

Public Document Pack

AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : S Thorpe (Chair), C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones, 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:-

Date:	Tuesday, 16 April 2024
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	https://councilstream.com/burycouncil/3211

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 19TH MARCH 2024 (Pages 3 - 6)

Minutes of the meeting held on Tuesday the 19th March 2024 are attached.

4 PLANNING APPLICATIONS (Pages 7 - 46)

Reports attached.

5 DELEGATED DECISIONS (Pages 47 - 58)

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 59 - 62)

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: 19 March 2024

Present: Councillor S Thorpe (in the Chair)
Councillors C Boles, D Duncalfe, U Farooq, J Harris, M Hayes,
B Ibrahim, D Quinn, G Staples-Jones, D Vernon and M Walsh

Also in attendance: Councillors L McBriar, C Morris, J Rydeheard and A Quinn

Public Attendance: 63 members of the public were present at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

PCC.2 DECLARATIONS OF INTEREST

Councillor Hayes declared as a ward Councillor he had received a number of communications about planning application 70354, 388 Tottington Road, Bury, BL8 1TU. He had also conducted an individual site visit to view the application from a neighbouring garden. He had followed the Planning Code of Conduct and had not commented or predetermined a decision for the application and had an open mind.

PCC.3 MINUTES OF THE MEETING HELD ON THE 20TH FEBRUARY 2024

Delegated decision:

That the Minutes of the meeting held on the 20th February 2024 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 69530, 70083, 70343 and 70354.

The Committee heard representations from ward Councillors and speakers in support and objection of applications submitted. This was limited to three minutes for each speaker.

Delegated decisions:

1. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to all other conditions included:

388 Tottington Road, Bury, BL8 1TU

Change of use from residential care home (Class C2) to 16 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

2. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to all other conditions included:

147-155 Walshaw Road, Bury, BL8 1NH

Change of use from residential care home (Class C2) to 13 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

The Chair of the Planning Control Committee would also write a letter the Council's Licensing department which have oversight of HMOs in the Borough. He would use his capacity to communicate the considerable public interest in these applications and the representations expressing concern.

3. That the Committee **Approve with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report with an amended condition 16 in relation to contaminated land for a further bat survey to be undertaken and an amended condition 12 to include bat/bird boxes along with swift bricks, and subject to all other conditions included:

Freisner Day Nursery, Earl Street, Prestwich, Manchester, M25 1GQ

Change of use from nursery building to 3 no. dwellings with associated car parking & external works

4. 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 any supplementary information submitted subject to the signing and completion of a Section 106 agreement for a contribution towards recreation provision and affordable housing pursuant to Policies RT2/2 and H4/1 of the Bury Unitary Development Plan, along with an additional condition in relation to enclosed bin storage, and subject to all other conditions included:

Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ

Conversion of care home (Class C2) to 16 no. residential apartments (Class C3) with associated facilities and internal and external alterations

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 all other conditions included:

193 Walmersley Road, Bury, BL9 5DF

Change of use from dwelling (Class C3) to 8 bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis), loft conversion with front and rear dormers, car parking provision, and associated works

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 any supplementary information submitted with an additional condition in relation to swift bricks, and subject to all other conditions included:

Land adjacent to 11 Walter Street, Prestwich, Manchester, M25 3HJ

Erection of 1 no. dwelling

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 REVIEW OF DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA

A report from the Head of Development Management was submitted outlining the review of the Council's local checklists that are required for the validation process of planning applications submitted.

Delegated decision:

That the Committee **Approve** the lists put forward by the Development Manager as set out in the report:

PCC.8 URGENT BUSINESS

No urgent business was reported.

COUNCILLOR S THORPE
Chair

(Note: The meeting started at 7.00pm and ended at 9.39pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	16 April 2024
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01 Township Forum - Ward: Prestwich - Holyrood **App No.** 70353

Location: 2-4 Kestrel Close, Whitefield, Manchester, M45 6SB

Proposal: Demolition of end terraced dwelling (2 Kestrel Close) and construction of 1no. detached dwelling; Two storey side extension to 4 Kestrel Close.

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

02 Township Forum - Ward: Bury East **App No.** 70467

Location: Geoffrey Kershaw Centre, Deal Street, Bury, BL9 7PZ

Proposal: External alterations to doors and windows; Erection of 2.4 metre high and 3 metre high V mesh fencing; Installation of CCTV

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

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Ward: Prestwich - Holyrood

Item 01

Applicant: Mr Murphy

Location: 2-4 Kestrel Close, Whitefield, Manchester, M45 6SB

Proposal: Demolition of end terraced dwelling (2 Kestrel Close) and construction of 1no. detached dwelling; Two storey side extension to 4 Kestrel Close.

Application Ref: 70353/Full

Target Date: 02/04/2024

Recommendation: Approve with Conditions

Description

The application relates to an end-terraced and mid-terraced dwelling located in a row of 4 properties on Kestrel Close. The existing properties have gardens to the front and rear with the end terraced property also having an area of garden to the side. Off street parking is currently provided on a driveway to the front/side of the dwellings. The site is bounded by residential properties, with Poppythorn Conservation Area located to the west of the site.

