UDP Policies EN1/2, EN7, EN7/2 and RT3/5.

**Highways** - A Transport Assessment (TA) has been submitted for the application in which analysis of the impacts on the local highway network in terms of trip generation and parking provision as a result of the development have been assessed.

Surveys of current trip flows on Saturdays and during the week have been undertaken together with a survey of the existing usage and parking arrangements, including on-street parking comparative to the proposal for its future use and proposed parking provisions.

### Traffic and trip generation

In terms of trip generation, the TA concludes that the proposed development would not result in a significant uplift in the number of matches which take place on a Saturday or over the whole weekend for that matter, as matches would be played on the AGP rather than grassed pitches.

From the study, it is also apparent that spectators are largely those bringing a participant/participants to the matches and that car sharing - parents/guardians perhaps bring several children to the games - is also undertaken. There would be crossover periods when players arrive before other matches are concluded, but this could already happen.

For the rest of the week, the AGP would likely be used by schools and community groups, and this would likely be outside of the peak hours of the local highway network.

The TA has also analysed the accessibility of the site in terms of public and alternative means of travel, such as cycle or by foot. Overall, the site is within easy reach of surrounding residential areas and there are good links to sustainable transport infrastructure.

It should also be noted that travel patterns to the site by users of the existing facility would

likely be well established given the fields have been the home to Radcliffe Junior FC for some time.

### Parking

The TA has undertaken an analysis of the existing and proposed parking provision, and is based on the existing operations of the site on a Saturday and a forecast of its usage during the week.

At present, the site could provide for approximately 20 cars in a small tarmaced car park (which is not formally demarcated) and overflow parking on a grassed area. However, the grassed area is subject to weather conditions and cannot be relied on for parking in the wet weather. On a typical Saturday, the site cannot facilitate current parking demand and this results in cars parking on the nearby streets as demonstrated in the TA parking survey which was carried out.

As the site is already used by Radcliffe Juniors FC it is not expected that the number of matches taking place on a typical Saturday would increase. The proposed development would provide 83 formalised parking spaces which would be a significant betterment than the current situation and as such it would be expected that there would be less reliance for on-street parking in the future.

During the week or at evenings, it is anticipated that at the busiest times there would be approx 44 cars at any one time. Whilst there may be periods when players would cross-over, it is considered the facility of an 83 space car park would adequately serve the usage of the pitches during the week, and would also allow sufficient capacity if spectators wished to attend matches and park at the site.

For pedestrians, improvements would be delivered by the provision of a segregated pedestrian access via a dedicated footway to the north of the main entrance. In terms of servicing, refuse collections would be facilitated within the site, with a refuse vehicle able to navigate the looped car park to exit the site in a forward gear.

The TA concludes that on a Saturday mornings, there would be little change to the numbers of games played at Red Bank and therefore trips to and from the site during this period would be unlikely. The increase to the on-site parking provision would better the current facilities and should relieve some pressures on the adjacent streets. During the week, the AGP would facilitate increased usage of the site. However, the TA identifies that trips would not detrimentally affect traffic flow in the area and parking could be more than adequately met by the new arrangements.

The site is also in a sustainable location, within walking and cycle distance to the catchment area and offers good connections to public transport.

The Highway Section have not raised an objection subject to conditions. The proposed development is therefore considered to be acceptable and comply with policies RT1/2, HT2/4 and HT6/2.

**Public Rights of Way (PRoW)** - Public Footpath Number 41, St Andrews, Radcliffe crosses the site.

There is no objection from the Highway Section to the principle of the development and the site would continue to be accessible for public use.

It has however been requested that the applicant be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury

Council and a suitable temporary alternative route(s) made available.

This would be included as an informative to the applicant.

## **Ecology**

### Summary

Require a commitment to provide a biodiversity mitigation plan for loss of low value grassland.

### Bats

A valid bat report has been provided. The daylight survey assessed the building as having negligible bat roosting potential. GMEU have no reason to doubt the findings of the report, the photographic evidence supporting the findings. As individual bats can on occasion turn up in unexpected locations, GMEU recommend an informative that the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats.

The proposed floodlighting could also negatively impact on bats, however GMEU are satisfied that the existing playing field is very unlikely to be of importance to bats and that no further information or measures regarding external lighting is required.

### Nesting Birds

The only potential bird nesting habitat is the building proposed for demolition.

No evidence of nesting birds was identified. GMEU are satisfied that the risks are very low and can be dealt with via an informative.

### Contributing to and Enhancing the Natural Environment

Section 174 of the NPPF 2021 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development would result in an overall loss of amenity grassland a low value habitat to an artificial pitch and additional car parking, negligible value habitats. Therefore, whilst the loss is of a low value habitat, without mitigation the development would still be contrary to current guidance.

GMEU do not believe that a biodiversity metric is required for this site (though it would have been once net gain becomes mandatory), but mitigation proposals should be put forward. Given the land available ie the land sloping away from the pitches, this should be achievable on-site, through management of this land as wildflower meadow or tree planting as examples, alternatively off-site measures at Red Bank Lodges could occur. Prior to determination all that GMEU would expect is a commitment to provide mitigation, with the details provided via condition.

The applicant has confirmed the commitment to provide on-site mitigation and agreed to a condition.

**Coal** - The Coal Authority have reviewed the proposals and confirm that the application site falls within the defined Development High Risk Area.

The Coal Authority records indicate that within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically probable shallow coal mine workings.

The Coal Authority notes the supporting Ground Investigation Report, the content of which confirms the results of an intrusive site investigation undertaken on the site. On the basis that the Report confirms that the area where the pavilion is proposed is not at risk from shallow coalmine workings, the Coal Authority has no objections to the planning application.

### **Response to objectors -**

- The playing fields would continue to be publicly accessible

- Effect on house property prices is not a material planning consideration
- A drainage strategy has been submitted with the application which United Utilities have confirmed as acceptable.
- On site ecological mitigation would be provided and secured by condition.
- Any complaints with regards to noise or light pollution would be dealt with as a statutory nuisance under the Environmental Protection Act.
- Determination dates are updated on the website when an application is confirmed as a Planning Committee item or a decision has been delegated.
- The site would be managed by Radcliffe Football Foundation and on a day to day basis by Radcliffe Junior Football Club and therefore any complaints/issues regarding the management of the site, (for example littering), members of the public can contact the club directly.
- The site at Radcliffe Football Club was considered a few years ago but the field is not large enough to fit a full size facility. There were also concerns over parking and proximity to houses.
- With regards to noise, light pollution, traffic generation and parking, these 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 -
  - CLS-017 01 - Topographical Survey;
  - CLS-017 05 - Proposed Elevations;
  - CLS-017 09 - Proposed Plateau REV01;
  - CLS-017 10 - Proposed Plateau Sections;
  - CLS-017 02 - Site Location Plan REV02
  - CLS-017 03 - Proposed Site Plan REV06
  - CLS-017 04 - Proposed AGP Plan REV01
  - CLS-017 06 - Floodlighting Scheme REV04
  - CLS-017 07 - Proposed AGP Drainage Layout REV02
  - CLS-017 08 - Proposed AGP Drainage Strategy REV02
  - CLS-017 11 - Playing Field Layout REV03
  - 1003 REV C- Proposed Site Plan
  - 1008 REV C- Proposed Site Plan (1.500)- Pavilion and Car Park
  - 1011 REV A Proposed Site Entrance Rev A
  - 1004- Proposed Floor Plan
  - 1005- Proposed Building Elevations

Foul & Surface Water Drainage Design Drawing 22051-ZZ-05-DR-D-0001, Rev  
P02- Dated 25/11/2022 prepared by Lynas Engineers.  
Floodlighting Performance Report REV01  
Protected Species Survey  
Transport Assessment  
Flood Risk Assessment  
Redbank Outline Drainage Design Strategy  
Coal Report

Appendix A - Floodlighting Performance Report  
Appendix B - LED Floodlight Datasheet  
Appendix C - ILP Guidance Notes  
Appendix D - Sports Lighting Statement  
Appendix E - AGP Materials and Appearance

and the development shall not be carried out except in accordance with the drawings hereby approved.

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

3. No development shall commence unless and until:-
- A 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.

4. Following the provisions of Condition 3 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.

5. Use of the development shall not commence until a Community Use Agreement, prepared in consultation with Sport England, has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch and Sports Pavilion, reconfigured natural turf grass pitches and car parking, and include details of pricing policy, hours of use, access by non-partner club users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement, and for the duration of the development.

Reason. To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with paragraph 99 of the NPPF.

6. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- Alterations to the existing site access onto Unsworth Street on land within the applicant's control to form the improved vehicular site access with increased 6m kerb radii.
- Minimum 2.0m new footway on the southerly side of the site access and all associated accommodation works required to maintain the existing pedestrian access to land to the south/Pharmacy forecourt.
- Provision of a tactile paved pedestrian crossing point on Unsworth Street in a position to be agreed with the Highway Authority to tie into the new footway/pedestrian access to the proposed car park, incorporating all associated accommodation works to the existing footways/verge.
- Alterations to the existing timber knee rail on the northerly side of the proposed site access.
- All associated highway and highway drainage remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development.
- Measures and scheme of works to ensure that surface water is not discharged onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF1/1 - Location of New Community Facilities and HT6/2 - Pedestrian/Vehicular Conflict.

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

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from Unsworth Street and all temporary works required to facilitate access for ground works/construction vehicles;
- If proposed, details of site hoarding/gate positions clear of required visibility splays onto Unsworth Street;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway and to maintain access for users of Public Right of Way No. 41, St. Andrew's, Radcliffe, that crosses the site;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Unsworth Street;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- 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 other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

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

8. The car parking indicated on the approved plans shall be surfaced, demarcated, and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

9. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 22051-ZZ-05-DR-D-0001, Rev P02- Dated 25/11/2022 which was prepared by Lynas Engineers. and Drawing CLS017-07, Rev 02- Dated 29/11/2022 which was prepared by SSL. For the avoidance of doubt surface water must drain at the restricted rate of 2.5 l/s.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development , ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

10. Prior to the commencement of development, details of a biodiversity enhancement plan and landscaping scheme shall be submitted to, and approved by the Local Planning Authority. The contents of the plan should include native tree and shrub planting and bat/bird boxes and a timetable for the implementation and management. The approved scheme shall thereafter be implemented not later than 12 months from the date of first use of the development or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

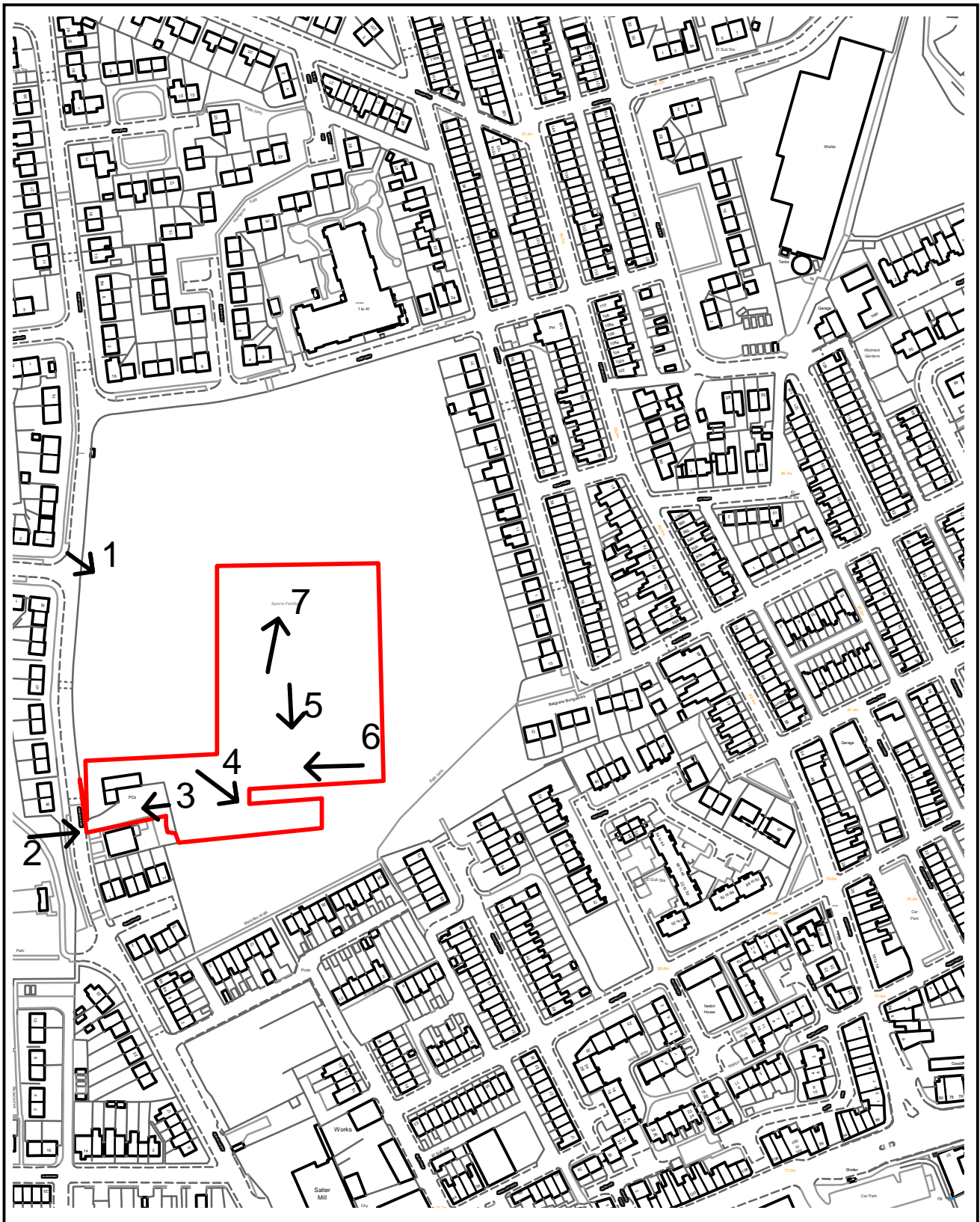
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving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

11. The Artificial Grass Pitch hereby approved shall only be available for use between the hours of 8:00 to 22:00.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution and RT3/5 - Noisy sports.
12. The floodlighting hereby approved shall remain switched off between the following times:  
22.00 \* to 08:00.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EN1/2 - Townscape and Built Design, EN7 - Pollution, RT2/4 - Dual-Use of Education Facilities and RT3/5 - Noisy sports.  
\*If required, amenity lighting only shall be provided for a 15 minute period following the 22.00 hours switch-off time. The lighting shall be dimmed to a maximum level of 10% to allow people to leave safely at 2200 then automatically switched off completely at 22:15.
13. Prior to the first use of the floodlights hereby approved, each lighting column shall be fitted with an integral louvre as detailed in approved document Appendix D - Sports Lighting Statement. The louvres shall thereafter be maintained in situ.  
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution.
14. Prior to the first use of the floodlights hereby approved, each lighting column shall be fitted with control switches and time clocks to automatically switch the floodlights off no later than 22.00. The floodlights shall remain switched off in accordance with the hours approved in Condition 12 of the development hereby approved.  
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution
15. The pavilion building hereby approved shall be constructed in brick and render as indicated in materials as indicated on the proposed visuals plan 1007.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design.

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



# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 68647**

**ADDRESS:** Red Bank Playing Fields, Unsworth Street,  
Radcliffe, Manchester, M26 0RN



**Bury**  
COUNCIL

**Planning, Environmental and Regulatory Services**

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68647

Photo 1



Photo 2





68647

Photo 3



Photo 4





68647

Photo 5



Photo 6



68647

Photo 7



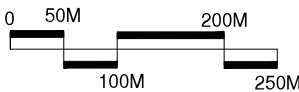




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# Redbank Playing Fields

Artificial Grass Pitch

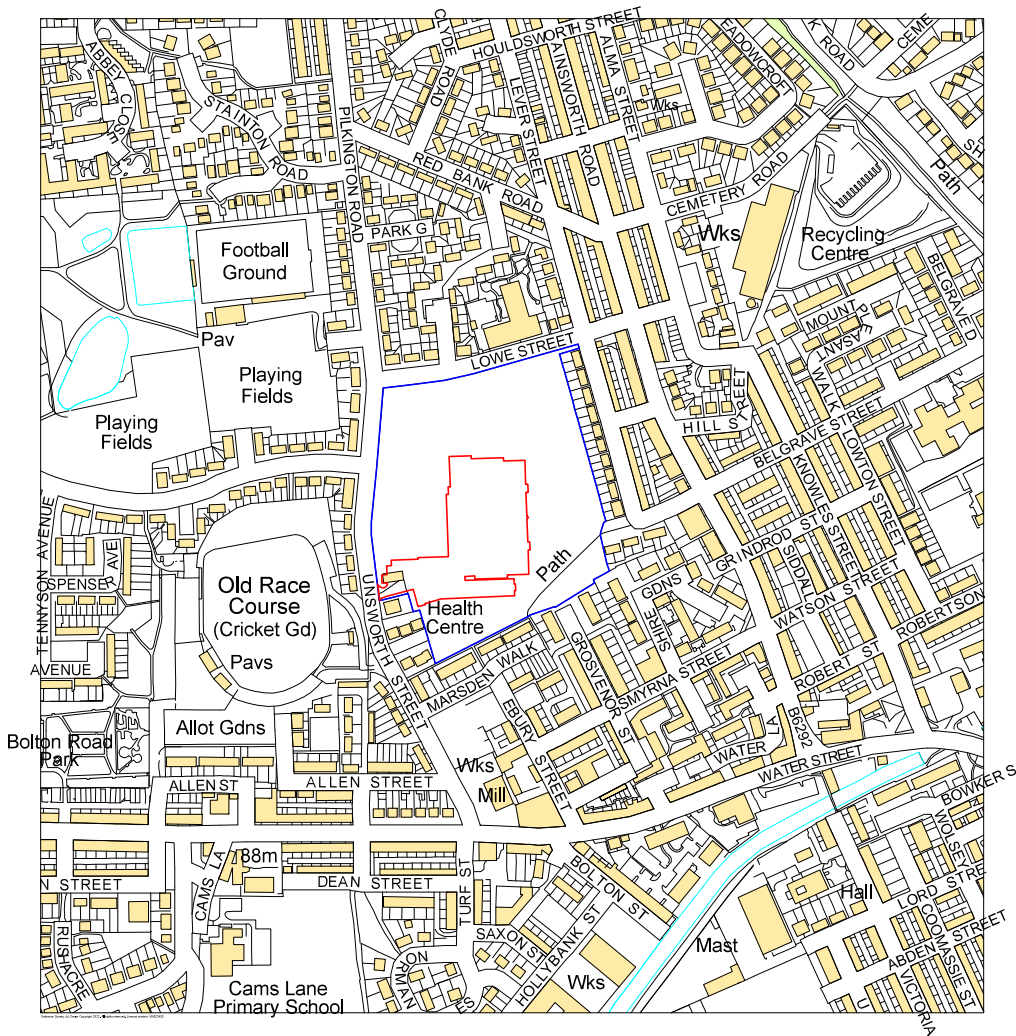





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Sports Pitch Consultants

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2. THE INFORMATION IS FOR THE DESIGN TEAM'S USE ONLY  
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4. NOT TO BE USED FOR ANY OTHER PURPOSE






02	PLANNING ISSUE	ME	WKS	28.11.22
01	PLANNING ISSUE	ME	WKS	26.08.22
00	PLANNING ISSUE	ME	WKS	05.08.22
REV	DESCRIPTION	REV	CK	DATE



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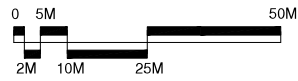
ME

TITLE  
**Redbank Playing Fields**  
Artificial Grass Pitch  
Site Location Plan

PROJECT CLS017	SCALE 1:2500	REV A1
CONTRACT NO 02	REVISION 02	



# Redbank Playing Fields



LOWE ST

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Artificial Grass Pitch

Natural 91x55m  
11v11 Football Pitch

Natural 82x50m 11v11  
Football Pitch

Natural grass pitches  
goal storage area

6Nr. Artificial pitch  
goal storage area

6Nr. 15m high  
floodlighting column

Artificial Grass Pitch

1:8 batters down to  
existing levels

Note that levels shown are to  
outer 0.3m run off areas

AGP batters down to existing levels. Area needs  
to be raised by others to tie in with proposed car  
park levels (cut/fill and earthworks by others).