Planning permission is sought for the demolition of No. 2 Kestrel Close and the construction of 1 no. detached dwelling. The proposed new dwelling would be 2 storey in height, with parking provided to the front and a garden to the rear. A side extension to No. 4 is also proposed that projects approximately 2645mm from the side of the existing dwelling. Parking would be retained to the front of this dwelling, and an area of garden would be retained to the rear.

Relevant Planning History

56586 - Erection of detached two storey dwelling house - Refused 29/10/2013

57852 - Erection of new two storey dwelling (resubmission) - Approve with Conditions 09/10/2014

02474/E - Replacement dwelling and re-siting of party boundary with no.4 to increase size of existing dwelling - Enquiry completed 08/09/2020

Publicity

Letters sent to 20 neighbouring properties on the 13 February 2024

Site Notice posted on 14 February 2024

Press Notice published in the Bury Times on 15 February 2024

3 objections received in relation to:

- Impact on character of street scene
- Loss of grass verge
- Noise, asbestos, dust, blocking of access and safety concerns during construction
- Loss of light
- Existing plans show fence in the wrong location
- Location of proposed boundary will impact deliveries, bin collections and parking
- Potential damage to existing private shared driveway
- Impact on access/egress from driveways at No. 1 - 7 due to close proximity of wall to unadopted road
- Larger property will create more traffic

- Applicant has applied before and failed - no reason that the set precedent should be revisited on an even more adventurous project.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to conditions in relation to the submission of a construction traffic management plan and implementation of the access works.

Environmental Health - Contaminated Land - No objections, subject to conditions in relation to imported materials and unforeseen contamination. Condition also requested in relation to EV charging points.

Waste Management - No response received

United Utilities (Water and waste) - No objections raised subject to a condition in relation to SuDs.

Greater Manchester Ecology Unit - There are no significant ecological issues associated with this development. Informative requested in relation to bats. Condition requested in relation to biodiversity enhancement.

Borough Engineer - Drainage Section - No response received

Conservation Officer - No response received

The Coal Authority - Falls within low risk area - request standing advice note is added as an informative

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

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/2	Conservation Area Control
EN2/1	Character of Conservation Areas
EN6/3	Features of Ecological Value
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/3	Extensions and Alterations
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle (Residential)

The National Planning Policy Framework (NPPF) should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. The Framework states that unless they have an adopted plan that is less than five years old that identified a five year supply of specific deliverable sites at the time of conclusion of the examination, then local planning authorities should identify and update annually a supply of specific developable sites to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing in certain circumstances set out in NPPF paragraph 226.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future.

This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). In addition to the housing land supply in the SHLAA, the joint Places for Everyone Plan was adopted with effect from 21 March 2024 and allocates significant strategic sites for housing within Bury.

The adopted joint Places for Everyone Plan Policy JP-H1 sets a requirement for an average of 452 homes per year over the plan period, with stepped targets starting from a minimum housing target of 246 homes per year from 2022-2025 (increasing in future years of the plan). Following the adoption of PfE the Council is able to demonstrate a 5 year supply with a 20% buffer.

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

Therefore, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should 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.

The site is in a sustainable location for housing within the urban area and sitting outside the Green Belt.

Due to the housing delivery test result, the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply. However, the adoption of the Places for Everyone Joint Development Plan has resulted in new housing targets for the Borough and the allocation of strategic sites housing sites, which along with the identified housing land supply within the urban area enable the Council to demonstrate a deliverable 5 year supply of housing land, and will accelerate housing delivery within the Borough to meet housing needs.

The proposal would see the retention of 2 no. dwellings at the site as existing. As such the proposal would not lead to a loss or gain in residential properties. The proposal is therefore considered to be acceptable.

Layout and Design

Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 50 dwellings per hectare at this site. The total area of the site is 0.0715 hectares, which based on a total of 2 dwellings would result in a density of 27.9 dwellings per hectare. In this instance however, given that there would be no net gain or loss in dwellings at the site the current density would be maintained. As such the proposal is considered to be acceptable.

The site backs onto Poppythorn Conservation Areas. Policies EN2/1 and EN2/2 are therefore relevant. These policies require developments to preserve or enhance the character or appearance of Conservation Areas.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 205 of the National Planning Policy Framework (NPPF) requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The immediate street scene is depicted by a mixture of terraced and semi-detached properties. The proposed dwelling is the same height as the existing dwellings and as such, it is considered that there would be no more harmful impact on the setting of the Poppythorn Conservation Area than the existing properties. The character appearance and setting of the conservation area would therefore be at least preserved. No objections have been raised to the proposal from the Conservation Officer.

Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

The proposed dwelling would be detached and sited in close proximity to the extended No.

4. The proposed dwelling would front Kestrel Close and includes a projecting single storey garage and front porch that would be broadly in line with the with the frontages of the adjacent properties which all have single storey front additions. The proposed dwelling would therefore be in keeping with the existing building line. The proposed ridge height of the dwelling would mirror those within the row and the proposed windows and doors are considered to be suitably aligned.

To the rear the proposed dwelling would have a single storey garden room addition. This addition would appear as a single storey extension that is not uncommon within a residential setting. The use of materials to match the existing properties within Kestrel Close is considered to be acceptable.

The proposal would maintain suitable residential amenity space for the existing dwelling at No. 4, and the proposed new dwelling. Parking would be provided to the front of the dwelling with areas of soft landscaping also retained.

Given the above it is considered that the proposal would comply with the policies H2/1, H2/2, JP-H3, JP-H4, EN2/1, EN2/2 and the NPPF.

Extension

In relation to extensions to existing dwellings Supplementary Planning Document 6 and Policy H2/3 seek to achieve a high standard of design that compliments the original building and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

SPD 6 seeks to prevent two storey side extensions from causing a terracing effect by requiring a 1.5 metre set back to the main frontage or to the boundary. A gap of approximately 900mm appears to be proposed between the side elevation of No. 4 and the proposed new boundary. A further 900mm can be provided between the side elevation of the proposed dwelling, and the proposed new boundary. It is considered that both properties are unlikely to extend towards the 900mm towards the side boundary in the future and as such, a gap of approximately 1.8 metres can be retained between the properties to prevent the uncharacteristic linking up of dwellings.

The openings within the proposed extension are considered to be suitably aligned, and the use of matching materials is acceptable. The proposed single storey front extension would be in line with the existing front extension at the property and would therefore not project excessively from the front elevation of the existing dwelling and would maintain a gable roof as existing. The use of matching materials is appropriate.

It is therefore considered that the proposed extension would comply with Policy H2/3 and SPD 6.

Amenity

Neighbouring occupiers - New dwelling

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

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey

- blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

The proposed first floor rear bedroom windows would be located approximately 11.6 metres from the directly facing boundary exceeding the 7 metres required by SPD 6. The first floor rear bedroom windows would be located 21 metres from the first floor rear elevation of No. 26 Ash Grove exceeding the 20 metres required. The rear ground floor windows would be screened by the existing boundary fencing.

First floor side windows proposed would relate to a non-habitable rooms (bathroom and en suite) and therefore aspects are not applicable. No ground floor side windows are proposed.

The proposed first floor front windows would be located approximately 23 metres from the rear boundary of no. 33 Guest Road and would also be separated from this site by a highway.

The dwellings at No. 1 - 7 Kestrel Close are located to the north east of the proposed dwelling. No. 7, 5 and 1 Kestrel Close appear to have converted the original single storey projecting garages SPD 6 confirms that measurements are taken from the windows of the original neighbouring dwelling. As these windows were not original to the dwellings they are not protected in the same way. Porches/front door are also not considered to be habitable rooms.

A distance of approximately 13 metres can be provided between the proposed side gable and the front of No. 3. A distance of approximately 14 metres can be provided between the side gable and the original front elevation of No.5. A distance of approximately 15.7 metres can be provided between the single storey side elevation of the proposed dwelling and No. 7. The fencing, if assessed as if it were a single storey is located at least 6.5 metres from the frontages of all these dwellings. This would therefore comply with the aspect standards set out above.

The proposed single storey element would project more than 3 metres beyond the rear of the extended No. 4. However, as the nearest ground floor window is located within an extension and is part of the proposal it is considered that this relationship would not be unduly overbearing.

The proposal would therefore comply with the aspect standards as set out within SPD 6.

Neighbouring occupiers - Extension

SPD 6 and H2/3 seek to reduce the impact of proposals on the residential amenity of neighbouring properties.

The proposed two storey side extension would not project beyond the existing front and rear elevations of the dwelling.

At ground floor it is proposed to create a new front garage door and new rear kitchen window within the extension. The existing front garage would be converted into a study. These are not considered to be habitable room uses.

At first floor it is proposed to create a en suite window at the front which is a non habitable room. The existing internal layout would be slightly altered however the existing bedroom and bathroom windows would be retained in similar locations. The proposed first floor rear bedroom window would be located approximately 11.6 metres from the directly facing rear boundary exceeding the 7 metres required by SPD 6 and would be in the same location as

the existing bedroom window for No. 2.

It is therefore considered that the proposed extension would comply with UDP Policy H2/3 and SPD 6.

Future Occupiers - new dwelling

Policy JP-H3: states that all new dwelling must:

1. Comply with the nationally described space standards; and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The proposal would comply with spaces standards for a 4 bed, 5 person dwelling as it would exceed 97 square meters and have at least one double bedroom. The master bedroom would comply with space standards for a double bedroom, whilst bedrooms 2, 3, and 4 would comply with space standards for single bedrooms.

A condition would be applied to ensure that the proposal would comply with Part M4(2) of the Building Regulations.

Access and Parking

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

As per the existing dwelling the site would be accessed from Kestrel Drive. An area of service strip would be retained to the front of the proposed dwelling and parking would be provided within the curtilage of the site. The Traffic section have reviewed the parking and access arrangements and have raised no objections subject to conditions.

In terms of parking standards Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

The proposed dwelling and extended dwelling would both have 4 no. bedrooms. SPD 11 states that 4 no. bedroom dwellings should provide a maximum of 3 spaces. 2 no. spaces are proposed for each dwelling complying with SPD 11.