'Respect' spectator  
hardstanding

Pavilion

Car park to accommodate 82  
spaces, 5 DDA compliant  
spaces and 2 minibus spaces

- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- 4.5m High Fence Line
- 3.0m High Fence Line
- 2.0m High Fence Line
- 1.2m High Fence Line
- Proposed AGP Levels to outer 0.3m  
mowing margin

## Notes:

106x70m Artificial Grass Pitch

## Line Markings:

- 1Nr. 100x64m 11v11 (white)
- 2Nr. 54.8x46m 9v9 (blue)
- 2Nr. 55x37m 7v7 (yellow)
- 4Nr. 5v5 37x27m (red)
- 4Nr. 47x30m Training Grids (red)



01	PLANNING ISSUE	ME	MS	28.11.22
02	PLANNING ISSUE	ME	MS	08.01.23
03	PLANNING ISSUE	ME	MS	26.08.22
04	PLANNING ISSUE - Floodlights moved etc	ME	MS	11.08.22
05	PLANNING ISSUE	ME	MS	21.08.22
06	PLANNING ISSUE	ME	MS	26.08.22
07	PLANNING ISSUE	ME	MS	05.08.22
08	PLANNING ISSUE	ME	MS	05.08.22
REV	DESCRIPTION	REV	CK	DATE

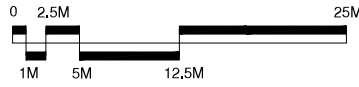


<p>ME</p> <p>TITLE: Redbank Playing Fields Artificial Grass Pitch Proposed Site Plan</p>			
PROJECT:	CLS017	SCALE:	1:500
DATE:	03	REVISION:	06



# Redbank Playing Fields

Artificial Grass Pitch



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SPORTS PITCH CONSULTANTS

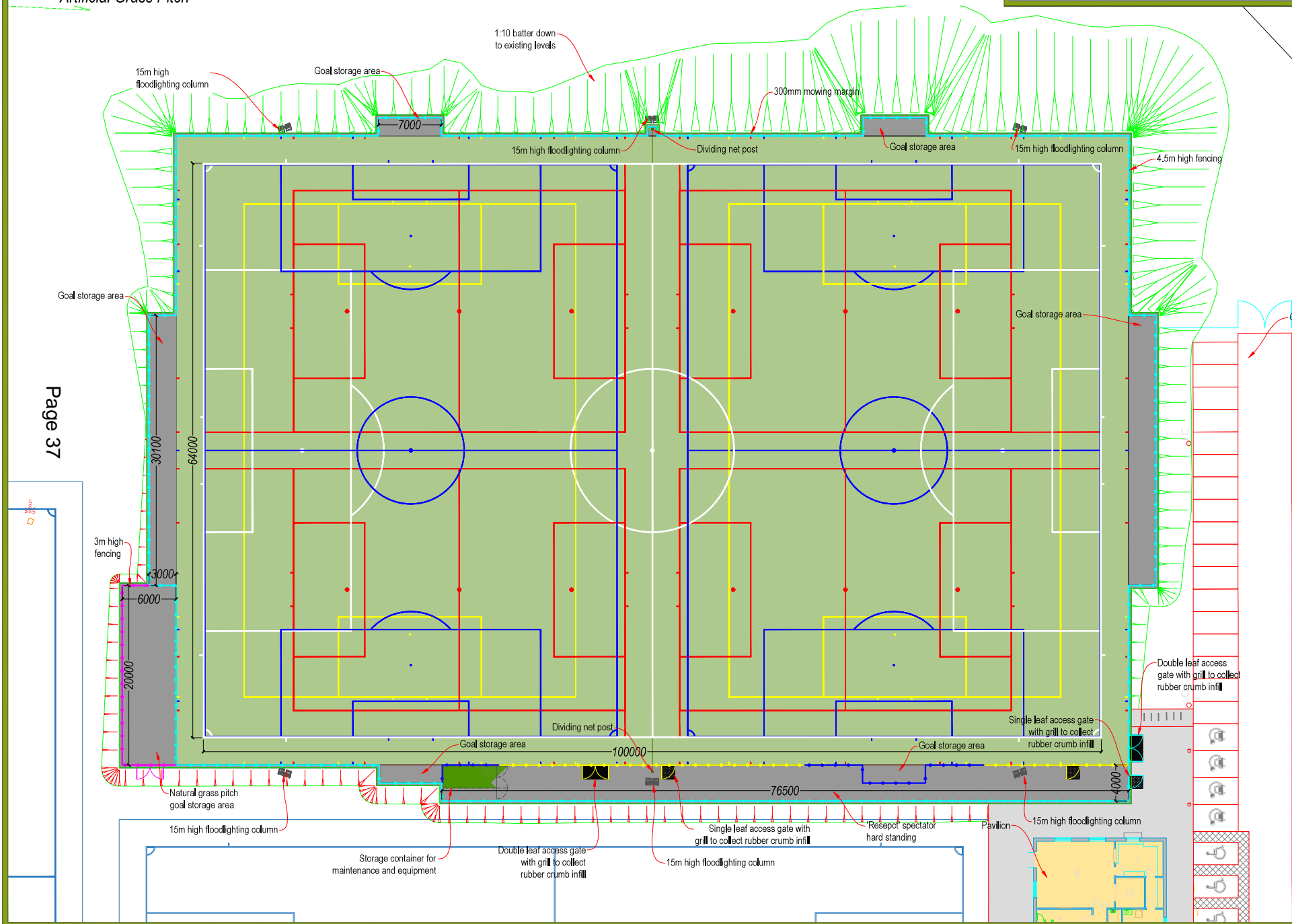
1. DESIGN TEAM PROFESSIONAL ALL REQUIREMENTS TO BE CHECKED OVER THE PROJECT  
2. CONSTRUCTION OF WORKS  
3. THE CONSTRUCTION OF WORKS TO BE CHECKED OVER THE PROJECT  
4. ALL MATERIALS SHOULD BE APPROVED BY THE DESIGN TEAM BEFORE USE  
5. THE DESIGN TEAM SHALL BE RESPONSIBLE FOR THE PROJECT

**Lano**  
LANDSCAPE ARCHITECTS

**CLS**  
SPORTS CONSULTANTS

- Artificial Turf Playing Area
- Footpaths & Hard Standing Areas
- 4.5m High Fence Line
- 3.0m High Fence Line
- 2.0m High Fence Line
- 1.2m High Fence Line

- Notes:**
- 106x70m Artificial Grass Pitch
- Line Markings:**
- 1Nr. 100x64m 11v11 (white)
  - 2Nr. 54.8x46m 9v9 (blue)
  - 2Nr. 55x37m 7v7 (yellow)
  - 4Nr. 5v5 37x27m (red)
  - 4Nr. 47x30m Training Grids (red)



REV	DESCRIPTION	REV	CK	DATE
01	PLANNING ISSUE	ME	MB	21/08/22
00	PLANNING ISSUE	ME	MB	10/08/22

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SPORTS PITCH CONSULTANTS

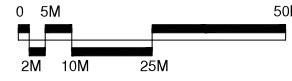
ME


**Redbank Playing Fields**  
Artificial Grass Pitch  
Proposed ATP Plan

PROJECT CLS017	SCALE 1:200	REV A1
DATE 04	REVISION 01	



# Redbank Playing Fields

Artificial Grass Pitch





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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



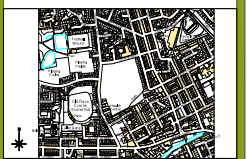
**Notes:**  
FA Competitive Football Floodlighting Scheme  
  
Football Table Luminance and Horizontal Spillage (red contours)  
  
Maintained average illuminance >200 lux  
Uniformity Ratio (Ev.min/Ev.ave) >0.6



01	PLANNING ISSUE	ME	ME	05.12.22
02	PLANNING ISSUE	ME	ME	26.08.22
03	PLANNING ISSUE - Floodlighting Method	ME	ME	11.08.22
04	PLANNING ISSUE	ME	ME	21.08.22
05	PLANNING ISSUE	ME	ME	05.08.22
REV	DESCRIPTION	REV	CK	DATE



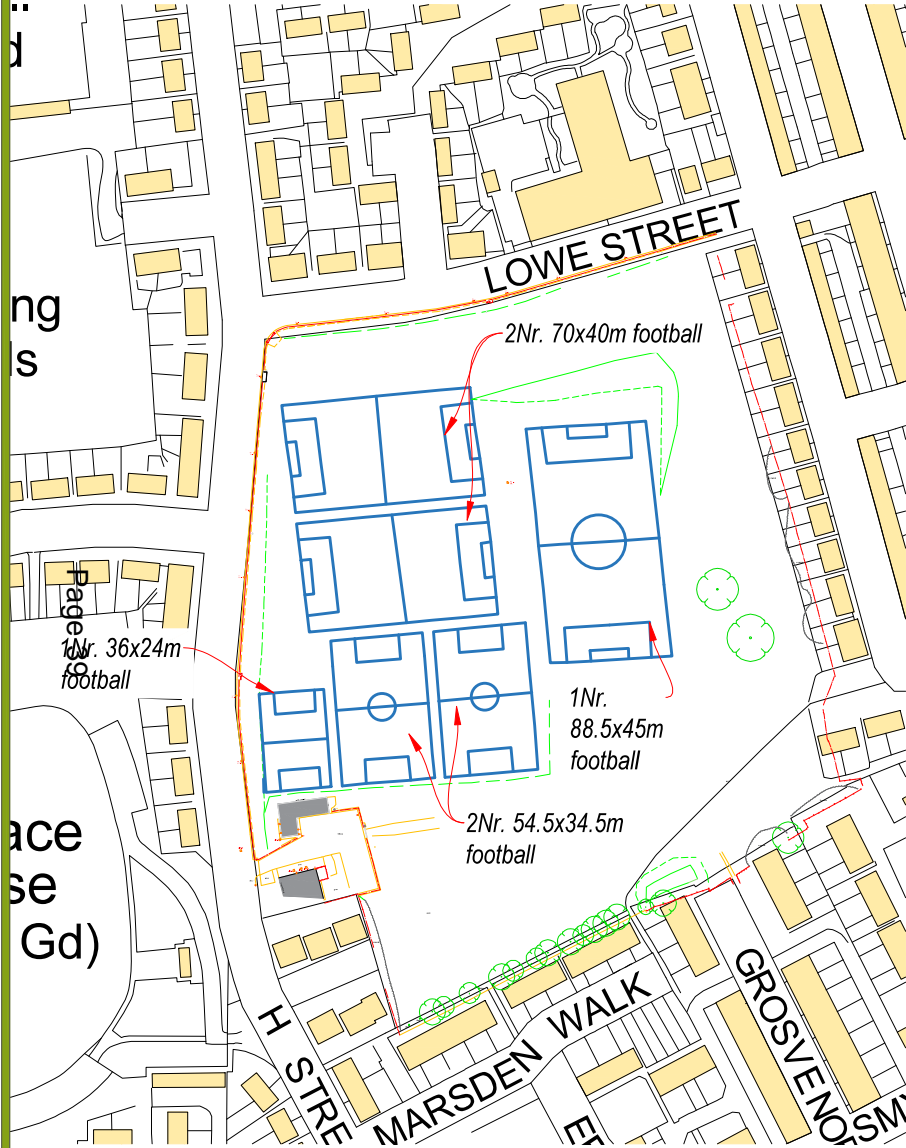
SSU  
SURFACING STANDARDS LIMITED  
SPORTS PITCH CONSULTANTS



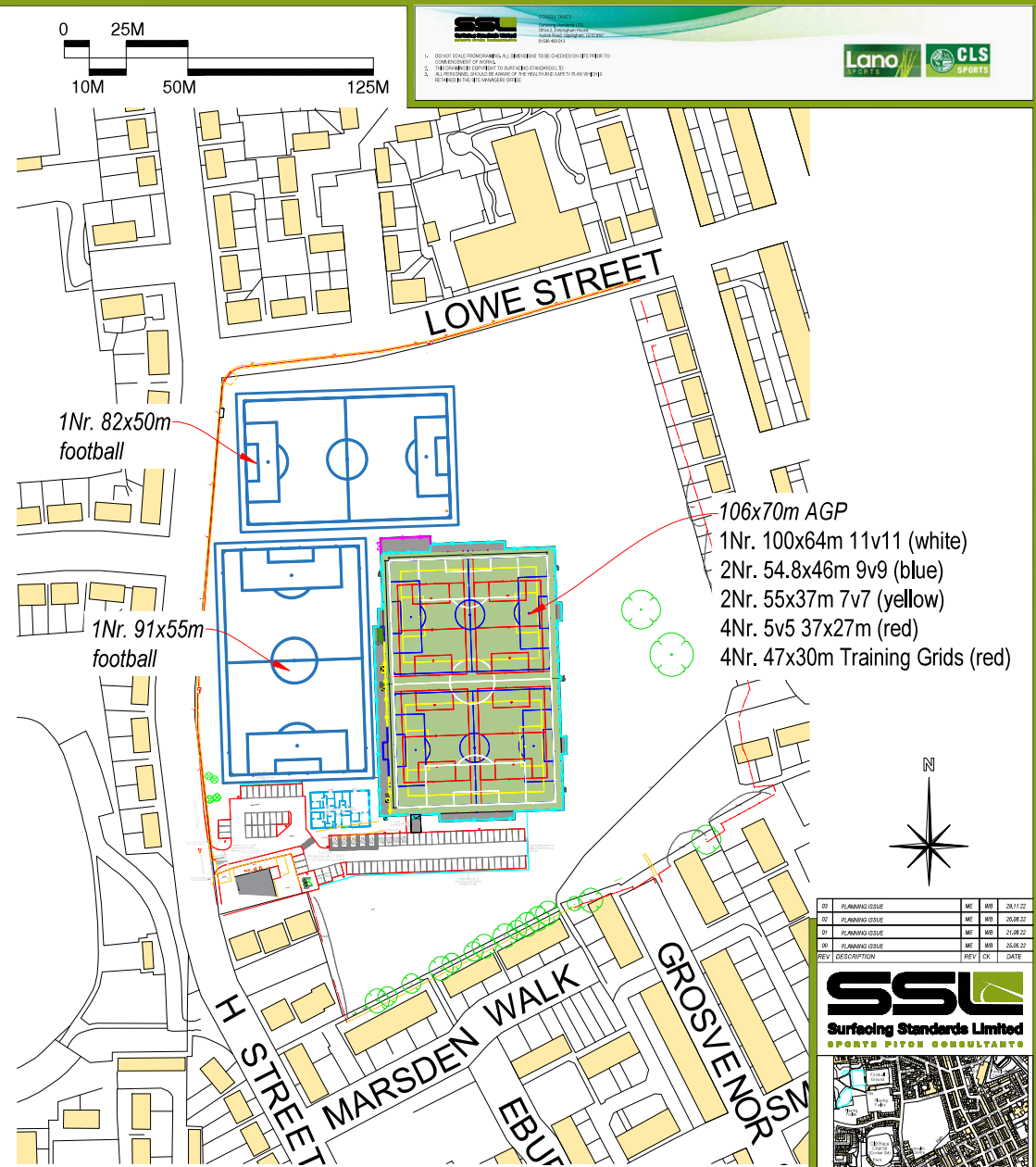
PROJECT: Redbank Playing Fields Artificial Grass Pitch Floodlighting Scheme			
CLIS017	SCALE: 1:500	REV: A1	REVISION: 04
06			

# Redbank Playing Fields

Artificial Grass Pitch



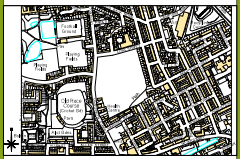
Existing Playing Field Layout



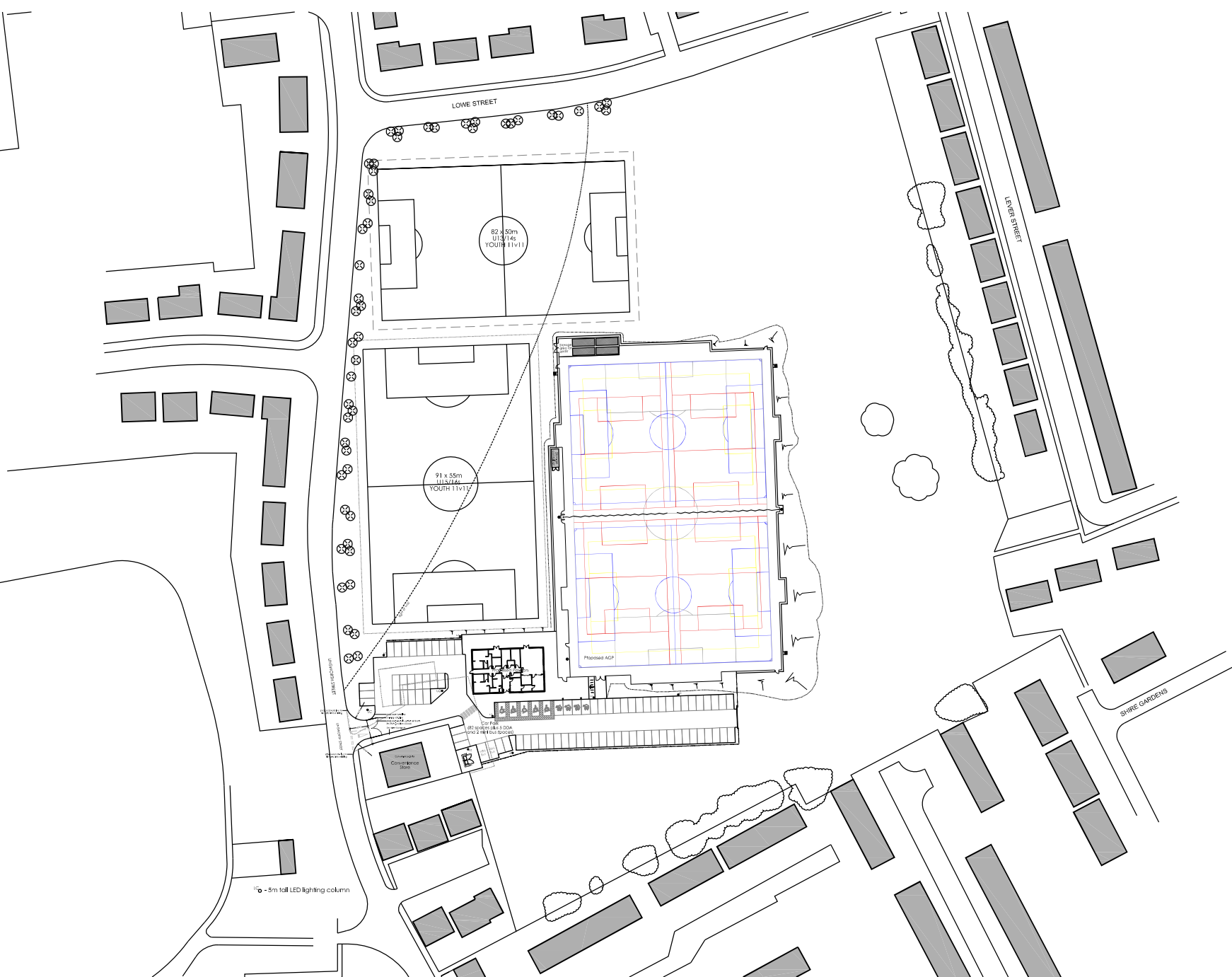
Proposed Playing Field Layout

01	PLANNING ISSUE	ME	MB	28.11.22
02	PLANNING ISSUE	ME	MB	28.08.22
03	PLANNING ISSUE	ME	MB	21.08.22
04	PLANNING ISSUE	ME	MB	25.08.22
REV	DESCRIPTION	REV	CK	DATE