Ecology

Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

A valid bat report has been provided. No evidence of bats was found and the building assessed as having very low bat roosting potential, with no dusk surveys required. As individual bats can on occasion turn up in unexpected locations an informative has been requested by GM Ecology Unit.

There appears to be no habitat for nesting birds, with no evidence of nesting on the building. No further measures are therefore required.

There appears to be a net loss of garden as a result of the development, with no significant wildlife issues to mitigate. With regards biodiversity net gain (BNG), it is unclear whether the development would have required a net gain assessment as it is borderline with regards the de minimis exemption threshold of 25 square metres of vegetation lost. As BNG is not yet mandatory, GM Ecology Unit have confirmed that they would regard it as unreasonable to request an assessment for such a very low loss of lawn.

Some form of mitigation/enhancement should however be required, such as a tree or a hedge or as suggested by the ecological consultant a bat box. This would be secured via condition.

Carbon and Energy

Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

The applicant has confirmed that design stage and as built stage energy assessments will be undertaken by an Accredited Energy Assessor, to support the preparation of detailed Building Regulation stage drawings and specifications, in compliance with current Building Regulations Part L. An electric vehicle charging point would also be provided and this has been secured via condition. As such the proposal would comply with the above policy.

Digital Connectivity

Policy JP-C2 requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable.

The dwelling is located within an urban setting and the applicant has confirmed that an Internet connection will be installed, operational and immediately accessible to network providers when occupiers move into new property. As such the proposal would comply with Policy JP-C2.

Response to Representations

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

The existing site plan has been amended to show the correct location of the fence.

Problems arising from the construction period of any works, e.g. noise, dust, hours of working (covered by Control of Pollution Acts) are non-material planning considerations that are not relevant to the decision. A construction traffic management plan however has been conditioned.

The proposal does not extend outside of the existing curtilage of the site and as such the existing access to No. 1- 7 Kestrel Close would be maintained.

There have been 2 previous consents at the site. One was refused due to lack of information in relation to contaminated land, and failure to sign a S106. A detached dwelling was however approved at the site in 2014.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered 2020/881-01, 2020/881-02 Rev A, 2020/881-03, 2020/881-04 - Proposed first floor plans, 2020/881-04 Rev A - Proposed elevations and ground floor plans, 2020/881-06, 2020/881-07 and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building namely:
Render
Bricks: TBS Buff Fleck and Autumn Fleck
Roof: Marley Ludlow tiles
Doors and Windows: UPVC
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.
4. A biodiversity enhancement scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting and the provision of a bat box. The approved scheme shall thereafter be implemented not later than 12 months from the date the buildings are first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site in the interests of visual amenity and a net enhancement of biodiversity resources 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, Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of Places for Everyone Joint Development Plan and Chapter 15 - Conserving and enhancing the natural environment of the NPPF.
5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
 1. An investigation of the hierarchy of drainage options in the National Planning

Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

2. (A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
5. Foul and surface water shall drain on separate systems.
6. The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

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. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management, Places for Everyone Joint Development Plan Policy JP-S4 Flood Risk and Water Environment and Chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

6. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;

The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) 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.

7. Where during any works on site, unforeseen contamination is suspected or found, or contamination is caused, works on the site shall cease and the Local Planning Authority shall be notified immediately. The developer shall then produce a risk assessment and submit remediation proposals, if required, for approval to the Local Planning Authority. On approval of the remediation strategy, the development shall then be carried out in accordance with the approved details and process including any required timescales.

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

8. Prior to occupation the applicant shall provide one electric vehicle (EV) charging point (minimum 7kW*) per unit (dwelling with dedicated parking). Photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life pursuant to Places for Everyone Joint Development Plan Policy Policy JP-S2: Carbon and Energy.

9. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 1. Photographic dilapidation survey of the adopted highway abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connections to, the dwelling;
 2. Access route for all demolition/construction vehicles to the site from the Key Route Network;
 3. If proposed, details of site hoarding/gate positions, taking into consideration the need to maintain vehicular access to the adjacent residential properties;
 4. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway;
 5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
 6. Confirmation of hours of operation, demolition, delivery & construction vehicle sizes that can be accommodated on the adjacent cul-de-sac that serves the site and number of vehicle movements;
 7. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
 8. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition/construction materials;
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the demolition works and groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

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

Reason. Information not submitted at application stage. To 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 Policy EN1/2 - Townscape and Built Design and Places for Everyone Joint Development Plan Policies JP-C5: Streets for All and JP-C6: Walking and Cycling.

10. The revised access arrangements indicated on approved plan reference

2020/881-02 Revision A, incorporating the provision of a new service strip crossing in a position to be agreed on site with the Highway Authority, demarcation of the limits of the adopted highway, new driveway in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway and all highway remedial works required to reinstate the adopted highway to its condition prior to commencement of the development, shall be implemented prior to the new driveway/dwelling hereby approved being brought into use/first occupied and thereafter maintained available for use at all times.