**SSU**  
Surfacing Standards Limited  
SPORTS PITCH CONSULTANTS



ME			
Redbank Playing Fields Artificial Grass Pitch Playing Field Layout			
PROJECT	CL5017	SCALE	1:1000
DATE	11	REVISION	03



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Dwg. Purpose **Planning**

C	mini pitches removed	11/2022
B	existing right of way added; car spaces moved	09/2022
A	footpath moved	08/2022
No.	Revision / Issue	Date

Project  
**Proposed Pavilion and AGP at  
Redbank Playing Fields  
Radcliffe  
M26 3RH**

Client  
**Bury Council**

Dwg. Title  
**Proposed Site Plan**

**STEVE WELLS  
ASSOCIATES**  
*making sport happen*

Churchill House, Mill Hill, Pontefract, West Yorkshire,  
WF8 4HY t: 01977 797258 e: [mail@stevewells-associates.com](mailto:mail@stevewells-associates.com)

Dwg. No. <b>205-080-1003</b>	Rev. <b>C</b>
Scale <b>1:1250 @ A3</b>	Date <b>April 2022</b>
Drawn by <b>JLR</b>	Checked <b>DKW</b>



Parking Schedule	
Standard Cars Spaces	78
DDA Spaces	5
Electric Vehicle Spaces	4
Mini Bus Spaces	2
Cycle Spaces	12

LC - 5m tall LED lighting column

## LIGHTING COLUMN ELEVATION

1:50

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Dwg. Purpose **Planning**

No.	Revision / Issue	Date
C	mini pitch removed	11/2022
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Project  
**Proposed Pavilion and AGP at  
Redbank Playing Fields  
Radcliffe  
M26 3RH**

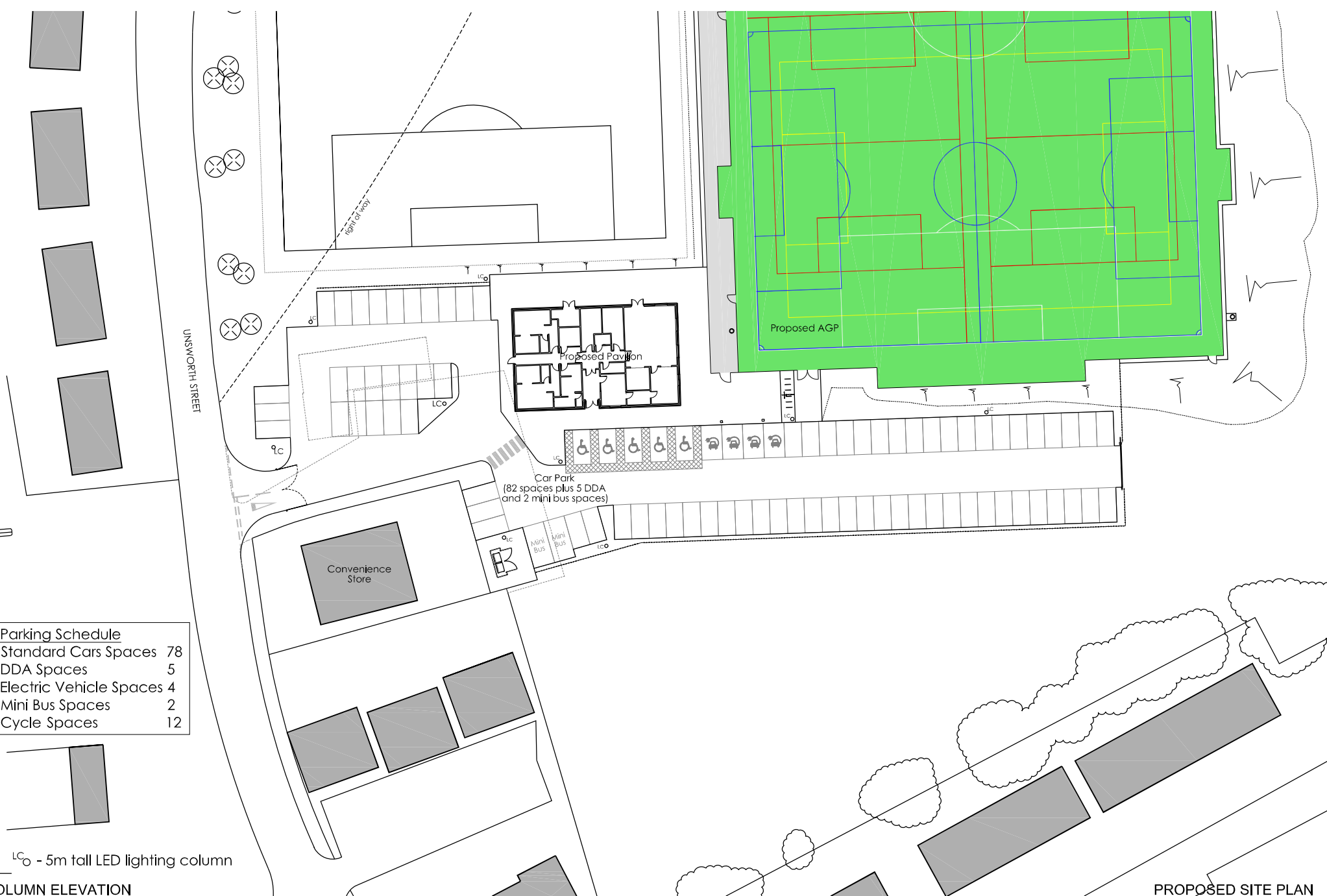
Client  
**Bury Council**  
  
Dwg. Title  
**Proposed Site Plan**

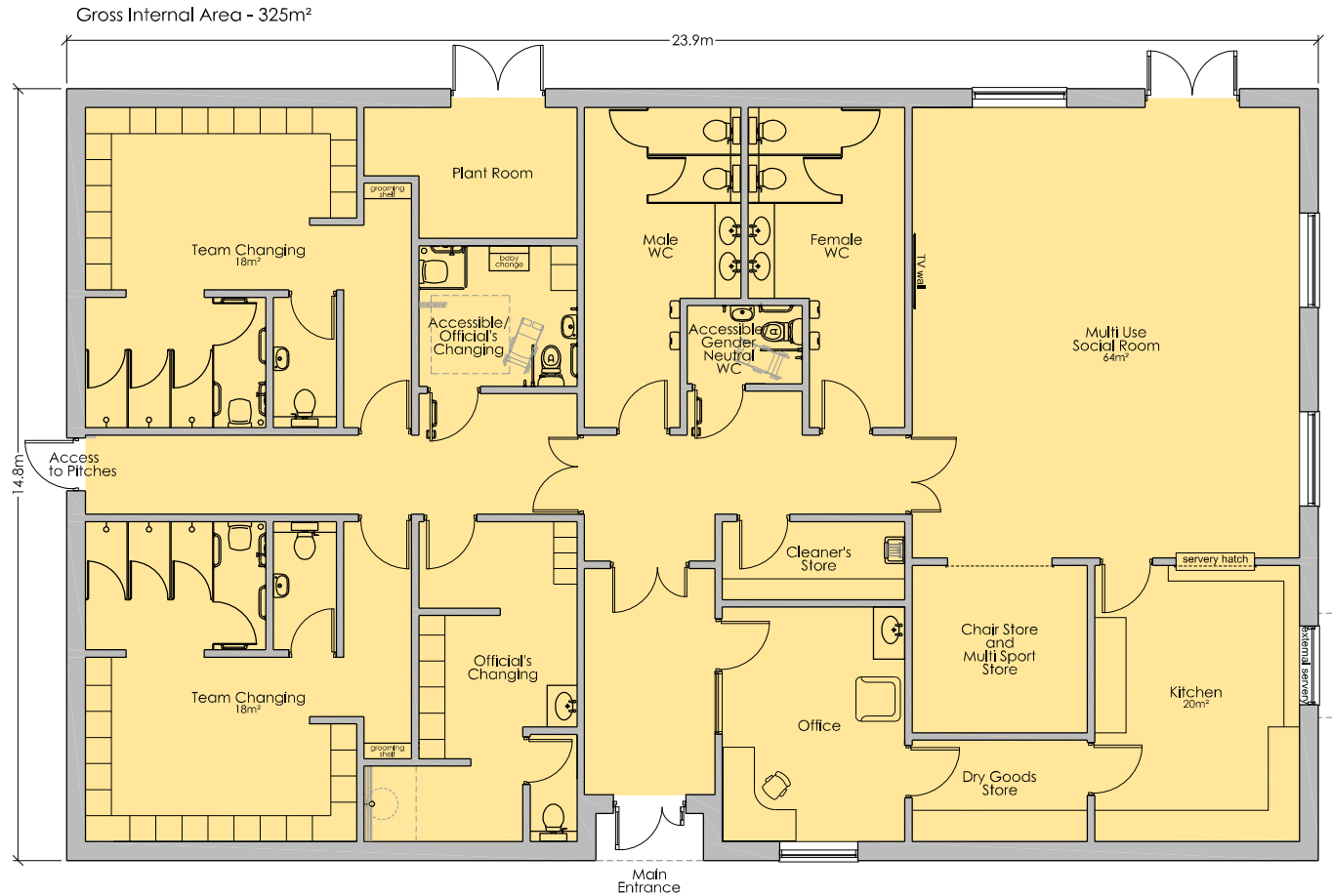
**STEVE WELLS  
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Churchill House, Mill Hill, Pontefract, West Yorkshre,  
WF8 4HY t: 01977 797258 e: [mail@stevewells-associates.com](mailto:mail@stevewells-associates.com)

## PROPOSED SITE PLAN

1:500

Dwg. No. <b>205-080-1008</b>	Rev. <b>C</b>
Scale <b>1:50, 1:500 @ A3</b>	Date <b>April 2022</b>
Drawn by <b>JLR</b>	Checked <b>DKW</b>





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Dwg. Purpose **Planning**

No.	Revision / Issue	Date
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Project  
**Proposed Pavilion and AGP at  
Redbank Playing Fields  
Radcliffe  
M26 3RH**

Client  
**Bury Council**

Dwg. Title  
**Proposed Floor Plan**

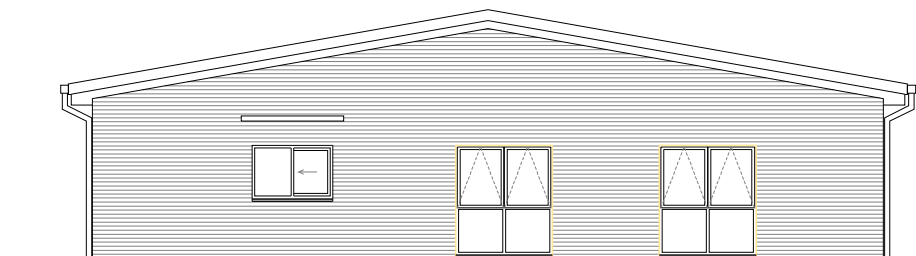
**STEVE WELLS  
ASSOCIATES**  
*making sport happen*

Church House, Mill Hill, Pontefract, West Yorkshire,  
WF8 4HY t: 01977 797258 e: [mail@steve-wells-associates.com](mailto:mail@steve-wells-associates.com)

Dwg. No. <b>205-080-1004</b>		Rev.
Scale <b>1:100 @ A3</b>	Date <b>April 2022</b>	
Drawn by <b>GSB</b>	Checked <b>DKW</b>	



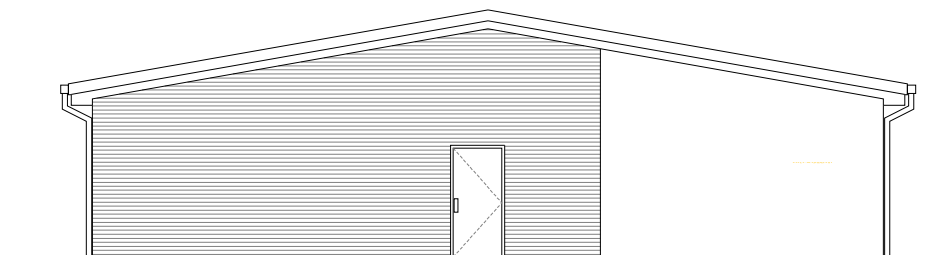
Elevation 1 - South



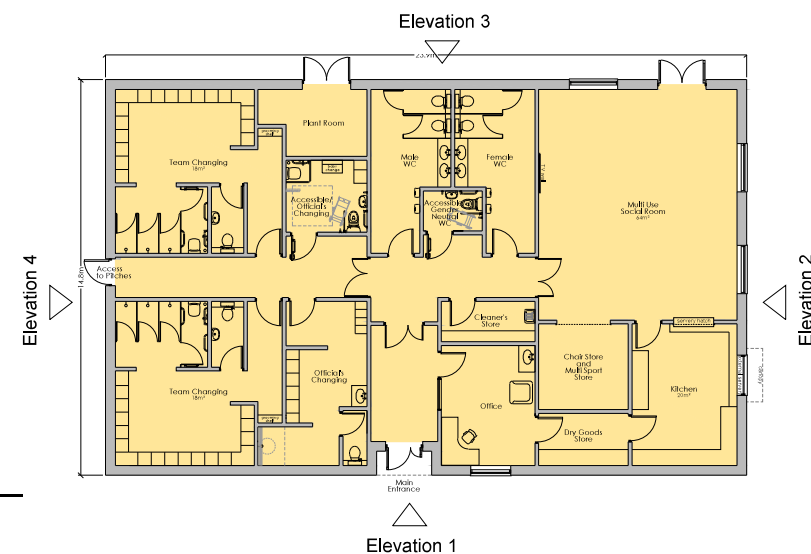
Elevation 2 - East



Elevation 3 - North



Elevation 4 - West



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					Dwg. Title <b>Proposed Floor Plan Option E</b>
Dwg. Purpose <b>Planning</b>	No.	Revision / Issue	Date		

Dwg. No. <b>205-080-1005</b>		Rev.
Scale <b>1:100 @ A3</b>	Date <b>April 2022</b>	
Drawn by <b>GSB</b>	Checked <b>DKW</b>	

Churchill House, Mill Hill, Pontefract, West Yorkshire,  
WF8 4HY t: 01977 797258 e: [mail@stevewells-associates.com](mailto:mail@stevewells-associates.com)

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**Ward:** Bury West - Elton

Item 02

**Applicant:** Orchid Care Limited

**Location:** 78 Trimingham Drive, Bury, BL8 1EL

**Proposal:** Change of use from dwellinghouse (Class C3) to children's residential care home (Class C2) (maximum 4 no. children and 3 no. members of staff) including conversion of integral garage to additional living space and associated external alterations

**Application Ref:** 68878/Full

**Target Date:** 06/12/2022

**Recommendation:** Approve with Conditions

### **Description**

The proposal relates to a 4 bedroom detached dwelling situated in a wholly suburban residential setting. It is flanked by similarly proportioned and styled dwellings. The dwelling has been extended at first floor and has a single storey rear extension. It has 2 off-street parking spaces in front of the integral garage.

The site falls within the built up area of Bury and is not designated within the Local Plan.

### **Background**

The identified end user of the facility would be Orchid Care Limited, a children's residential care business, who also operate an elderly/dementia care home in Rossendale. The supporting information states that Orchid Care Limited seek to offer the best possible outcome for all children and to prepare them for adulthood. Children would live as a family would, as far as is practicable.

The operators have appropriate qualification in Social Care and Management, they and their staff are trained in safeguarding, challenging behaviour, moving and handling and risk management.

### **The proposal**

The proposal is for a change of use from a dwellinghouse (Class C3) to children's residential care home (Class C2), with a maximum of 4 no. children and 3 no. members of staff, and including conversion of integral garage to additional living space (study area), which would entail the infilling of the garage door with a wall and window. The existing driveway would not be altered and would be retained with off-street parking for two vehicles.

Children would be aged between 11-16 years and would be in full-time education, either at local schools or if this isn't available, then they would receive home tuition (this would be dependent upon the particular circumstances at the time). The intention would be to transport children to school in one vehicle (if they were to be transported by private transport).

The property would be staffed 24 hours a day, 7 days a week, operating on a 12 hour shift basis, such that there would be a staff changeover in the morning and evening (2 staff changing at 08:00 and 20:00, although could be flexible). There would also be a Home Manager, who would be in attendance during typical office hours.

The maximum number of people at the property (including staff and guests) would be 7 (9 during the short period of handover, which would occur twice a day).

Social workers visits would be pre-arranged on a bi-monthly basis and there would be no planned medical staff attendances (because the home would not cater for young people with a physical disability). Formal meetings would generally take place away from the property and friends and family visits would be consistent with what could be reasonably expected at a six person family home.

At this stage, the applicant is not aware of specific individual children who would occupy the property. Until such time as a planning permission is in place and the applicant can therefore prepare the home for operation, it is not known what the individual needs of the children in the care system will be at that time. Therefore, where the submitted application is not explicit, such as the suggestion that home-schooling could be a possibility if local (or other) schools are not suitable, this is intentional to ensure the application is assessed and determined on the 'worst case' scenario in terms of the home being at maximum capacity with children with the most intensive and extensive needs.

### **Relevant Planning History**

49677: First floor extension at side - Approved 07/05/2008

### **Publicity**

The proposal has been advertised by direct neighbour notification letter.

85 representations have been received, **81 of which object to the proposal on the following grounds:**

### **Councillor Rydeheard**

Location - The property is in the middle of a residential setting, and concerns have been raised over suitability. It doesn't seem in keeping with the area.

Reasoning - No detail has been provided regarding the background to these children, which concerns many elderly residents who live nearby. Would they be from a care background? Would this be a juvenile rehabilitation facility? Would it be a small orphanage facility? There is no clarity on this.

Traffic - The children would be in full time education, therefore will require regular transport to and from number 78. This would cause significant additional traffic.

Parking - There are three members of staff who would be working for the residential facility, plus any potential visitors, and I am concerned about the parking situation. It is opposite a t-junction, and may make the junction more dangerous.

### **Access, parking, highway safety and servicing**

The proposed parking provision would be inadequate and would not meet the UDP (Appendix 4) requirements for sheltered housing (1 space per 2 staff and 1 space for visitors per 4 dwelling units) and there would be no service provision for deliveries/emergency services access.

On-street parking would create a hazard opposite a busy junction (which is often occupied by parked private hire vehicles) and associated traffic could double at staff handover making it dangerous for pedestrians and other drivers. Other visitor's vehicles would exacerbate the situation.

Any increase in the width of the dropped kerb would worsen the parking situation.

Unitary Development Plan Policy H4/2 - Special Needs Housing requires consideration of the sites gradient and Building Regs would require ramped access for wheelchairs. Insufficient waste facilities to support occupants.

There is a general lack of public transport services on the estate, which would increase congestion/street parking.

Increased on-street parking is likely to damage footways.

### **Amenity**

The transient nature of child care would be in contrast to a typical family home and the property would result in a materially greater level of activity arising from comings and goings than an ordinary family home.

The spacing between the site and neighbouring dwellings would mean that the increase in noise pollution which would be detrimental to neighbouring amenity.

The property is too small to support 4 children and 3 staff.

A business is inappropriate in the middle of a housing estate

There would be the potential for anti-social behaviour. Staff struggle to control residents and police are often called. The neighbourhood could become dangerous for residents who are likely to suffer abuse, threats and violence from occupants and their "friends".

The type of leisure and social facilities that would be required for four children do not exist within walking distance of the site. The children would use nearby grassed areas which would have detrimental impacts on residents and visitors to Burrs Country Park.

### **Other matters**

What benefit will this bring to the local community?

Would there be live-in staff and where will the staff quarters be?

Would there also be social workers and others visiting the property?

How often would staff changeover?

The mission of Brandlesholme Residents Association is to keep the estate residential.

Any additional hardstanding would contribute to further surface water.

Increased pressure on the effluent and water services on the estate.

More detail is required on how the facility would be run and how it would impact upon the area. The application doesn't stipulate what if any the childrens background needs are!

The Council should look to Greenmount as a more suitable location.

Police response times for anti-social behaviour should be factored into the decision.

Approval could set a precedent which would open the door to further expansion to other properties or inspire proposals from other sectors, which would negatively alter the whole character and dynamic of the estate.

What types of operation could occupy the property thereafter if the applicant was to vacate.

Is the property going to need secure access and how will this impact the boundaries onto other neighbouring houses?

Supporting documents do not demonstrate a need within the area for such a use or established that the facilities required for the use to become operational, have not been

validated by providers such as school placements, etc, which without that confirmation, the operational assumptions made cannot be validated and therefore not be accepted.

The Councils policy documents recognised the major shortage in the provision of residential properties, especially family accommodation, with this application proposing to take such accommodation away from this much needed of use, and thus reducing the availability of urgently needed residential housing stock.

There are many alternative suitable properties available within the Borough (that would not require planning permission) that would meet all the criteria noted within the application documentation.

The details contained within the application shows a property with a traditional UPVC conservatory, however the current property details submitted with the latest application, show a that large extension has been constructed to the rear of the property, replacing the small light weight structure, that would have likely required additional permission, and should be clarified prior to considering the current application.

There are contradictory statements in the supporting documentation e.g. 2 shifts during the day and one overnight shift. Two members of staff will be present at all times. Staff work on rota, completing a double shift and an overnight stay. Shifts start at 7:45am, those staff arriving at that time will finish work the following day. Meaning there is one handover per 24-hour period. Therefore, new staff arrive at 7:45am whilst the previous day's staff will leave by 8:15am. Meaning there is a 30-minute window for the staff handover.

The supporting statement is ambiguous and clarifies that the operational situation and arrangements may change and occupation of the property could increase e.g. if children receive home tuition, if meetings take place on site.

The information supplied does not detail or explain how the building is to be used, with the existing rooms notes as existing being the same as proposed use, but does not clarify residents' accommodation/bedrooms, etc, and the separate staff accommodation, including sleeping arrangements and office containing private and secure information.

We no longer dump children in homes, thank God: why are these children in a care home and not in the community.

Will these children attend school, and if so where. Implication: they will.

What building works will be undertaken?

Property values would be affected.

Is this a registered business?

The way this planning application information has been given to just a bare minimum of the neighbours suggest a hidden agenda.

There may be covenants on the lease of this property that prevent it being used for business purposes.

Fire alarm systems would have to meet mandatory requirements and there would have to be regular external audible testing with fire drills. What about internal escape routes, external congregation areas and how would this be proven to work. Young children easily panic.

What guarantees that all safeguards and certificates are in place and that the property would be kept in good condition if running costs get tight?

This property would not meet the legal requirements. 1, Each child has to have separate bedroom available can only share by agreement. 2, Workers cannot sleep in communal areas. Should also have Bedroom in close area. 3, Children must have access to a private area for study, meeting visitors, assessment visits etc.

There is a large discrepancy if the children are at development age.

Has anyone from the council checked the credentials of Orchid Care Ltd with Companies House?

Are the directors fit and proper?

Does the company have experience in caring for young people - why is it expanding, can it manage these responsibilities?

What is the company number, and its history, and why has the council not explicitly shared this information?

Is the council conducting itself as Liz Truss did re fracking, or will it seriously consider the elderly and disabled people living nearby

Size of current property would need substantial building work to meet the needed legally for the proposed property to become a Children's Care Home as required by Gov.Care Standards Act 2022 and Q C Standards e.g: Each child should have own bedroom for privacy and furnished to meet those detailed in the act above.

The mix of age, gender, ethnicity;  
Staff accommodation, staff sleeping arrangements;  
Private room for children to meet with parents etc;  
A room for personal and private recreation for the children;  
Kitchen sufficiently meets food hygiene and public use plus dining room.

### **3 representations support the application on the following grounds:**

The children deserve a stable home to support them through their school life and give them the best opportunity to thrive.

The number of residents would not be much different to many private homes in the area. Smaller homes give a far better outcome for children than large institutionalised places.

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

**Traffic Section:** No objection, subject to a condition securing the availability of the off-street parking spaces.

**Environmental Health - Commercial Section:** No objection.

**Children's Centres & Early Years:** No objection.

**Waste Management:** No comments received.

**Greater Manchester Police - designforsecurity:** No objection, subject to conditions concerning the maximum number of residents and age, minimum number of staff and visiting arrangements.

It is clear that this type of facility is best situated within the community.

**Contracts and Commissioning Manager:** No comments received.

**Pre-start Conditions** - Not relevant.

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

EN1/2	Townscape and Built Design
CF1	Proposals for New and Improved Community Facilities
CF1/1	Location of New Community Facilities
CF3	Social Services
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
H3/1	Assessing Non-Conforming Uses
H4/2	Special Needs Housing
EN7/2	Noise Pollution
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

### **Issues and Analysis**

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

### **ASSESSMENT**

#### **Policy**

The NPPF advocates the objectives to achieve sustainable development, one such objective is to support strong, vibrant and healthy communities by fostering well-designed and safe built environments with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

Chapter 8 - Promoting healthy and safe communities, states that policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst things, promote social interaction, are safe and accessible and enable and support healthy lifestyles. Account should also be taken to support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.

Policy CF1/1 - Location of Community Facilities gives regard to factors including impact on residential amenity, traffic generation and parking, scale and size of development, accessibility to shops and services, suitability of the chosen location, public transport and needs/requirements of those with a physical disability.

Policy CF3 - Social Services considers favourably proposals for the provision of new, and the improvement of, existing facilities for children, young and the elderly, those with mental health or physical and special needs, 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.

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

Policy H4/2 - Special Needs Housing - seeks to support the provision of special needs housing recognising that specialist accommodation is needed for the most vulnerable members of society. Regard is given to factors including the convenience of location to

shops, public transport and community facilities, location of health care facilities, gradient and accessibility to public transport, parking and amenity provision and high standards of design, layout and landscaping to achieve a satisfactory environment.

### **Principle**

Objections refer to the proposal being inappropriate in a residential area, by reason of traffic congestion/lack of parking, noise (from residents and vehicle movements), anti-social behaviour and access for occupants to social and leisure facilities.

The proposal relates to a detached 4 bedroom family dwelling located within a well-established residential estate. The application proposes to provide living accommodation for children in a setting that would be as close to a family environment as practicable. The property would not be required to be extended and permanent residents (i.e. the children) and support carers would occupy the dwelling in a manner broadly akin to occupation by a family. It is also noted that a residential occupier could convert the garage to create additional bedroom(s) without the need for planning permission (which would result in at least a 5 bedroom dwelling), as others have done on the opposing side of Trimmingham Drive.

The principle of the development would therefore be acceptable. Given the above, the proposed use would provide a valuable facility for more vulnerable members of society and as such would be compliant with the above UDP policies and the principles of the NPPF.

### **Design and visual amenity**

The proposed layout would not fundamentally change from the current arrangements and physical amendments to the property, those being the infilling of the present garage door, would be minor in scale, appearance and substance.

Given the above, the building would continue to have the character and appearance of a passive suburban dwelling and there would be no detrimental impact on the street scene or residential character of the locality.

As such, it is considered the proposed layout would comply with UDP Policies EN1/2, H4/2, CF3 and CF5.

### **Impact on residential amenity**

As discussed above, it is considered that the character and the scale of the use would be consistent with that of a family household occupying the existing 4 bedroom detached dwelling. The applicant has stated that one of the key objectives and ethos of the facility is to provide an environment which would be consistent with 'normal' residential living conditions and the regularity of daily living. It is intended the care home would function discreetly within the neighbourhood.

The supporting information sets out that the children would occupy the dwelling in manner that would not be materially different to how a family would occupy it. Each child would have their own bedroom and communal spaces (e.g. kitchen/dining room/lounge) would be shared between occupants. The children would attend school or be home schooled and would socialise and partake in recreational activities as would a child would occupy the same as a dwelling.

Changeover between staff would occur twice a day and would entail the transition of two staff early morning and evening. A Home Manager would be in attendance during typical office hours.

Clearly, households can take many forms and the current dwelling could be occupied by a family of up to around 6 individuals (possibly more if the garage was converted and other rooms were to be used as bedrooms). Furthermore, without planning permission, the dwelling could be utilised as a house in multiple occupation for up to 6 occupants.

Some objections refer to the potential for anti-social behaviour allude to the 'type' of occupants claiming that they may pose a danger for existing residents due to abusive, threatening and violent behaviour.

However, Greater Manchester Police do not support such claims, stating that such uses are best situated within the community (as in this case). Regardless, the character of individuals that may come to occupy a care home is not a material planning consideration. The assessment of impact on residential amenity relates to the nature of occupation (as a care home) and not (assumptions concerning) the character of individuals. The property would be occupied by children between the ages of 11-16, living as a family would and cared for by qualified staff. The objective would be to offer the best possible outcome for children and to prepare them for adulthood. Activity at the site would be passively routine and it would function as a typical suburban dwelling would.

Given such circumstances, and the potential alternative iterations for occupation of the dwelling, it is not considered that the proposed change of use of the dwelling would have a materially greater impact upon neighbouring amenity. Occupants would engage in education, social and recreational activities as any child could when occupying the dwelling as a family home.

It is therefore considered that the proposal would not conflict with the character of the area or have an adverse impact on the amenity of local residents. Given the above, the proposal would therefore comply with UDP Policies CF1/1, CF3, H3/1, EN1/2 and EN7/2.

### **Highways issues**

Supplementary Planning Guidance (SPD) note 11 - Parking Standards in Bury sets a maximum standard for type of C2 care home at a rate of 1 space per 4 beds. Applications are to be assessed on their own merits and in consideration of their location and nature of intended occupation.

Objections in relation to traffic, parking and highway safety are outlined above. Some also state that the applicable parking standard should be those set for sheltered housing.

The proposal is not for sheltered housing (which is accommodation for elderly or disabled people consisting of private independent units with some shared facilities), therefore the applicable parking standard in SPD 11 are those attributed to care homes (Use class C2). Thus, the applicable standard is 1 space for every 4 beds. The applicable standard for 4 bedroom dwellings is a maximum 3 spaces.

There are two spaces on the drive pertaining to the property (some objections state that there is only a single space (Google Street View shows two cars parked side by side)). The site is located within the urban area of Bury in a high accessibility location. Clearly, the proposal meets the required standard.

By contrast, as a 4 bed dwelling, the property could quite reasonably be occupied by up to 5 car owners, plus there could be additional trips to the site by visitors, friends/family and from deliveries or servicing requirements associated with day to day living (noting how some driveways in the locality have been extended to potentially accommodate 3 or more cars).

The Council's Traffic Section does not object to the proposal. Even in a situation where the number of vehicles visiting the property exceed the off-street parking spaces available, on-street parking is not restricted (aside from dropped kerbs) and vehicles would be able to park freely in the vicinity without obstructing the carriageway or footway. However, given that the site is located in a high accessibility area, it would be reasonable to consider that some staff members may travel by public transport.

Unitary Development Plan Policy H4/2 - Special Needs Housing requires consideration of the sites gradient. However, the application states that the facility would not cater for those with physical disabilities and regardless, the gradient of the driveway leading to the front



door is shallow.

SPD 11 indicates that cycle storage provision should be provided for two bicycles. This could be secured by condition.

In such circumstances, it is not considered that the proposal would have unacceptable impacts on highway safety that would warrant or sustain an objection to the application. Paragraph 111 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

### **Response to objectors**

Many matters raised in objections are not material to the assessment and determination of the planning application. Therefore, the matters referred to below omit those that have been addressed in the above assessment or where they would not be material.

Increased pressure on the effluent and water services on the estate.

*The property would be occupied as a family could in relation to numbers and the manner of occupation.*

More detail is required on how the facility would be run and how it would impact upon the area. The application doesn't stipulate what if any the children's background needs are!

*This is set out in the description and above assessment.*

The Council should look to Greenmount as a more suitable location. There are many alternative suitable properties available within the Borough (that would require planning permission) that would meet all the criteria noted within the application documentation.

*The application has to be assessed on its merits and not compared to other locations.*

Approval could set a precedent which would open the door to further expansion to other properties or inspire proposals from other sectors, which would negatively alter the whole character and dynamic of the estate.

*Planning applications are assessed and determined on the individual merits of the proposal. Applications at other locations would also be required to be assessed as such.*

What types of operation could occupy the property thereafter if the applicant was to vacate.

*Recommended Condition 2 would restrict occupation to residential care only and no other purpose within the broader definition of Use Class C2.*

Is the property going to need secure access and how will this impact the boundaries onto other neighbouring houses?

*The requirements (in so far as they require planning permission) are set out in the proposal.*

Supporting documents do not demonstrate a need within the area for such a use or established that the facilities required for the use to become operational, have not been validated by providers such as school placements, etc, which without that confirmation, the operational assumptions made cannot be validated and therefore not be accepted.

*The planning assessment does not require that the proposal establishes a need for the proposal.*

The Councils policy documents recognised the major shortage in the provision of residential properties, especially family accommodation, with this application proposing to take such accommodation away from this much needed of use, and thus reducing the availability of urgently needed residential housing stock.

*There are no UDP policies that protect against the loss/change of use of dwellings.*

The details contained within the application shows a property with a traditional UPVC conservatory, however the current property details submitted with the latest application, show a that large extension has been constructed to the rear of the property, replacing the

small light weight structure, that would have likely required additional permission, and should be clarified prior to considering the current application.

*It has been confirmed that the rear extension was erected with the benefit of permitted development.*

### **Other matters**

Greater Manchester Police have recommended the attachment of conditions concerning the maximum number of residents and age, minimum number of staff and visiting arrangements.

These are matters that pertain to Ofsted registration and is not therefore the jurisdiction of the local planning authority, unless there were clear planning reasons for such, for which there are not. Furthermore, there are no such controls relating how the present or neighbouring dwellings can be occupied and function.

### **CONCLUSION**

Whilst there are objections to the proposal, the development has been assessed as not having any unacceptable impacts upon the general amenity and safety of neighbours and guests, visual amenity or highway safety.

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

### **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 drawing  
Site Location Plan, Proposed Ground and First Floor Plans (Dwg No. RJS001\_PL\_001 B)  
and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The premises to which this approval relates shall be used for residential care only 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 could 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, H4/2 - Special Needs Housing, HT2/4 - Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

4. The external finishing materials for the proposal hereby approved shall match those of the existing building.

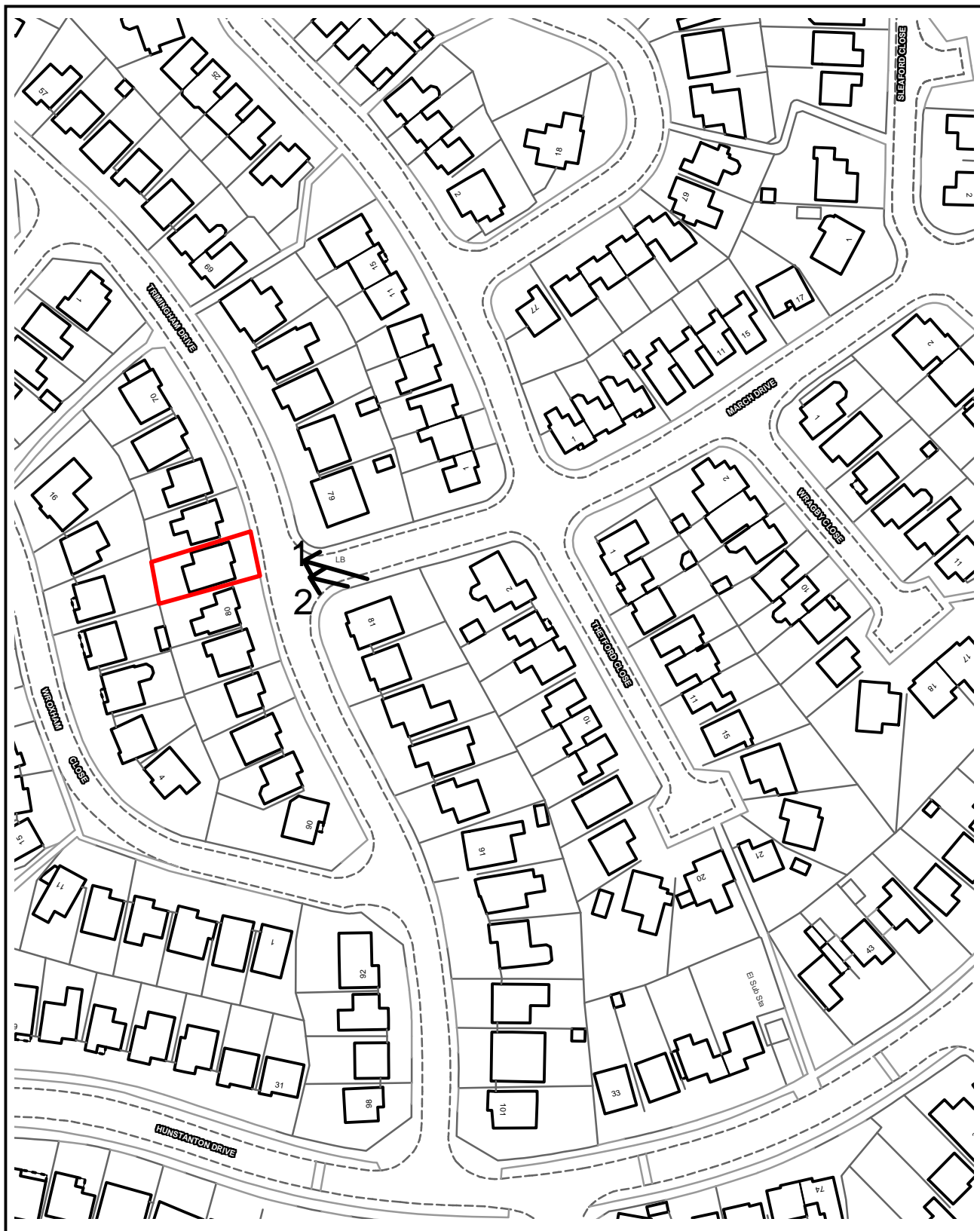
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

5. The use of the building hereby approved shall not commence until secure cycle parking for two bicycles have been provided at the site. The facility shall remain available for users of the development thereafter.