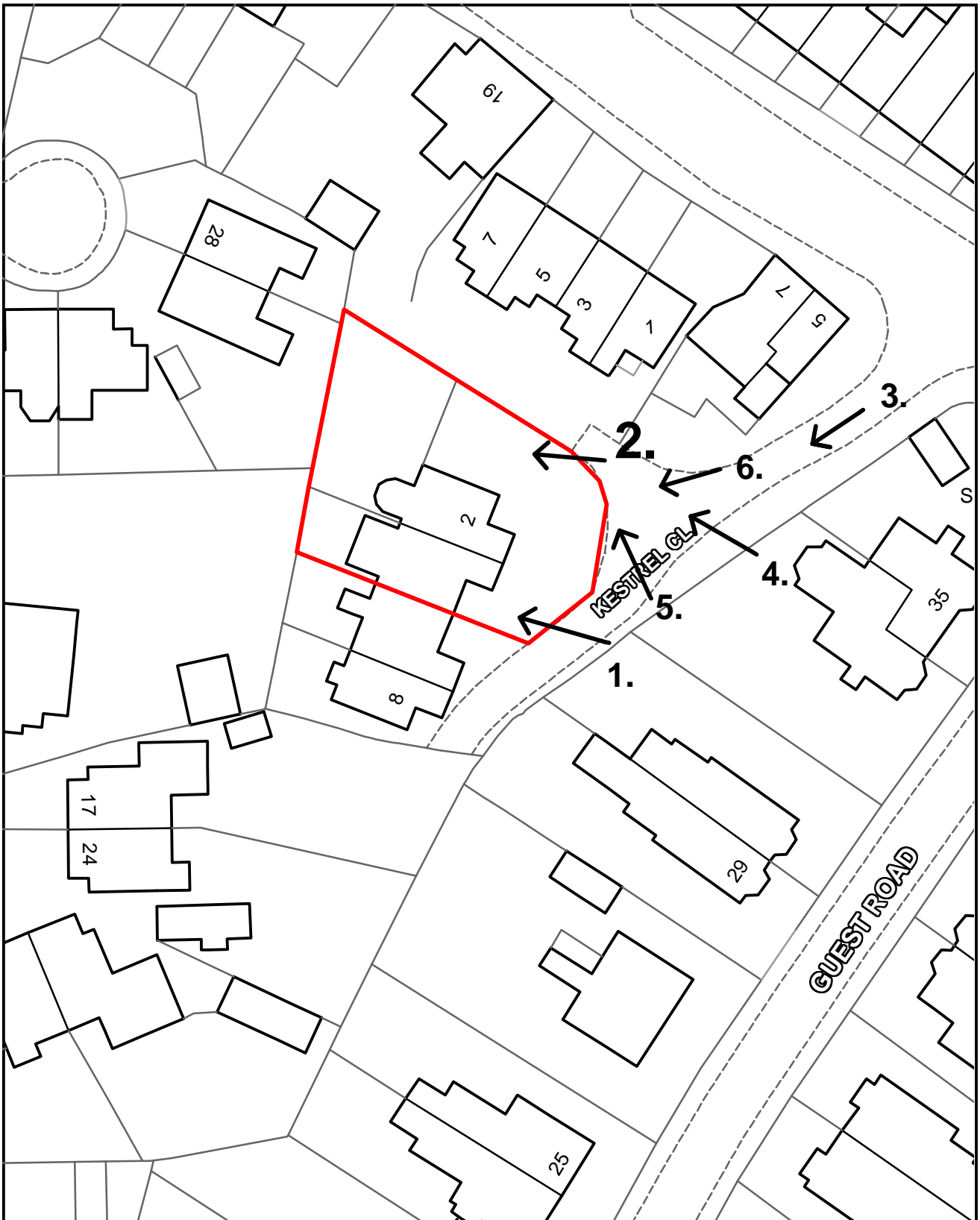
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

11. The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.

Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

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

Viewpoints



PLANNING APPLICATION LOCATION PLAN

ADDRESS: 2-4 Kestrel Close, Whitefield,

Planning, Environmental and Regulatory Services

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Bury
Council

70353

Photo 1



Photo 2



70353

Photo 3



Photo 4



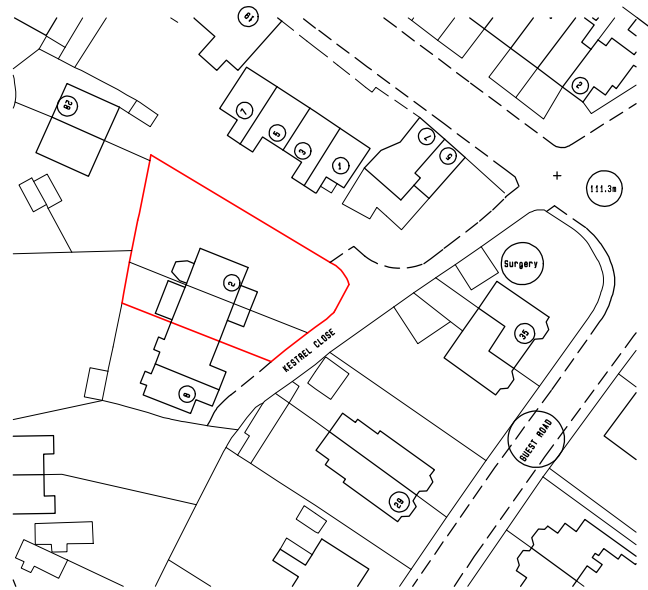
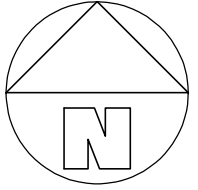
70353

Photo 5



Photo 6





LOCATION PLAN (Scale 1/1250)

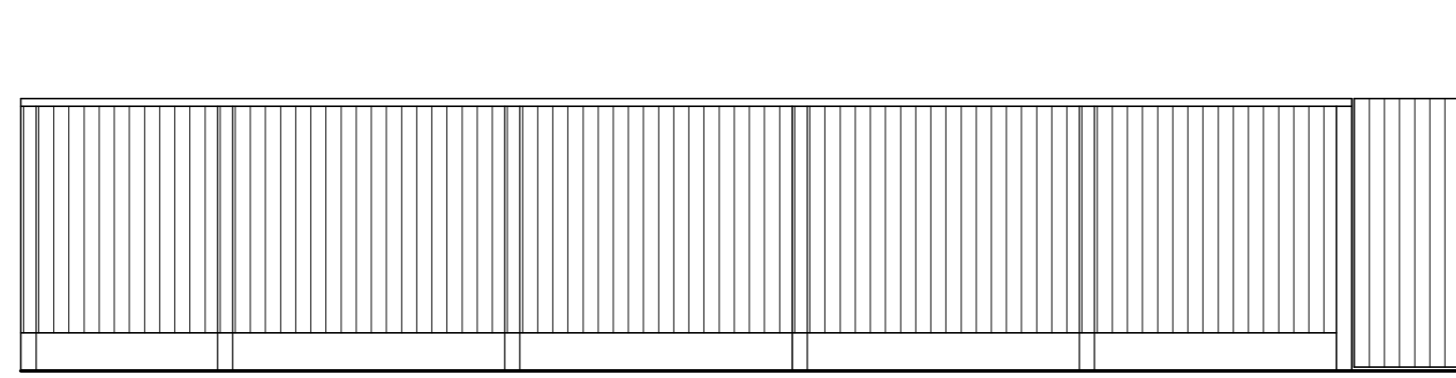


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REVISION DETAILS
REV

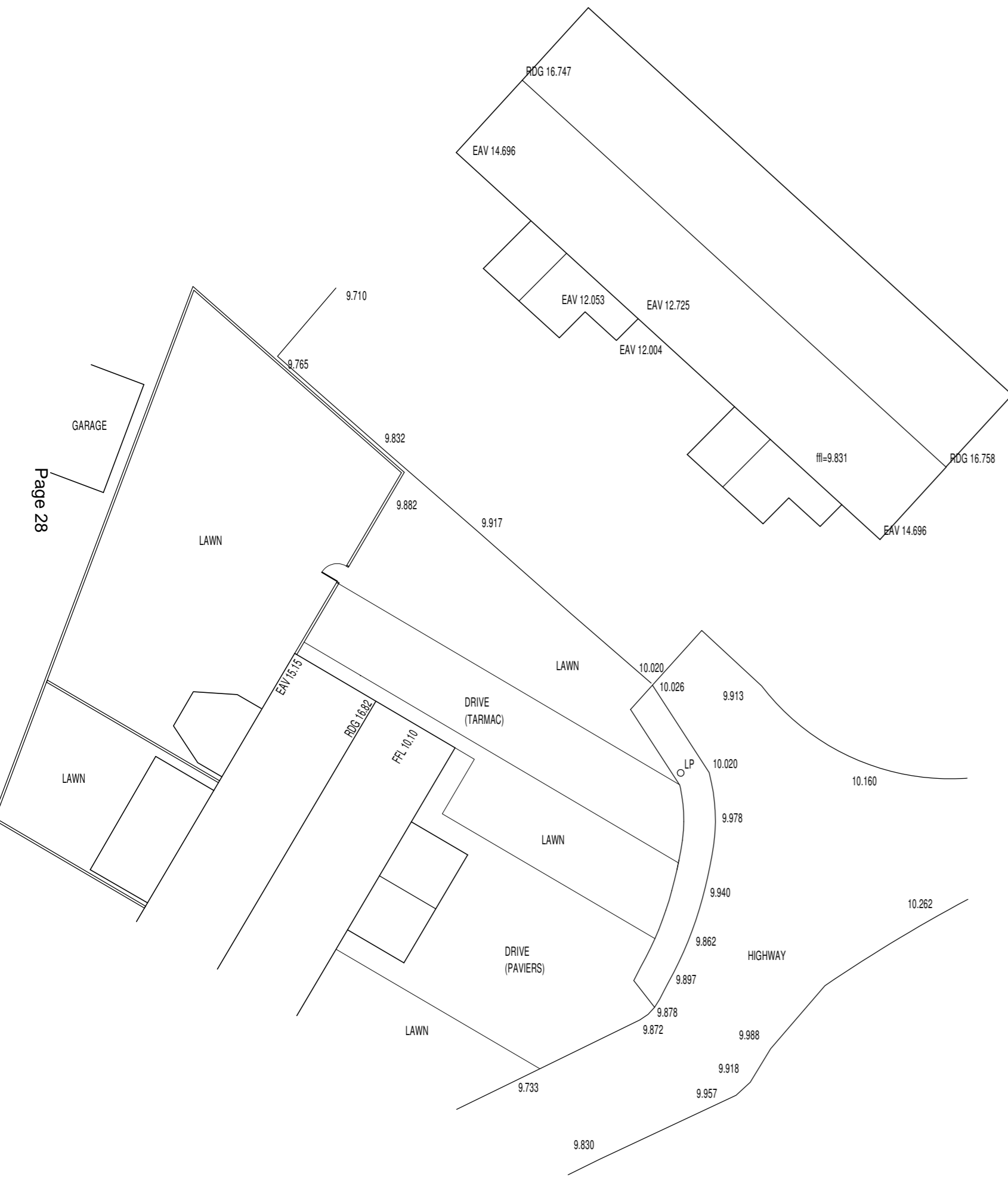
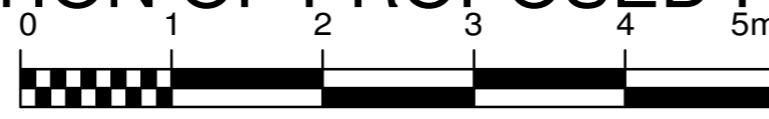
NASH BUILDING CONSULTANTS LIMITED
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 INTERIOR DESIGN
 Heathcroft 38, Heath Lane, Lowton, Warrington, WA3 1JA
 Tel No 01942 722002 / 07879 633662
 Email: gordonnash@blueyonder.co.uk