Reason. To secure satisfactory cycle facilities on site and in accordance with Unitary Development Policies HT6 - Pedestrians and Cyclists; HT6/1 - Pedestrians and Cycle Movement.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 68878**

**ADDRESS: 78 Trimingham Drive Bury**



**Bury**  
COUNCIL

**Planning, Environmental and Regulatory Services**

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68878

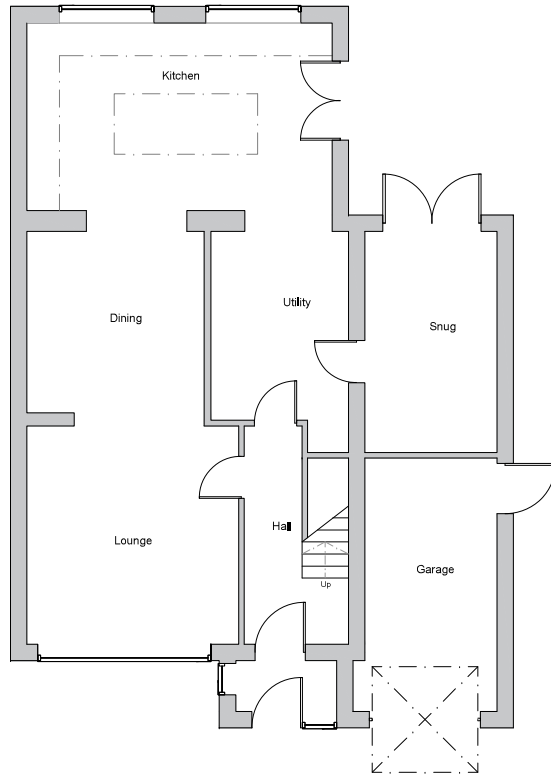
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Photo 2



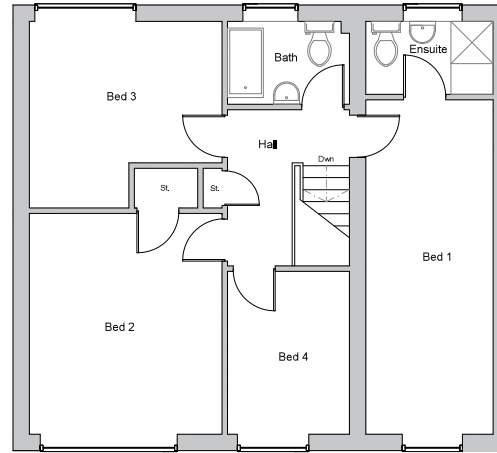




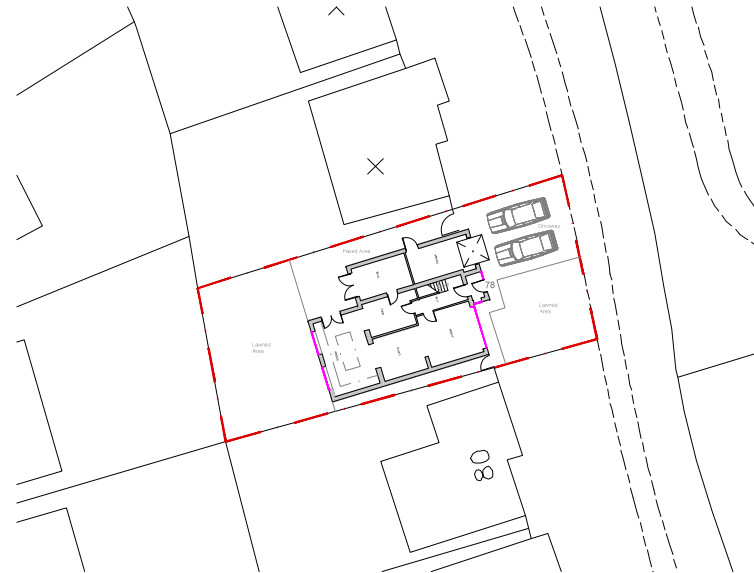
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Existing Front Elevation  
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Existing First Floor Plan  
Scale - 1:50@A1



Existing Site Plan  
Scale - 1:1200@A1



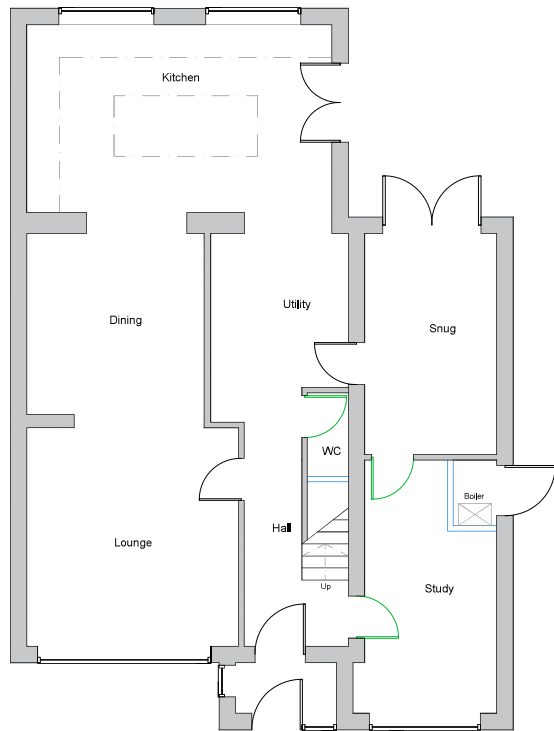
OS Location Plan  
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□ BUILDING CONTROL DRAWING  
□ TENDER DRAWING  
□ CONTRACT DRAWING  
□ CONSTRUCTION DRAWING  
□ AS-BUILT DRAWING

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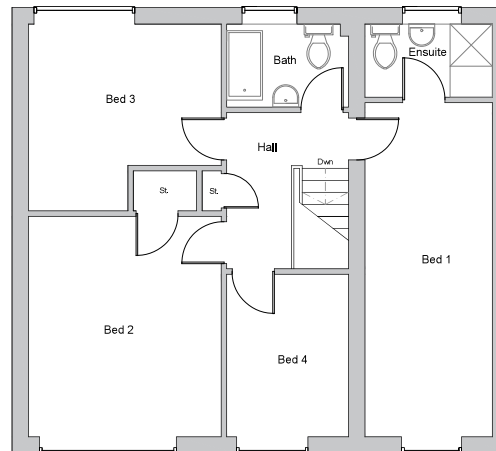
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Web: www.rjs-designs.co.uk



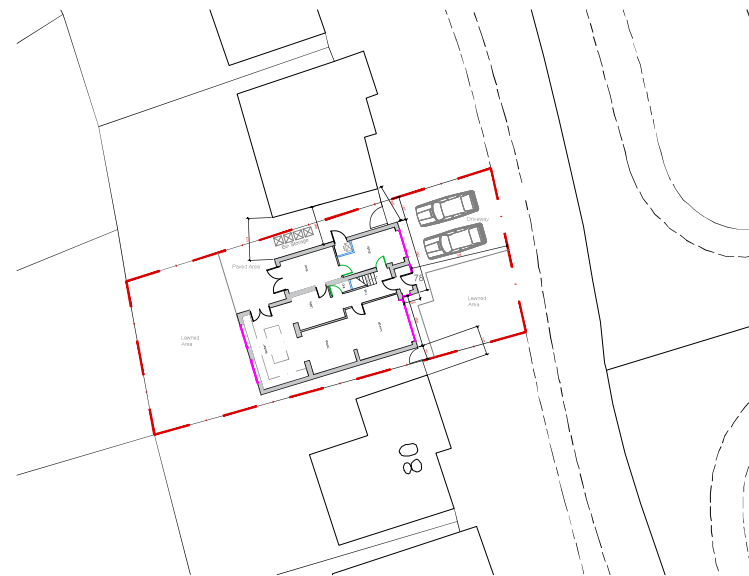
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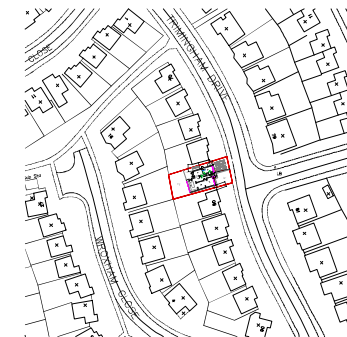
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Scale - 1:50@A1



Proposed First Floor Plan  
Scale - 1:50@A1



Proposed Site Plan  
Scale - 1:1200@A1



OS Location Plan  
Scale - 1:1250@A1



**DESIGN**

This drawing is to be read in conjunction with the project specifications and drawings.

The contract is to check and verify the building work and drawings and ensure that the building work complies with the contract.

Any variations must be reported to the Contract Administrator (CA) in writing.

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**Drawing Status**

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- ☐ TENDER DRAWING
- ☐ CONTRACT DRAWING
- ☐ CONSTRUCTION DRAWING
- ☐ AS-BUILT DRAWING

			
DESIGN			
Date	Revision		
Client			
Drawing Name			
Project			
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BURY			
Drawing Title			
PROPOSED_GROUND_8_FIRST_FLOOR_PLANS			
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As per	8080_01_01		As per
Revision	Drawn	Authorised By	Date
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# REPORT FOR NOTING

Agenda Item 5

**Bury**  
COUNCIL

**Agenda  
Item**

**5**

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>24 January 2023</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

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

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

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**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.

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

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

**Tel: 0161 253 5291**

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

# Planning applications decided using Delegated Powers

## Between 05/12/2022 and 15/01/2023



Ward: **Bury East**

**Application No.:** 68892      **App. Type:** FUL      08/12/2022      Approve with Conditions  
**Location:** The Old Court House, Unit 3, Tenterden Street, Bury, BL9 0AL  
**Proposal:** First floor side extension

**Application No.:** 68917      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 9 Broad Oak Terrace, Bury, BL9 7ST  
**Proposal:** Single storey rear extension and new raised decking and steps to rear garden

**Application No.:** 68938      **App. Type:** FUL      13/01/2023      Approve with Conditions  
**Location:** 7 Braemar Drive, Bury, BL9 7PF  
**Proposal:** Single storey extension at side /rear; first floor extension at rear and new first floor window and Juliet balcony at rear

**Application No.:** 68941      **App. Type:** FUL      13/12/2022      Approve with Conditions  
**Location:** 6 Almond Avenue, Bury, BL9 7LY  
**Proposal:** Two storey extension at side; Part single/Part two storey extension at rear; Front porch

**Application No.:** 69002      **App. Type:** FUL      14/12/2022      Refused  
**Location:** 75 Hurst Street, Pimhole, Bury, BL9 7ES  
**Proposal:** Single storey rear extension

**Application No.:** 69059      **App. Type:** FUL      10/01/2023      Approve with Conditions  
**Location:** 40 Rectory Lane, Bury, BL9 7TA  
**Proposal:** Single storey extension at rear; First floor extension at rear and flat roofed dormer roof extension

Ward: **Bury East - Moorside**

**Application No.:** 68655      **App. Type:** FUL      07/12/2022      Approve with Conditions  
**Location:** Walker Farrimond, Bell Lane, Bury, BL9 6DL  
**Proposal:** Provision of MOT facilities within existing vehicle Workshop together with the erection of a stand-alone Smart Repair building in the rear compound area.

**Application No.:** 68699      **App. Type:** FUL      16/12/2022      Approve with Conditions  
**Location:** Chamberhall Business Park, Harvard Road, Bury, BL9 0FU  
**Proposal:** Construction of 2no. Buildings comprising 5no. Units to be used within Use Classes B1, B2 and B8 with associated works including access, car parking and landscaping

<b>Application No.:</b>	68932	<b>App. Type:</b>	FUL	12/01/2023	Approve with Conditions
<b>Location:</b>	37 The Drive, Bury, BL9 5DG				
<b>Proposal:</b>	Single storey extension at side and Porch at side/rear				
<b>Application No.:</b>	69013	<b>App. Type:</b>	FUL	12/01/2023	Approve with Conditions
<b>Location:</b>	1 Vernon Street, Bury, BL9 5AR				
<b>Proposal:</b>	Change of use of ground floor shop (Class E) to 1 no. self contained flat (Class C3)				
<b>Application No.:</b>	69050	<b>App. Type:</b>	LDCP	11/01/2023	Lawful Development
<b>Location:</b>	305 Walmersley Road, Bury, BL9 6NX				
<b>Proposal:</b>	Certificate of lawfulness for proposed garden store room				
<b>Application No.:</b>	69075	<b>App. Type:</b>	FUL	10/01/2023	Approve with Conditions
<b>Location:</b>	101A Chesham Fold Road, Bury, BL9 6JZ				
<b>Proposal:</b>	Conversion of first floor from office to 1 no. flat; Erection of 2.1m high boundary wall with fencing infills and timber gate.				
<b>Application No.:</b>	69138	<b>App. Type:</b>	GPDE	11/01/2023	Prior Approval Not Required - Extension
<b>Location:</b>	13 Hampton Grove, Bury, BL9 6PT				
<b>Proposal:</b>	Prior approval for proposed single storey rear extension				

**Ward: Bury East - Redvales**

<b>Application No.:</b>	68693	<b>App. Type:</b>	FUL	19/12/2022	Approve with Conditions
<b>Location:</b>	6 Poynton Close, Bury, BL9 9EA				
<b>Proposal:</b>	Raise roof ridge height with loft conversion and rear dormer; Single storey rear extension; Front porch				
<b>Application No.:</b>	68827	<b>App. Type:</b>	FUL	09/01/2023	Approve with Conditions
<b>Location:</b>	1 Wilpshire Close, Bury, BL9 9FU				
<b>Proposal:</b>	Single storey front extension; Single storey rear extension; Garage conversion; Loft conversion with rear dormer				
<b>Application No.:</b>	68923	<b>App. Type:</b>	FUL	06/01/2023	Approve with Conditions
<b>Location:</b>	62 Radcliffe Road, Bury, BL9 9JY				
<b>Proposal:</b>	Two storey extension at front/side, First floor extension at rear and Single storey extension at rear connecting to garage				
<b>Application No.:</b>	68929	<b>App. Type:</b>	FUL	05/01/2023	Approve with Conditions
<b>Location:</b>	31 Lakeside, Bury, BL9 9TX				
<b>Proposal:</b>	Single storey rear extension; Two storey front extension; Alterations to front driveway				
<b>Application No.:</b>	69006	<b>App. Type:</b>	FUL	19/12/2022	Approve with Conditions
<b>Location:</b>	65 Bronte Avenue, Bury, BL9 9RN				
<b>Proposal:</b>	Two storey/single storey rear extension				

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<b>Application No.:</b>	69010	<b>App. Type:</b>	FUL	16/12/2022	Approve with Conditions
<b>Location:</b>	8 Orchid Drive, Bury, BL9 9EL				
<b>Proposal:</b>	Two storey side extension				

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<b>Application No.:</b>	69096	<b>App. Type:</b>	FUL	13/01/2023	Approve with Conditions
<b>Location:</b>	12 Hampshire Close, Bury, BL9 9EZ				
<b>Proposal:</b>	Proposed front dormer				

Ward: **Bury West - Elton**

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<b>Application No.:</b>	68799	<b>App. Type:</b>	FUL	05/12/2022	Refused
<b>Location:</b>	The Gatehouse, Woodhill Road, Bury, BL8 1BN				
<b>Proposal:</b>	Partial demolition and replacement of 1 no. dwelling				

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<b>Application No.:</b>	68904	<b>App. Type:</b>	LDCP	14/12/2022	Lawful Development
<b>Location:</b>	Ryehurst, Walshaw Road, Bury, BL8 1PR				
<b>Proposal:</b>	Lawful development certificate for proposed detached single storey garden room in the rear amenity space				

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<b>Application No.:</b>	69046	<b>App. Type:</b>	TEL	22/12/2022	Prior Approval Required and Refused
<b>Location:</b>	Footpath at Woodhill Road, opposite junction with Lichfield Drive, Bury, BL8 1BD				
<b>Proposal:</b>	Prior approval for proposed 5G telecoms installation comprising H3G 20m street pole and additional equipment cabinets				

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<b>Application No.:</b>	69081	<b>App. Type:</b>	FUL	13/01/2023	Approve with Conditions
<b>Location:</b>	23 Elton Fold Chase, Bury, BL8 1PW				
<b>Proposal:</b>	Single storey side/rear extension				

Ward: **Bury West - West**

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<b>Application No.:</b>	68802	<b>App. Type:</b>	FUL	14/12/2022	Approve with Conditions
<b>Location:</b>	1 Anderton Close, Bury, BL8 2HQ				
<b>Proposal:</b>	Two storey side extension				

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<b>Application No.:</b>	68889	<b>App. Type:</b>	FUL	09/01/2023	Approve with Conditions
<b>Location:</b>	26 Freckleton Drive, Bury, BL8 2JA				
<b>Proposal:</b>	Two storey/Single storey rear extension				

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<b>Application No.:</b>	68915	<b>App. Type:</b>	FUL	13/12/2022	Approve with Conditions
<b>Location:</b>	9 Warlingham Close, Bury, BL8 2QN				
<b>Proposal:</b>	Single storey front/side/rear extension; Front porch				

<b>Application No.:</b>	68970	<b>App. Type:</b>	FUL	16/12/2022	Approve with Conditions
<b>Location:</b>	51 Stephen Street, Bury, BL8 2PU				
<b>Proposal:</b>	Single storey rear extension				
<b>Application No.:</b>	68977	<b>App. Type:</b>	FUL	05/01/2023	Approve with Conditions
<b>Location:</b>	10 Rose Grove, Bury, BL8 2UJ				
<b>Proposal:</b>	Two storey rear extension and First floor front extension				
<b>Application No.:</b>	69019	<b>App. Type:</b>	FUL	06/01/2023	Approve with Conditions
<b>Location:</b>	6 Colville Drive, Bury, BL8 2DX				
<b>Proposal:</b>	Change of use of ground floor from café (Class E) to 1 no.self contained flat (Class C3) with changes and a new entrance to the front elevation				