CLIENT: MR. M. MURPHY
 PROJECT: REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB
 DRG. TITLE: LOCATION PLAN
 DRAWING No: 2020/881-01 REV. Original
 ISSUE DATE: 29/06/2020 SCALE: 1/1250 @ A4

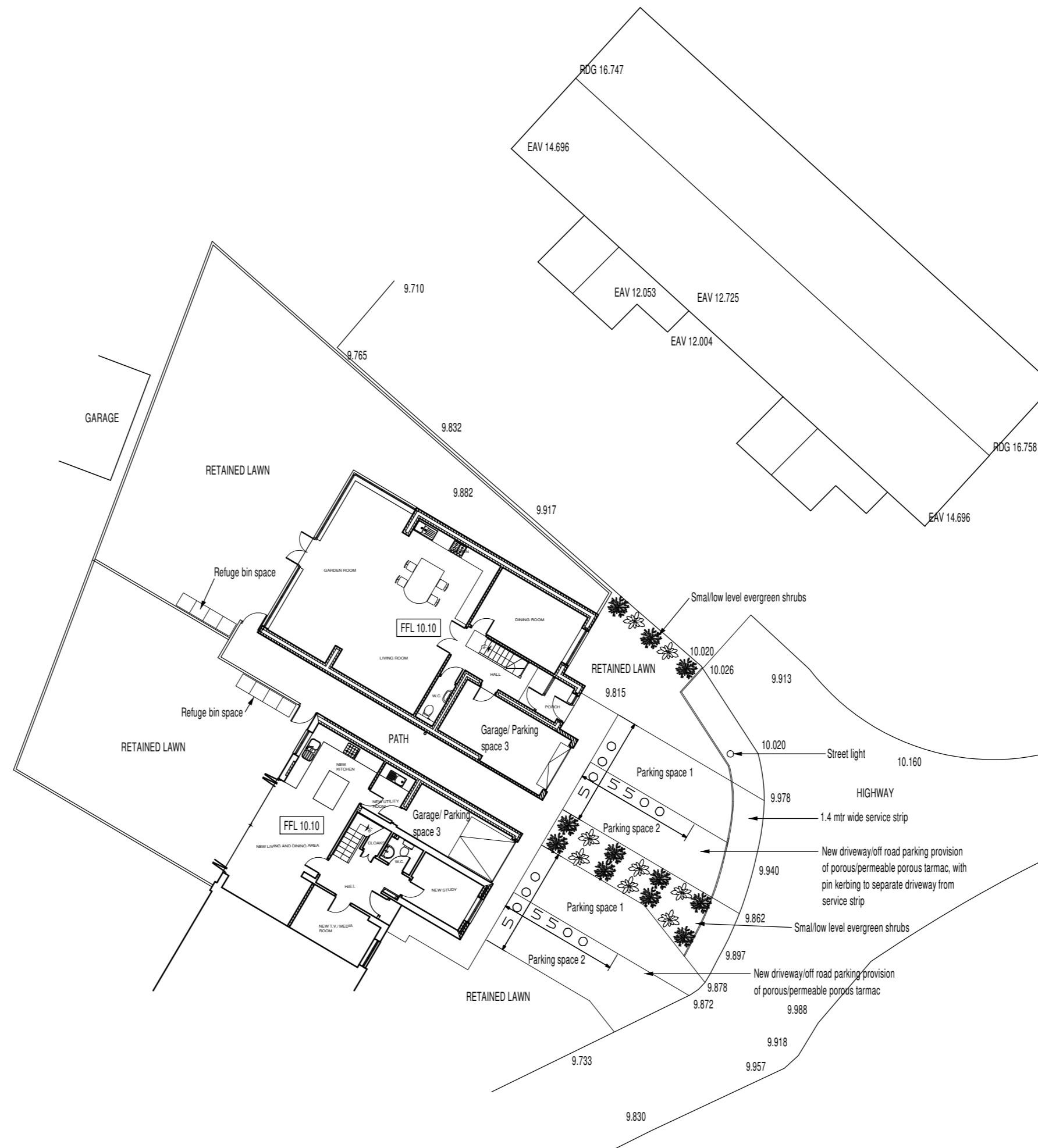


Proposed new fence along new boundary between nos. 2 and 4 Kestrel Close and to extend existing north east