Ward: **North Manor**

<b>Application No.:</b>	68780	<b>App. Type:</b>	FUL	19/12/2022	Approve with Conditions
<b>Location:</b>	16 Mayfield Road, Ramsbottom, Bury, BL0 9TB				
<b>Proposal:</b>	Two storey side extension; Single storey rear extension; Garage conversion				
<b>Application No.:</b>	68790	<b>App. Type:</b>	FUL	09/12/2022	Approve with Conditions
<b>Location:</b>	215 Bolton Road, Hawkshaw, Bury, BL8 4JN				
<b>Proposal:</b>	Demolition of existing attached garage/first floor art room and erection of single storey/porch front extension, three storey extension at side/rear with rear juliet balcony, new raised balcony with glazed balustrade/external stairs at rear and new roof to existing rear extension				
<b>Application No.:</b>	68883	<b>App. Type:</b>	FUL	22/12/2022	Approve with Conditions
<b>Location:</b>	Holly Mount Orchard, Chapel Gardens, Hollymount Lane, Tottington, Bury, BL8 4PS				
<b>Proposal:</b>	Removal of existing greenhouse structure; Erection of store/workshop structure ('cabin') of similar dimensions/scope				
<b>Application No.:</b>	68903	<b>App. Type:</b>	FUL	12/12/2022	Approve with Conditions
<b>Location:</b>	Greenmount Nursery School, Brandlesholme Road, Tottington, Bury, BL8 4DS				
<b>Proposal:</b>	Replacement of existing storage garage with a new steel framed storage building				
<b>Application No.:</b>	68907	<b>App. Type:</b>	FUL	05/01/2023	Approve with Conditions
<b>Location:</b>	3 Ashborne Drive, Summerseat, Ramsbottom, Bury, BL9 5PD				
<b>Proposal:</b>	Replace existing garage with Single storey side/rear extension and external alterations				
<b>Application No.:</b>	68956	<b>App. Type:</b>	FUL	22/12/2022	Approve with Conditions
<b>Location:</b>	Land to rear of former Masons Arms, Walmersley Old Road, Bury, BL9 6RU				
<b>Proposal:</b>	Replacement storage unit				

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<b>Application No.:</b>	68960	<b>App. Type:</b>	FUL	12/01/2023	Approve with Conditions
<b>Location:</b>	19 Brierfield Drive, Bury, BL9 5JJ				
<b>Proposal:</b>	Replacement front porch				

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<b>Application No.:</b>	68962	<b>App. Type:</b>	FUL	10/01/2023	Approve with Conditions
<b>Location:</b>	37 Kendal Road West, Tottington, Bury, BL0 9SY				
<b>Proposal:</b>	Additional dormer at front				

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<b>Application No.:</b>	68973	<b>App. Type:</b>	FUL	10/01/2023	Approve with Conditions
<b>Location:</b>	14 Springwater Avenue, Ramsbottom, Bury, BL0 9RH				
<b>Proposal:</b>	Roof extensions at first floor level to front and rear; Two storey side extension				

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<b>Application No.:</b>	69087	<b>App. Type:</b>	FUL	06/01/2023	Approve with Conditions
<b>Location:</b>	4 Larkfield Close, Tottington, Bury, BL8 4QJ				
<b>Proposal:</b>	Part single/Part two storey rear extension; Single storey front extension; External alterations; Garage conversion; Additional parking space with extension of dropped kerb at front				

Ward: **Prestwich - Holyrood**

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<b>Application No.:</b>	68843	<b>App. Type:</b>	LBC	22/12/2022	Approve with Conditions
<b>Location:</b>	Heaton Park Reservoir Pumping Station, Heywood Road, Prestwich, Manchester, M25 2RN				
<b>Proposal:</b>	Listed building consent for various internal and external changes for the maintenance of the Reservoir Pumping Station; including replacement roof, doors, windows, handrails and lighting features.				

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<b>Application No.:</b>	68979	<b>App. Type:</b>	FUL	13/01/2023	Refused
<b>Location:</b>	174 Heys Road, Prestwich, Manchester, M25 1QL				
<b>Proposal:</b>	Two storey front extension; Two storey/single storey rear extension; Loft conversion with extended rear dormer; Hip to gable roof extension; Increase in height of roof; Render all external walls				

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<b>Application No.:</b>	68990	<b>App. Type:</b>	FUL	16/12/2022	Approve with Conditions
<b>Location:</b>	36 Ludlow Avenue, Whitefield, Manchester, M45 6TD				
<b>Proposal:</b>	Single storey side/rear infill extension and Partial garage conversion with roof to existing extension				

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<b>Application No.:</b>	69055	<b>App. Type:</b>	FUL	13/01/2023	Refused
<b>Location:</b>	509 Bury Old Road, Prestwich, Manchester, M25 3DE				
<b>Proposal:</b>	Two storey front extension; Single storey side extension				

Ward: **Prestwich - Sedgley**

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<b>Application No.:</b>	68432	<b>App. Type:</b>	FUL	06/01/2023	Approve with Conditions
<b>Location:</b>	13 Windsor Road, Prestwich, Manchester, M25 0DZ				
<b>Proposal:</b>	New outbuilding in place of original outbuilding, already demolished				

<b>Application No.:</b>	68673	<b>App. Type:</b>	FUL	05/12/2022	Refused
<b>Location:</b>	51 Sheepfoot Lane, Prestwich, Manchester, M25 0DN				
<b>Proposal:</b>	Raise the level of part of rear garden including installation of retaining wall structure (to enable the full rear garden to be one useable level)				
<b>Application No.:</b>	68767	<b>App. Type:</b>	FUL	22/12/2022	Approve with Conditions
<b>Location:</b>	26 Fairway, Prestwich, Manchester, M25 0JH				
<b>Proposal:</b>	Two storey side extension; New low level boundary wall to the front with hedging; Remove existing detached garage at rear to create a new drive way using existing vehicular access.				
<b>Application No.:</b>	68775	<b>App. Type:</b>	FUL	11/01/2023	Approve with Conditions
<b>Location:</b>	3 Beechwood Court, Beechwood Road, Prestwich, Manchester, M25 0GP				
<b>Proposal:</b>	Removal of existing window and replace with sliding door with the installation of a Juliet balcony to first floor flat				
<b>Application No.:</b>	68796	<b>App. Type:</b>	FUL	05/12/2022	Approve with Conditions
<b>Location:</b>	4 Marton Grange, Prestwich, Manchester, M25 0EL				
<b>Proposal:</b>	Single storey rear extension				
<b>Application No.:</b>	68881	<b>App. Type:</b>	FUL	19/12/2022	Refused
<b>Location:</b>	6-9 Park Hill, Bury Old Road, Prestwich, Manchester, M25 0FX				
<b>Proposal:</b>	Retention of five shipping containers				
<b>Application No.:</b>	68918	<b>App. Type:</b>	FUL	14/12/2022	Approve with Conditions
<b>Location:</b>	62 Park Road, Prestwich, Manchester, M25 0FA				
<b>Proposal:</b>	Two storey side extension; Single storey rear extension; Loft conversion with front and rear dormers				
<b>Application No.:</b>	68939	<b>App. Type:</b>	FUL	22/12/2022	Approve with Conditions
<b>Location:</b>	99 Downham Crescent, Prestwich, Manchester, M25 0BG				
<b>Proposal:</b>	Two storey/single storey side extension; Two storey/single storey rear extension; Single storey front extension				
<b>Application No.:</b>	68959	<b>App. Type:</b>	FUL	22/12/2022	Approve with Conditions
<b>Location:</b>	34 and 36 Parksway, Prestwich, Manchester, M25 0JB				
<b>Proposal:</b>	34 & 36 - Raising both roof ridge heights 34 - Hip to gable loft conversion with front and rear dormer extensions				
<b>Application No.:</b>	68976	<b>App. Type:</b>	FUL	05/12/2022	Approve with Conditions
<b>Location:</b>	49 Scholes Lane, Prestwich, Manchester, M25 0AY				
<b>Proposal:</b>	Two storey extension at front; Part single/Part two storey extension at side; Single storey extension at rear and Alteration to existing access and parking.				
<b>Application No.:</b>	69003	<b>App. Type:</b>	LDCP	14/12/2022	Lawful Development
<b>Location:</b>	24 Dovedale Avenue, Prestwich, Manchester, M25 0BU				
<b>Proposal:</b>	Lawful development certificate for proposed single storey side extension				



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<b>Application No.:</b>	69025	<b>App. Type:</b>	FUL	05/01/2023	Approve with Conditions
<b>Location:</b>	128 Albert Avenue, Prestwich, Manchester, M25 0HE				
<b>Proposal:</b>	Conversion from 3 no. flats to 1 no. dwellinghouse				

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<b>Application No.:</b>	69064	<b>App. Type:</b>	FUL	13/01/2023	Refused
<b>Location:</b>	56 Windsor Road, Prestwich, Manchester, M25 0DE				
<b>Proposal:</b>	Loft conversion with rear dormer extension; Pitched roof to existing bay at front; Two storey extension at side; Addition of first floor window to side elevation; Two storey extension at rear with balcony				

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<b>Application No.:</b>	69102	<b>App. Type:</b>	FUL	06/01/2023	Approve with Conditions
<b>Location:</b>	4 Portugal Road, Prestwich, Manchester, M25 9WP				
<b>Proposal:</b>	Single storey extension at side / rear				

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<b>Application No.:</b>	69154	<b>App. Type:</b>	CON	14/12/2022	Raise No Objection
<b>Location:</b>	2 Oakwell Mansions, Salford, M7 4WR				
<b>Proposal:</b>	Article 18 consultation from Salford Council (ref. 22/80765/HH) for existing pool house to be converted to granny annex				

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

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<b>Application No.:</b>	68575	<b>App. Type:</b>	FUL	10/01/2023	Refused
<b>Location:</b>	Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG				
<b>Proposal:</b>	Replacement of steps to lower ground garden incorporating a mid-step landing and steps from front of property to rear garden				

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<b>Application No.:</b>	68908	<b>App. Type:</b>	FUL	19/12/2022	Approve with Conditions
<b>Location:</b>	18 Vernon Drive, Prestwich, Manchester, M25 9RA				
<b>Proposal:</b>	Two storey side and rear extension; Single storey rear extension				

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<b>Application No.:</b>	68926	<b>App. Type:</b>	FUL	16/12/2022	Approve with Conditions
<b>Location:</b>	3 Lynmouth Court, Prestwich, Manchester, M25 9TL				
<b>Proposal:</b>	Render to front and rear elevations; enlargement of ground and first floor windows at front and rear and removal of rear door				

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<b>Application No.:</b>	68931	<b>App. Type:</b>	FUL	05/12/2022	Approve with Conditions
<b>Location:</b>	68 Agecroft Road West, Prestwich, Manchester, M25 9RH				
<b>Proposal:</b>	Two storey extension at side; Part single/Part two storey extension at rear and Hip to gable roof extension.				

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<b>Application No.:</b>	68937	<b>App. Type:</b>	FUL	05/12/2022	Approve with Conditions
<b>Location:</b>	51 Mountside Crescent, Prestwich, Manchester, M25 3JF				
<b>Proposal:</b>	Single storey / two storey extension at rear; insertion of patio doors , 1 no. first floor window and change in position to 1 no. existing window to side elevation and decrease in size of window to first floor rear elevation				

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**Application No.:** 68953      **App. Type:** FUL      12/01/2023      Refused  
**Location:** 433 Bury New Road, Prestwich, Manchester, M25 1AF  
**Proposal:** Flue system to the rear of the property (retrospective) and Single storey side extension

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**Application No.:** 68997      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 77 Carr Avenue, Prestwich, Manchester, M25 9TW  
**Proposal:** Two storey extension at rear; new first floor window to side elevation

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**Application No.:** 69029      **App. Type:** FUL      12/01/2023      Approve with Conditions  
**Location:** 2 Mellor Street, Prestwich, Manchester, M25 3HT  
**Proposal:** Single storey rear extension; Single storey front bay window extension

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Ward: **Radcliffe - East**

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**Application No.:** 68840      **App. Type:** FUL      14/12/2022      Approve with Conditions  
**Location:** 16 Hampson Street, Radcliffe, Manchester, M26 4TN  
**Proposal:** Conversion of 1 no. dwelling into 2 no. apartments

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**Application No.:** 68934      **App. Type:** FUL      22/12/2022      Approve with Conditions  
**Location:** 35 Bankside Avenue, Radcliffe, Manchester, M26 2QH  
**Proposal:** Raise roof ridge height with loft conversion; Rear dormer with juliet balcony and two pediment windows to front

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**Application No.:** 68965      **App. Type:** FUL      05/12/2022      Refused  
**Location:** 433 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ  
**Proposal:** First floor side extension

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**Application No.:** 68967      **App. Type:** FUL      11/01/2023      Approve with Conditions  
**Location:** 8 Church Street West, Radcliffe, Manchester, M26 2SQ  
**Proposal:** Change of use from retail (Class E(a)) to licensed betting shop (Sui Generis)

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**Application No.:** 69024      **App. Type:** FUL      11/01/2023      Refused  
**Location:** 52-54 Water Street, Radcliffe, Manchester, M26 4DF  
**Proposal:** Increase in height of boundary wall to front, sides and rear up to 2m high

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**Application No.:** 69106      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 21 Cherry Avenue, Radcliffe, M26 2AH  
**Proposal:** Replace rear patio doors with Bi-fold doors

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**Application No.:** 69113      **App. Type:** FUL      11/01/2023      Approve with Conditions  
**Location:** Railway Street car park, Railway Street, Radcliffe, Manchester, M26 3AA  
**Proposal:** Siting of portacabin with access ramp for use as dance studio for a temporary period of 24 months

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## Ward: Radcliffe - North and Ainsworth

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**Application No.:** 68792      **App. Type:** FUL      09/12/2022      Approve with Conditions  
**Location:** Old Wash House, 2 Knowsley View, Knowsley Road, Radcliffe, Bolton, BL2 5PT  
**Proposal:** Detached garage to side of existing property

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**Application No.:** 69030      **App. Type:** FUL      06/01/2023      Approve with Conditions  
**Location:** 29 Sunningdale Avenue, Radcliffe, Manchester, M26 3NJ  
**Proposal:** Single storey rear extension

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**Application No.:** 69037      **App. Type:** FUL      13/01/2023      Approve with Conditions  
**Location:** 32 Sunningdale Avenue, Radcliffe, Manchester, M26 3WJ  
**Proposal:** Demolition of existing conservatory; erection of single storey rear extension and loft conversion with dormer at rear; 2 no. loft windows at front and external alterations including change of design of side door; decrease in size of ground side window; addition of first floor window to side elevation and removal of chimney

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## Ward: Radcliffe - West

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**Application No.:** 67504      **App. Type:** FUL      14/12/2022      Approve with Conditions  
**Location:** Car Park, Buckley Street, Radcliffe  
**Proposal:** Erection of 6 no. terraced houses

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**Application No.:** 68766      **App. Type:** FUL      07/12/2022      Approve with Conditions  
**Location:** 6 Chapelfield, Radcliffe, Manchester, M26 1JH  
**Proposal:** Change of use from ground floor meeting/community room (Class E) to 1 no. flat (Class C3)

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**Application No.:** 68893      **App. Type:** FUL      12/12/2022      Approve with Conditions  
**Location:** 92 Stand Lane, Radcliffe, Manchester, M26 1JU  
**Proposal:** Change of use from residential dwelling (Class C3) to therapy consulting rooms/office (Class E)

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**Application No.:** 69017      **App. Type:** FUL      06/01/2023      Refused  
**Location:** 240 Stand Lane, Radcliffe, Manchester, M26 1JP  
**Proposal:** Loft conversion with front, side and rear dormers

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**Application No.:** 69018      **App. Type:** FUL      06/01/2023      Approve with Conditions  
**Location:** 8 Woodvale Road, Radcliffe, Manchester, M26 1UA  
**Proposal:** Two storey extension at rear/single storey extension at side/rear

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**Application No.:** 69021      **App. Type:** FUL      22/12/2022      Approve with Conditions  
**Location:** 280-282 Stand Lane, Radcliffe, Manchester, M26 1JE  
**Proposal:** Installation of new shopfront windows

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**Application No.:** 69038      **App. Type:** FUL      06/01/2023      Approve with Conditions  
**Location:** 2 Hutchinson Close, Radcliffe, Manchester, M26 3BY  
**Proposal:** Two storey extension at rear; 2 no. first floor windows to side elevation

Ward: **Ramsbottom + Tottington - Tottington**

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**Application No.:** 68067      **App. Type:** FUL      15/12/2022      Approve with Conditions  
**Location:** Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD  
**Proposal:** Erection of 1 no.dwelling

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**Application No.:** 68835      **App. Type:** FUL      06/01/2023      Approve with Conditions  
**Location:** 32 Thornfield Road, Tottington, Bury, BL8 4BX  
**Proposal:** Two storey extension at rear/side; Loft conversion with dormer extension at rear, new staircase installed within rear bedroom for access to loft.

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**Application No.:** 68930      **App. Type:** FUL      08/12/2022      Approve with Conditions  
**Location:** Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG  
**Proposal:** Erection of goat shelter; Extension of agricultural bale storage area following the piping of a small ditch and the importation of approximately 256 m3 of inert material

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**Application No.:** 68949      **App. Type:** FUL      13/12/2022      Approve with Conditions  
**Location:** 24 Cann Street, Tottington, Bury, BL8 3PE  
**Proposal:** Part single/Part two storey rear extension

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**Application No.:** 69067      **App. Type:** FUL      11/01/2023      Approve with Conditions  
**Location:** 1 The Cross, High Street, Walshaw, Bury, BL8 3FS  
**Proposal:** First floor front/side extension over existing porch and garage

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**Application No.:** 69100      **App. Type:** FUL      13/01/2023      Approve with Conditions  
**Location:** 7 Copthorn Walk, Tottington, Bury, BL8 3JX  
**Proposal:** Single storey side extension

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Ward: **Ramsbottom and Tottington - Ramsbottom**

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**Application No.:** 68587      **App. Type:** FUL      16/12/2022      Refused  
**Location:** Land adjacent to No.2 Heatherside Road, Ramsbottom, BL0 9BX  
**Proposal:** Erection of 1 no. dwelling

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**Application No.:** 68631      **App. Type:** FUL      22/12/2022      Approve with Conditions  
**Location:** Land adjacent 7 Salmsbury Hall Close, Ramsbottom, Bury, BL0 9FG  
**Proposal:** Erection of 1 no. dwelling

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**Application No.:** 68861      **App. Type:** FUL      11/01/2023      Refused  
**Location:** Heatherslade, Green Acre Close, Shuttleworth, Ramsbottom, Bury, BL0 0HD  
**Proposal:** Detached two storey annexe to side of existing house

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**Application No.:** 68899      **App. Type:** FUL      13/12/2022      Approve with Conditions  
**Location:** 241 Whittingham Drive, Ramsbottom, Bury, BL0 9NY  
**Proposal:** Two storey extension at front; first floor side extension; single storey extension and pergola at rear; garage conversion including change from garage door to 2 no. windows at front; new windows to replace existing; increase in size of ground floor window at rear and change from ground floor window / door to window at rear

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**Application No.:** 68933      **App. Type:** FUL      13/12/2022      Approve with Conditions  
**Location:** 56 Chiltern Road, Ramsbottom, Bury, BL0 9LF  
**Proposal:** Conversion of existing garage into habitable space with new hipped roof

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**Application No.:** 68946      **App. Type:** FUL      13/01/2023      Approve with Conditions  
**Location:** 6 Coniston Close, Ramsbottom, Bury, BL0 9YE  
**Proposal:** First floor extension at side; dormer extension at front and external alterations including increase in size of ground window at front; change in design of front door and removal of first floor window to side elevation

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**Application No.:** 69042      **App. Type:** LBC      09/12/2022      Approve with Conditions  
**Location:** Higher House, Moor Road, Ramsbottom, Bury, BL8 4NX  
**Proposal:** Listed building consent for extension, alteration and remodelling of outbuildings to form a family annexe

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

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**Application No.:** 68691      **App. Type:** FUL      12/01/2023      Approve with Conditions  
**Location:** Land off Victoria Avenue, Whitefield, Manchester, M45 6DP  
**Proposal:** Redevelopment and change of use of the site to provide 30 new residential dwellings along with associated works including landscaping and provision of access from Victoria Avenue, including highway works to Victoria Avenue.

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**Application No.:** 68920      **App. Type:** FUL      14/12/2022      Approve with Conditions  
**Location:** 195 Parr Lane, Bury, BL9 8JW  
**Proposal:** Single storey extension at rear; first floor extension at front / side and new first floor window at front

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**Application No.:** 68954      **App. Type:** FUL      22/12/2022      Approve with Conditions  
**Location:** 45 Hindburn Close, Whitefield, Manchester, M45 8JQ  
**Proposal:** Single storey front extension and Single storey rear extension

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**Application No.:** 68961      **App. Type:** FUL      15/12/2022      Approve with Conditions  
**Location:** 11 Hindburn Close, Whitefield, Manchester, M45 8JP  
**Proposal:** Single storey extension at front

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**Application No.:** 69000      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 12 Ridge Crescent, Whitefield, Manchester, M45 8FN  
**Proposal:** Replacement of existing car port with single storey side extension

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**Application No.:** 69023      **App. Type:** LDCP      22/12/2022      Lawful Development  
**Location:** 52 Bury New Road, Whitefield, Manchester, M45 7EL  
**Proposal:** Lawful development certificate for proposed rear dormer construction to existing loft and conversion of hip roof into gable

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**Application No.:** 69092      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 3 Harris Drive, Bury, BL9 8PS  
**Proposal:** Pitched roof over existing front extension (Retrospective)

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**Application No.:** 69108      **App. Type:** FUL      13/01/2023      Approve with Conditions  
**Location:** 175 Parr Lane, Bury, BL9 8JN  
**Proposal:** Single storey side extension and garage conversion with increased extension roof height

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**Application No.:** 69139      **App. Type:** GPDE      11/01/2023      Prior Approval Not Required - Extension  
**Location:** 52 Oak Lane, Whitefield, Manchester, M45 8ET  
**Proposal:** Prior approval for proposed single storey rear extension

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

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**Application No.:** 68474      **App. Type:** FUL      16/12/2022      Approve with Conditions  
**Location:** Land adjacent to 73 Higher Lane, Whitefield, M45 7EZ  
**Proposal:** Erection of 1 no. detached dwelling

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**Application No.:** 68972      **App. Type:** FUL      05/01/2023      Approve with Conditions  
**Location:** 8 Sergeants Lane, Whitefield, Manchester, M45 7TS  
**Proposal:** Two storey rear extension, Porch to front and render to external walls

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**Application No.:** 69034      **App. Type:** FUL      10/01/2023      Approve with Conditions  
**Location:** 277 Bury New Road, Whitefield, Manchester, M45 8QP  
**Proposal:** Single storey rear extension with part glazed retractable roof

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**Application No.:** 69041      **App. Type:** TEL      07/12/2022      Prior Approval Required and Refused  
**Location:** Grass verge at junction of Higher Lane/Church Lane, Whitefield, Manchester, M45 7WE  
**Proposal:** Prior approval for proposed 5G telecoms installation comprising of H3G 18m street pole and additional equipment cabinets

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Ward: **Whitefield + Unsworth - Unsworth**

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**Application No.:** 68741      **App. Type:** TEL      05/01/2023      Prior Approval Required and Granted  
**Location:** Corner of Randall Drive and Parr Lane, Sunny Bank, Bury, BL9 8NE  
**Proposal:** The installation of a 17.5 metre high slim-line monopole supporting 6 no. antennas, 2 no. equipment cabinets, and ancillary development, including 3 no. Remote Radio Units (RRU's).

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**Application No.:** 68952      **App. Type:** FUL      09/01/2023      Approve with Conditions  
**Location:** Car park of Park 66, Pilsworth Road, Bury, BL9 8RS  
**Proposal:** Erection of a substation, 8no. ultra-rapid electric vehicle chargers and associated equipment

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**Total Number of Applications Decided:**      112

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# REPORT FOR NOTING

Agenda Item 6

**Bury**  
COUNCIL

**Agenda  
Item**

**6**

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>24 January 2023</b>
<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Planning Appeals:</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul> <p>Enforcement Appeals</p> <ul style="list-style-type: none"> <li>- Lodged</li> <li>- Determined</li> </ul>
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A

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

## TRACKING/PROCESS

## DIRECTOR:

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

### 1.0 BACKGROUND

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

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

### 2.0 CONCLUSION

That the item be noted.

### List of Background Papers:-

#### Contact Details:-

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

**Tel: 0161 253 5291**

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

**Planning Appeals Decided  
between 05/12/2022 and 15/01/2023**



**Application No.:** 67368/FUL

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** Philip Rothwell Development Services

**Location:** The Coach House, Former Ainsworth Nursing Home, Knowsley Road, Ainsworth,

**Proposal:** Demolition of existing building to be replaced with 2 no. dwellings

**Appeal Decision:** Dismissed

**Date:** 10/01/2023

**Appeal type:** Written Representations

**Application No.:** 67692/FUL

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** 11 Stars Property Ltd

**Location:** 1 Hereford Drive, Prestwich, Manchester, M25 0JY

**Proposal:** Provision of new 2-storey, 2-bedroom corner dwelling with associated site works including soft landscaping, cycle and refuse storage.

**Appeal Decision:** Dismissed

**Date:** 16/12/2022

**Appeal type:** Written Representations

**Application No.:** 68456/FUL

**Decision level:** DEL

**Recommended Decision:** Refuse

**Applicant:** Mr Hoy

**Location:** 3 Durers Lane, Bury, BL9 9PE

**Proposal:** Proposed dropped kerb with associated landscaping for driveway.

**Appeal Decision:** Dismissed

**Date:** 06/01/2023

**Appeal type:** Written Representations



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## Appeal Decision

Site visit made on 15 November 2022

**by J Williamson BSc (Hons) MPlan MRTPI**

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

**Decision date: 10 January 2023**

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**Appeal Ref: APP/T4210/W/22/3298500**

**The Coach House, Former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bury BL2 5PT**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr K Stopforth against the decision of Bury Metropolitan Borough Council.
  - The application Ref 67368, dated 29 July 2021, was refused by notice dated 30 November 2021.
  - The development proposed is demolition of existing building and erection of two detached dwellings.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. Since the appeal was submitted the Council has granted planning permission for 2 developments within the site of the former nursing home, Council planning application Refs 68665 and 68661. The main parties were given the opportunity to comment on the relevance of these permissions to the appeal proposal. I have had regard to the comments received in reaching my Decision.

### Main Issues

3. The main issues are:
  - whether the proposal constitutes inappropriate development in the Green Belt, having regard to any relevant development plan policies and the National Planning Policy Framework (the Framework),
  - the effect of the proposal on a Non-Designated Heritage Asset (NDHA), namely the former Ainsworth Nursing Home (ANH),
  - the effect of the proposal on the character and appearance of the area, including the Special Landscape Area (SLA),
  - the effect of the proposal on the living conditions of occupiers of an existing neighbouring property, namely The Wash House.

### Reasons

*Whether inappropriate development in the Green Belt*

4. Saved Policy OL1/2 of the Bury Unitary Development Plan, 1997, (UDP), relates to new buildings in the Green Belt. Such development is deemed to be

inappropriate development, unless it is for one or more of the exceptions listed in the Policy. In this regard, the Policy is consistent with the advice outlined in the first sentence of paragraph 149 of the Framework. However, the exceptions listed in Policy OL1/2 do not include all the exceptions listed in paragraph 149. Consequently, I consider Green Belt policies in the Framework, which is a significant material consideration, are the most up-to-date Green Belt policies against which the proposal should be assessed.

5. Like Policy OL1/2 of the UDP, paragraph 149 of the Framework states that the construction of new buildings constitutes inappropriate development in the Green Belt, unless it is for one or more of the exceptions listed. One of the exceptions, sub-paragraph 149 g), is limited infilling or the partial or complete redevelopment of previously developed land (PDL), whether redundant or in continuing use, which would, among other things, not have a greater impact on the openness of the Green Belt than the existing development. Hence, as the site comprises PDL an assessment of the impact of the proposal on the openness of the Green Belt is a key factor in determining whether the proposal would be inappropriate development.
6. Both parties are aware that the openness of the Green Belt has both spatial and visual dimensions. I note the appellant's suggestion that the whole of the site of the former ANH should be borne in mind for the purposes of assessing whether the proposed partial redevelopment would have a greater impact on the openness of the Green Belt. However, the former site has been sub-divided into several planning units. I do not have full details of either the whole of the site as it was prior to being sub-divided, or of all development that has been undertaken within each of the separate units since the sub-division occurred. Consequently, even if such an approach was deemed to be the most appropriate, I am not able to undertake an accurate assessment of openness in relation to the whole of the former site. Therefore, the only meaningful assessment of openness I can undertake is of the proposal in the context of the appeal site as it exists.
7. The proposal consists of demolishing an existing single storey building and constructing 2 detached dwellings with associated hard standing/car parking areas, gardens, and boundary treatments. Although the proposed dwellings would have 2 floor levels, one would be within the roof space. Consequently, they would not be substantially different in height to the existing building.
8. There is a tarmacadam access road that serves the former site. A section of the internal road runs past the northern elevation of the existing building, sited between it and the soft landscaped area and trees that form the northern section of the site. The rear gardens would be created in this area. There is an open, mainly grassed area immediately to the south of the building sited between it and another building, Knowsley House, the only two-storey building of the original buildings within the site. The proposed hard standing/car parking areas would be sited in the existing grassed area between the 2 buildings.
9. The appellant contends that the proposal would result in a 2.1% increase in area, (5.4 sqm), a 15.5% increase in volume (184.8 cu m) and a 5.4% increase in height (0.4 m). The Council has not challenged these figures and I have no substantive reason to do so either. I consider the increases in area and height are very limited and would be barely perceptible.

10. Furthermore, the mass of the proposed dwellings would not be significantly different to the mass of the existing building. The dwellings would form part of a collection of buildings of varying sizes, like the existing building. The layout of the proposed dwellings and their relationship with existing buildings on the wider site would not differ significantly to the existing layout. Therefore, although the increase in volume would not be insignificant within the context of the size of the existing building, for the reasons outlined I conclude that the proposed development would not have a greater impact on the spatial openness of the Green Belt than the existing.
11. The wider site of the former nursing home is some distance from the nearest neighbouring properties, and it is bounded by trees that are protected under a blanket Tree Preservation Order (TPO). Consequently, the impact of the proposal on the visual openness of the Green Belt would primarily be restricted to within the curtilage of the former nursing home. When viewed from within the site the proposed dwellings would be mainly seen against the backdrop of either other buildings or mature trees. Due to the position of the appeal site within the wider site, ie located north of the tallest buildings within the site (Knowsley House and The Bungalow), when approaching the site along the access road the proposed dwellings would be barely visible. Additionally, due to the presence of the trees around the site, there would only be glimpses of the proposed dwellings from public rights of way within proximity of the site.
12. I note that the Council raised some concerns regarding the impact of the proposed hard-standing and boundary treatments on the openness of the Green Belt. However, the area of the existing tarmac service road that exists to the north of the existing building would become rear gardens associated with the dwellings. As such, the tarmac could be removed and replaced with soft landscaping. Additionally, details and materials suitable to the rural location could be used for the proposed car parking areas and boundary treatments. Details relating to these issues could have been secured by conditions, should I have been allowing the appeal.
13. For the reasons outlined, I conclude that the proposal would not have a greater impact on the visual openness of the Green Belt than the existing.
14. As I have found that the proposal would not have a greater impact on the spatial or visual openness of the Green Belt, I conclude that the proposal would not constitute inappropriate development in the Green Belt. The proposal therefore accords with the most up-to-date, relevant Green Belt policies as outlined in the Framework. Consequently, very special circumstances are not required to justify the development.

#### *Effect on a NDHA*

15. The appeal building is one of a collection of buildings located within the wider site known as the former ANH. It is my understanding that the development across the wider site, and not just the appeal building, is what the Council consider to be the NDHA. I note that the former ANH is included on a draft local list of NDHAs. As the local list has not been through a process of public consultation, I do not attach maximum weight to it. Furthermore, I have not been provided with a description of the listing from the local list, despite having requested one. Nevertheless, these matters do not mean that the former ANH is not a NDHA.

16. A Heritage Assessment (HA) was submitted with the appeal proposal<sup>1</sup>. This report primarily confined itself to an assessment of the Coach House, and not the wider site of the former ANH. Consequently, I consider its findings do not take full account of the NDHA as a whole and the contribution the Coach House makes to it.
17. The appellant also submitted a copy of a HA associated with a separate planning application within the wider site<sup>2</sup>. As this assessment was undertaken for a different planning application, the Council consider the document not to be material to the appeal. However, although the document was for a separate application, it does include reference to the wider former ANH site, and not just the site of the planning application it was submitted in support of. I therefore consider it to have some relevance and have taken account of its contents in reaching my Decision. I agree with the conclusion reached in the HA by Townscape that on heritage grounds, the buildings as a group meet the criteria to be considered as a NDHA.
18. Paragraph 189 of the Framework advises that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. Paragraph 203 advises that the effect of an application on the significance of a non-designated heritage asset should be considered in determining applications; and in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.
19. The site of the former ANH now includes 5 of the original buildings that date from the early 20<sup>th</sup> Century, when they were erected to create a smallpox isolation hospital. The 5 buildings are the appeal building, now known as the Coach House, The Wash House, Knowsley House, Pavilion Block and Gate House. Although these buildings have been altered and extended to varying degrees, they have retained a coherence, derived from their layout, some design features, and their external materials. The dwelling known as The Bungalow, located towards the southern boundary of the site and east of the access point, was a later addition and not constructed in the style of the original buildings referred to.
20. Thus, the tallest building, Knowsley House (originally the administration block), is sited towards the centre of the site, and the other, lower-level buildings are positioned subordinately around it, off the internal road. Except for the Pavilion Block, the roofs of the original buildings are primarily hipped. The window openings on all buildings mainly have a vertical emphasis. The presence of brick stacks in most of the buildings and tall chimneys add vertical emphasis to them. The arched main door opening on the Coach House, which is a particular feature of the building, is reflective of the arched main door opening on Knowsley House. The main entrance to the Gate House is also arched, though with less detailing than the doorways referred to on Knowsley House and the Coach House. The buildings are mainly constructed of red brick with slate roofs, terracotta ridge tiles, red brick headers and terracotta cills. Such features give the collection of original buildings that constitute the NDHA a distinctive character and appearance that retains legibility.

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<sup>1</sup> Coach House, Ainsworth Hospital: Heritage Assessment, The Archaeology Co, April 2021.

<sup>2</sup> Heritage Assessment: Ainsworth Care Home, Townscape, April 2021 – Council Ref 67342



21. Although there have been internal alterations to the Coach House, as concluded in The Archaeology Co HA, the basic plan form of the building is still readable. I agree with the view of the Council that with removal of the unsympathetic extension, the building would retain legibility as part of the group of buildings within the wider site, despite the internal alterations that have occurred.
22. The Council contend that the smallpox hospital is the only one of its type within the Borough, and I have no substantive reasons to question this. The contribution it made to the efforts to contain smallpox and the development of health care provision within the area is deemed, by the Council, to be of local importance. As such, I consider the NDHA as a whole, which includes the contribution the Coach House makes to it, to have some local historical significance. Although the HA of The Archaeology Co concluded that the historical value of the Coach House is low, it was noted in the HA that other buildings within the wider site have more merit.
23. As I concluded above, I consider the collection of buildings to have a distinctive character and appearance, and it is the group value that determines the heritage significance of the NDHA, not the aesthetic value of the Coach House alone. I also accept the Council's view that, regardless of the wider site not being generally accessible to the public, any associations of the hospital site within the local population give the NDHA some communal value.
24. Taking account of all the evidence submitted, for the reasons outlined above, which describe what I consider to be the factors that contribute to the heritage significance of the NDHA, I consider the overall level of historic significance is somewhere along the low-medium continuum. As such, I consider the loss of the building would have a limited impact on the NDHA, but nonetheless an impact that would erode the heritage significance of the NDHA overall.
25. That said, I am not persuaded at this point that ultimately loss of the building could not be mitigated against. However, I consider the scheme proposed is not of sufficient design quality to mitigate against the loss.
26. Thus, the creation of 2 detached buildings to replace the existing single oblong block erodes legibility of the former ANH site. The use of gable ends and a strong central gable feature on one of the buildings, rather than a hipped roof design in keeping with the roofs of the buildings one would pass en-route to the site via the access road, ie the Gate House, Knowsley House and The Wash House, would result in the proposed dwellings competing for presence with original buildings within proximity of the appeal site. Additionally, the horizontal emphasis of the proposed fenestration contrasts with the predominantly vertical emphasis of fenestration on the original buildings. Finally, the use of some of the proposed external materials, such as 'K' Rend render and stone headers and cills, would contribute to highlighting the differences between the original buildings and the proposed dwellings. Consequently, the proposed dwellings would clash with rather than harmonise with the original buildings on the wider site.
27. In summary, for the reasons outlined I conclude that loss of the Coach House would harm the significance of the NDHA and the proposed development would not mitigate against the loss. As such, the proposal does not accord with heritage policies in Chapter 16 of the Framework, which require developments to be sympathetic to local history and to protect heritage assets.



*Effect on the character and appearance of the area, including the SLA*

28. Although I have not been provided with details of the features that contribute to the SLA within which the site is located, as no landscape features would be removed or significantly altered, I conclude that the proposal would not harm the character or appearance of the SLA. However, due to the detrimental impact the proposal would have on the NDHA, I consider it would adversely affect the character and appearance of the localised area of the former ANH site. Consequently, the proposal does not accord with Policy EN1 of the UDP, which seeks, among other things, to protect, preserve and enhance the character and appearance of the Borough's built environment. Nor does it accord with policies in Chapter 12 of the Framework which require high quality design and developments to be sympathetic to local character and history.

*Effect on the living conditions of occupiers of the existing neighbouring property, The Wash House*

29. The proposal would include 3 habitable room windows sited on the western facing elevation of House number 1. Two of the windows would be secondary windows serving a lounge and the other one would be a secondary window to a bedroom. These 3 windows would be located only between 7-8 m from habitable room windows located on the eastern facing elevation of the dwelling immediately west of the site, ie The Wash House, which I observed during my site visit is now inhabited. At such a close distance I consider the proposal would harm the living conditions of existing occupiers of The Wash House with respect to privacy.
30. I note that the Council suggests this issue could be overcome by amendments to the plans, which would be one way of addressing the matter. However, the use of planning conditions is also a legitimate means of overcoming issues that would otherwise make a proposal unacceptable in planning terms. In this case, should I have been allowing the appeal, I consider a suitable condition could have been attached requiring the 3 windows to be non-opening and obscure glazed, which would overcome the concern.
31. I therefore conclude that, subject to a condition as suggested, the proposal would not unacceptably harm the living conditions of occupiers of the existing dwelling The Wash House. As such, the proposal accords with Saved Policy H2/1 of the UDP, which requires, among other things, proposals for new development to consider the impact on the living conditions of occupiers of existing properties.

**Other Considerations, Planning Balance & Conclusion**

32. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.<sup>3</sup>
33. In one of the applications the Council recently granted permission for within the wider site, Ref 68661, the Council's appraisal included consideration of its current supply of housing land. The appellant therefore suggests that this matter should be considered in respect of the appeal, and I agree.

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<sup>3</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

34. Parties were given the opportunity to agree what the Council's 5-year housing land supply is (5YHLS). The Council state that the current 5YHLS is 2.3 years. I have not been provided with any evidence from the appellant challenging this figure.
35. Sub paragraph 11 d) of the Framework advises that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission shall be granted, unless: i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
36. Footnote 8 of the Framework confirms that, in essence, where a local planning authority cannot demonstrate a 5YHLS the development plan policies that are most important for determining the application are deemed to be out-of-date, which applies in this instance. Footnote 7 of the Framework outlines the areas and assets of particular importance that policies in the Framework seek to protect. NDHAs do not feature in the list. In light of these matters, sub paragraph 11 d) ii. is engaged.
37. I consider the extent of the shortfall, ie 2.7 years, to be considerable. Although the proposal would only provide 2 dwellings it would help, all-be-it to a small degree, to meet the Government's objective to boost the supply of housing. Within the context of the extent of the 5YHLS shortfall, I attach moderate weight to this social benefit in favour of the proposal.
38. I consider the proposed development would provide some economic benefits, mainly during the construction phase. However, due to the small-scale nature of this benefit, I attach limited weight to it.
39. I have concluded that the proposed development would not be inappropriate development in the Green Belt and that it would not harm the character or appearance of the SLA or the living conditions of occupiers of the existing neighbouring property, The Wash House (subject to conditions, should I have been allowing the appeal). Notwithstanding my conclusions on these matters, due to the harms I have found the proposal would have on the NDHA and the character and appearance of the localised area of the former ANH, and my conclusion that the proposed development would not mitigate against the loss of the Coach House, I consider the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
40. Consequently, there are no other considerations, including the Framework, that lead me to conclude other than in accordance with the development plan, which the proposal does not accord with as a whole. I therefore conclude that the appeal is dismissed.

*J Williamson*

INSPECTOR



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## Appeal Decision

Site visit made on 8 November 2022

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

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

**Decision date: 16 December 2022**

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**Appeal Ref: APP/T4210/W/22/3303523**

**1 Hereford Drive, Prestwich, Manchester M25 0JY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr I Fogel (11 Stars Property Ltd) against the decision of Bury Metropolitan Borough Council.
  - The application Ref 67692, dated 19 October 2021, was refused by notice dated 18 February 2022.
  - The development proposed is described as 'Provision of new 2-storey, 2-bedroom corner dwelling with associated site works including soft landscaping, cycle and refuse storage'.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The Council's decision notice lists 3 reasons for refusal. Reasons 1 and 2 include reference to a proposed access on Hereford Drive being inadequate and having a detrimental effect on highway safety and the health of highway trees.
3. The Government provides advice on what information should be included on a location plan in the Planning Practice Guidance (PPG). The PPG stipulates that: "The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site."
4. The submitted site location plan identifies the application site in red and the adjoining area which includes 1 Hereford Drive in blue. This plan shows a potential future parking space for a car and a potential vehicular access for No 1, outside of the application site, and within the area that has a blue line drawn around it.
5. The potential new vehicular access and parking space for No 1 is also not included in the description of the proposed development in the planning application form. Accordingly, I do not consider them to form a part of the proposed development and I have not assessed the effect of these on highway safety and the future health of nearby trees in my decision.

## **Main Issues**

6. The main issues are therefore:

- Whether the proposed development would provide acceptable living conditions for future residents, with particular regard to outlook and garden size.
- The effect of the proposed development on highway safety in respect of car parking provision.

## **Reasons**

### *Living Conditions*

7. The appeal relates to the irregular shaped side garden area of 1 Hereford Drive, which is a 2 storey detached dwelling. It is situated on a prominent corner location next to the junction of Hereford Drive and Tewkesbury Drive. The surrounding area is residential, predominantly comprising a mixture of 2 storey detached and semi-detached properties.
8. It is uncontested between the main parties that there would be around 110m<sup>2</sup> of private amenity space provided. Nonetheless, the irregular shape and angled rear boundary line of the appeal site is such that the proposed dwelling would have a much smaller private rear garden than other dwellings in the area.
9. According to the Council's uncontested measurements the distance between the proposal's rear elevation and the 2 storey side elevation of 39 Tewkesbury Drive, would only be around 2.5 metres at its closest point. It is also not in dispute that the proposed rear garden area would only be approximately 6.5 metres long at its greatest point, and I have no substantive reason to question these figures.
10. Given the relatively small size of the proposed intervening back garden and the proximity to the facing ground and first floor rear windows of the proposed dwelling, No 39 would present a substantial elevation along the shared boundary. Its mass and bulk would therefore visually dominate the outlook and have an oppressive, enclosing and overbearing effect from the rear windows of the proposed dwelling and its back garden area.
11. The relationship between the buildings would fall markedly short of the recommended interface distances contained within the Council's 'Alterations and Extensions to Residential Properties' Supplementary Planning Document 2010 (SPD6). Whilst this does not specifically refer to new dwellings, it provides useful Council guidance and logical considerations in respect of over-development and the protection of neighbour amenity. Consequently, and in the absence of detailed planning policies in respect of garden sizes and separation distances, I consider it reasonable to have regard to this document.
12. The appellant's willingness to accept planning conditions for details of the hedging to be retained and additional planting along with an alternative location for bin storage are noted. However, this would not provide sufficient mitigation to overcome the harm that I have identified.
13. As such I am unable to find that the proposed development would provide acceptable living conditions for future residents, arising from the lack of outlook, and garden size. Conflict would thereby arise with Policies H2/1, H2/2,

and H2/6 of the Bury Unitary Development Plan 1997 (UDP). These require, amongst other matters, for the impact of developments on residential amenity and neighbouring properties to be considered. It would also not accord with advice contained within SPD6.

### *Highway Safety*

14. UDP Policy HT2/4 requires developments to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards. Although the appellant refers to Appendix 4 of the UDP, the Council's current car parking standards are detailed within the Development Control Policy Guidance Note 11: Parking Standards in Bury 2007 (SPD11).
15. SPD11 sets out maximum standards for car parking in the borough. For 2 bedroom dwelling houses, such as the proposal, 1.5 spaces are required to be provided. SPD11 also advises that for a 4 bedroom dwelling, such as at No 1, three spaces should be provided.
16. The appellant accepts that No 1's existing 2 off street parking spaces would be lost to make way for the proposed development, and that the proposed dwelling would provide only 1 parking space. However, a parking survey has been commissioned in an attempt to demonstrate that there is sufficient on-street car parking availability close to the appeal site to accommodate demand generated by the proposal. The parking survey found that there is a total of 63% on-street car parking stress in the vicinity of the site. The appellant contends that this is well below the 90% maximum, where it could be considered to be an issue.
17. However, the survey data appears to have only been taken over a very short period of time (at 00:30 hours) on 1 Friday night in July. It also covers an extensive 200 metre catchment area, including many streets which would not be in view of No 1 and the proposed dwelling. For this reason, I consider it to be unlikely that future residents and the occupiers of No 1 would park their vehicles in many of these streets. As a consequence of the very limited period of survey work, and the extensive catchment area, I am not satisfied that the appellant's parking survey to be comprehensive or robust. As such, I am unable to conclude that the data within the survey is representative of the general level of car parking that currently takes place in the surrounding area.
18. At the time of my mid-morning site visit I saw that Hereford Drive and Tewkesbury Drive, were lightly trafficked, with some on-street parking. Nonetheless, I recognise that this may have been a snapshot in time and I am mindful of the representations that have been received from local residents, which suggest that on-street car parking already causes significant problems in regards to accessibility and manoeuvrability along these roads. I also understand that this situation would be likely to be intensified in the evenings and at weekends, when residents are more likely to be at home, and understandably seek to park at or near their place of residence.
19. Insufficient evidence has therefore been advanced to demonstrate that the proposed development would provide adequate car parking provision and avoid vehicles parking and manoeuvring on the highway to the detriment of highway safety. As such it would conflict with UDP Policies HT2/4 and HT6/2, which require, among other things, that developments make adequate provision for their car parking requirements and to reduce pedestrian/vehicular conflict.

20. Furthermore, paragraph 111 of the National Planning Policy Framework (the Framework) indicates that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety. For the reasons provided above, I have found this to be the case in this instance.

### **Other Matters**

21. The appellant has put forward that the proposal would be an efficient use of land, in a highly sustainable location. However, as the proposal is for a single dwelling any benefits in these respects would be somewhat limited. The proposed development would also make a contextually very small contribution to housing supply which, according to the uncontested view of the Council, appears to be in excess of the 5 years required by the Framework.
22. I am also aware that the appeal site is not located in a conservation area and that the Council found the effects of the proposal on the character and appearance of the area to be acceptable. Secure cycle, refuse and recycling storage would also be provided. Nonetheless, the absence of harm in these respects are neutral factors which do not weigh in favour of the development.
23. In reaching my findings I have also taken account of the appellant's reference to other sections of the Framework. However, neither these or any of the other matters above would overcome or outweigh the significant harm that I have identified in respect of the main issues of this case.

### **Conclusion**

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

*Mark Caine*

INSPECTOR



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# Appeal Decision

Site visit made on 3 January 2023

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

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

**Decision date: 06 January 2023**

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**Appeal Ref: APP/T4210/D/22/3307662**

**3 Dumers Lane, Bury BL9 9PE**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Jonathan Hoy against the decision of Bury Metropolitan Borough Council.
  - The application Ref 68456, dated 13 May 2022, was refused by notice dated 28 July 2022.
  - The development proposed is 'a dropped kerb and driveway at the front of our property'.
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## Decision

1. The appeal is dismissed.

## Preliminary Matter

2. The description in the banner heading above is taken from the planning application form. It was accompanied by an extensive justification for the proposal. I have subsequently removed those elements which were superfluous to describing the 'development' for which planning permission was sought.

## Main Issues

3. The main issues are the effect of the proposal on the character and appearance of the locality and highway safety.

## Reasons

### *Character and appearance*

4. The site is a semi-detached dwelling set behind a front garden enclosed by a brick wall and pedestrian gateway. It is one of 4 similarly designed houses fronting on to Dumers Lane (A6053) close to a signalised junction with Manchester Road (A56). In the area there are grouped buildings of mixed ages and styles. There are various forms of front boundary enclosures, however, the majority are low masonry walls. These form the characteristic means of enclosure in the area.
5. There is little detail on the submitted plans to show the extent of the front wall which would be removed; whether the existing characteristic gate pillars would be retained or relocated, or, how the hardstanding area would be graded. The existing front garden is raised above the pavement such that some releveling of the proposed parking area would be necessary to provide the vehicular access.



6. The replacement of the existing hard and soft landscaping with hard surfacing and the demolition of some, if not all, of the front boundary wall would remove some of the original character of the site and its contribution to the small group of similar properties. In the context of the mixed nature of development in the locality the individual effect would be minor. However, when seen in conjunction with existing examples where original walls and frontages have been removed without compensation to the loss of visual interest, or if repeated elsewhere, the detrimental effect on the character and appearance of the locality would be more considerable.
7. Whilst single width driveways are evident in the area and other properties have formed parking areas utilising former garden areas, these are in the minority on this part of Dumers Lane. They are not therefore a strong argument in favour of a proposal that would cause harm to the character of the existing property or cumulative harm to the wider area. Other properties benefitting from original driveways retain landscaping elements which contribute to the greening of the local streetscene.
8. In support of the proposal the appellant asserts that existing landscape elements could be removed without consent. However, there is little to demonstrate that this would be a realistic proposition if planning permission were refused, or that any adverse effects would be comparable to those arising from the proposed development. I am not therefore persuaded that this is a strong argument in favour of the proposal.
9. Despite the limited information provided, I find the removal of the existing landscaping and part, if not all, of the boundary wall would cause harm to the original character of the row of houses and be detrimental to the quality of the streetscene. It would thereby conflict with saved Policy H2/3 of the Bury Unitary Development Plan [1997] (the UDP) and the advice contained in the adopted and amended Supplementary Planning Document 6: Alterations and Extensions to Residential Properties (SPD) as they seek alterations to properties to be of a high standard and sympathetic in nature with the original building and surrounding area.

#### *Highway safety*

10. According to the appellant's submitted drawings, the area forward of the main elevation would be some 4.5m deep and 7m wide. However, it is unclear as to whether this accounts for the projecting front bay which does not seem to be represented on the plans. For perpendicular parking, the forecourt depth would be below the 5m minimum parking space length advocated in the SPD. Although it may be possible to accommodate small vehicles in this manner, this would result in a requirement for family-sized vehicles to be parked diagonally across the site to avoid obstruction of the adjacent footway.
11. Despite the position of the projecting bay and the presence of a lighting column adjacent to the frontage wall, I have little doubt that angled parking for a single vehicle could be achieved on the area. However, due to the limited space, this would require reverse manoeuvres either into or out of the site.
12. At the time of my site visit, albeit a snapshot in time, the A56 and A6053 were observed to be well trafficked with queuing regularly occurring during the respective restrictions in flows through the signal-controlled junction.



13. The site lies a short distance beyond a give way marking to a filter lane providing for left turning traffic into Dumers Lane from the northbound carriageway of the A56. On the opposite side of Dumers Lane, the frontage lies between the junction with Wellfield Close, a residential cul-de-sac, and a northbound filter lane and the wait line for Dumers Lane traffic turning southwards on to the A56 or across the junction into Millwood Court.
14. For vehicles emerging from the site, the angled arrangement for parking would not provide optimum visibility for drivers. However, given the width of the roadside pavement and the low boundaries at the neighbouring sites, visibility to pavement users or cyclists in the nearside lane would be similar or better than those achievable on other driveways in the locality. This would adequately limit risk to those road users.
15. For vehicles turning out, the pause in traffic on the nearside lane of Dumers Lane caused by the 2-phase operation of the main junction would assist in reducing the potential for vehicle conflicts. Visibility along the main carriageway, would be largely unobstructed due to the parking and loading restrictions on this section of the road. Views to eastbound traffic on Dumers Lane and that emerging from the junction with Wellfield Close would provide for adequate visibility when emerging from the site.
16. Whilst the pause in traffic flow from the A56 may also assist drivers pulling into the site from the eastbound carriageway, this benefit would not necessarily apply to those arriving at the site from the direction of the main north-south route. Slowing to turn into the site, waiting or reverse manoeuvring from the main carriageway onto the proposed hardstanding would be in close proximity to the give way marking on the northbound filter lane. At the time of my site inspection, I observed that, rather than focussing on forward visibility, drivers using the filter lane were preoccupied with looking to their right to check for safe emergence on to Dumers Lane against the traffic turning right from the southbound carriageway of the A56.
17. I also saw that the geometry of the filter lane resulted in traffic speeds through the junction that were relatively high. In conjunction with the propensity for drivers to be looking northwards and expect leading traffic to continue, even accounting for a continuous or a re-engaged left turn signal, I find this would be a particular hazard arising from accessing the site in such close proximity to the busy junction. This risk would be highest at peak times.
18. I note the appellant's contention that reversing into the driveway could be carried out when traffic on the A56, including the filter lane, is halted. I agree that, subject to a satisfactory arrangement for a suitable crossing and site entrance, the risk could be minimised in this manner. To reduce the identified hazard above, this would require vehicles approaching to pull up some distance from the give way markings, then carry out the manoeuvre. However, against the phasing of the traffic lights, the time taken to carry out the manoeuvre would be dependent on several factors. This would include the detailed design of the frontage arrangement and clarification as to whether this involved removal or relocation of the lamppost. In the absence of such detail and pursuant to my finding in relation to impacts on the character of the locality above, there is little to demonstrate that this could be achieved to effectively reduce the identified risk to highway safety near the site.

19. The provision of parking within the site would provide the benefit of safe embarkment/dis-embarkment of young children without the necessity to walk to other parking locations alongside or across Dumers Lane. It could also reduce on-street parking pressure elsewhere. However, I find that any benefits therein would be substantially offset by the elevated highway risk identified above.
20. The claim that some neighbouring occupiers on Dumers Lane have utilised existing driveways without risk to highway safety is noted. However, as they are located either within or further from the filter lane, their circumstances are distinct from the appeal case.
21. Notwithstanding my finding that parking for a single vehicle could be provided on the site frontage without impeding users of the adjacent footway, I find that the proposed alterations and arrangement in close proximity to a major junction would cause significant harm to highway safety in the locality. It would conflict with Policy H2/3 of the UDP and the SPD as they seek to ensure suitable standards of visibility for drivers of motor vehicles in the interests of highway safety.

### **Other Matters**

22. The plans detail imprinted concrete as the proposed surface of the vehicle hardstanding. As an impervious form of ground cover on a sloping site, this could discharge surface water onto the highway. However, an alternative porous construction or intercept channel and soakaway could prevent this. These are matters which could be addressed through planning conditions to accord with the guidance in the SPD.
23. I recognise that a landscaping condition could mitigate part of the effects of the removal of the existing garden and wall. However, as any requirement to mitigate the effects of the development on the character and appearance of the locality could prejudice the ability to adequately park or manoeuvre vehicles on the site frontage, it could therefore nullify the benefit of the planning permission it was attached to. This would fail the tests set out in Paragraph 56 of the National Planning Policy Framework. It is not therefore a viable option in the appeal decision.

### **Conclusion**

24. Notwithstanding my finding in favour of the appellant in regard to the safety of pavement users, I do not consider that this or the other considerations presented by the appellant outweigh the totality of the harm to the character and appearance of the locality or other highway safety concerns. The proposal would conflict with the development plan taken as a whole. There are no material considerations that indicate the decision should be made other than in accordance with the development plan. Therefore, for the reasons given, I conclude that the appeal should not be allowed.

*R Hitchcock*

INSPECTOR