boundary fence of No. 2. Treated timber panels, supported off 100mm x 100mm concrete posts. Gates to be made of treated timber T & G boards

ELEVATION OF PROPOSED FENCE (1/50)



EXISTING SITE PLAN (1/200)



PROPOSED SITE PLAN (1/200)

SCALE BAR FOR 1/200

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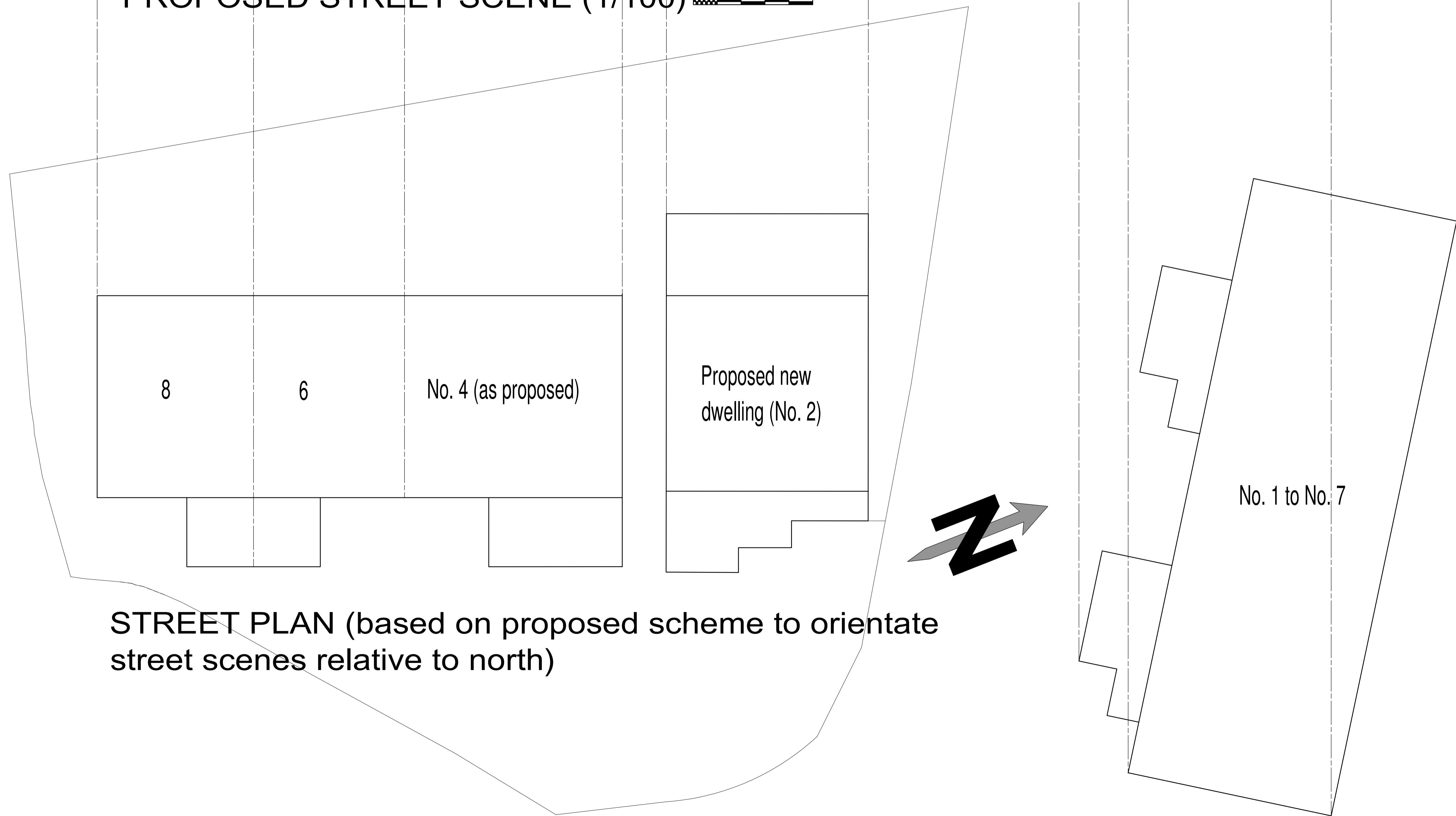
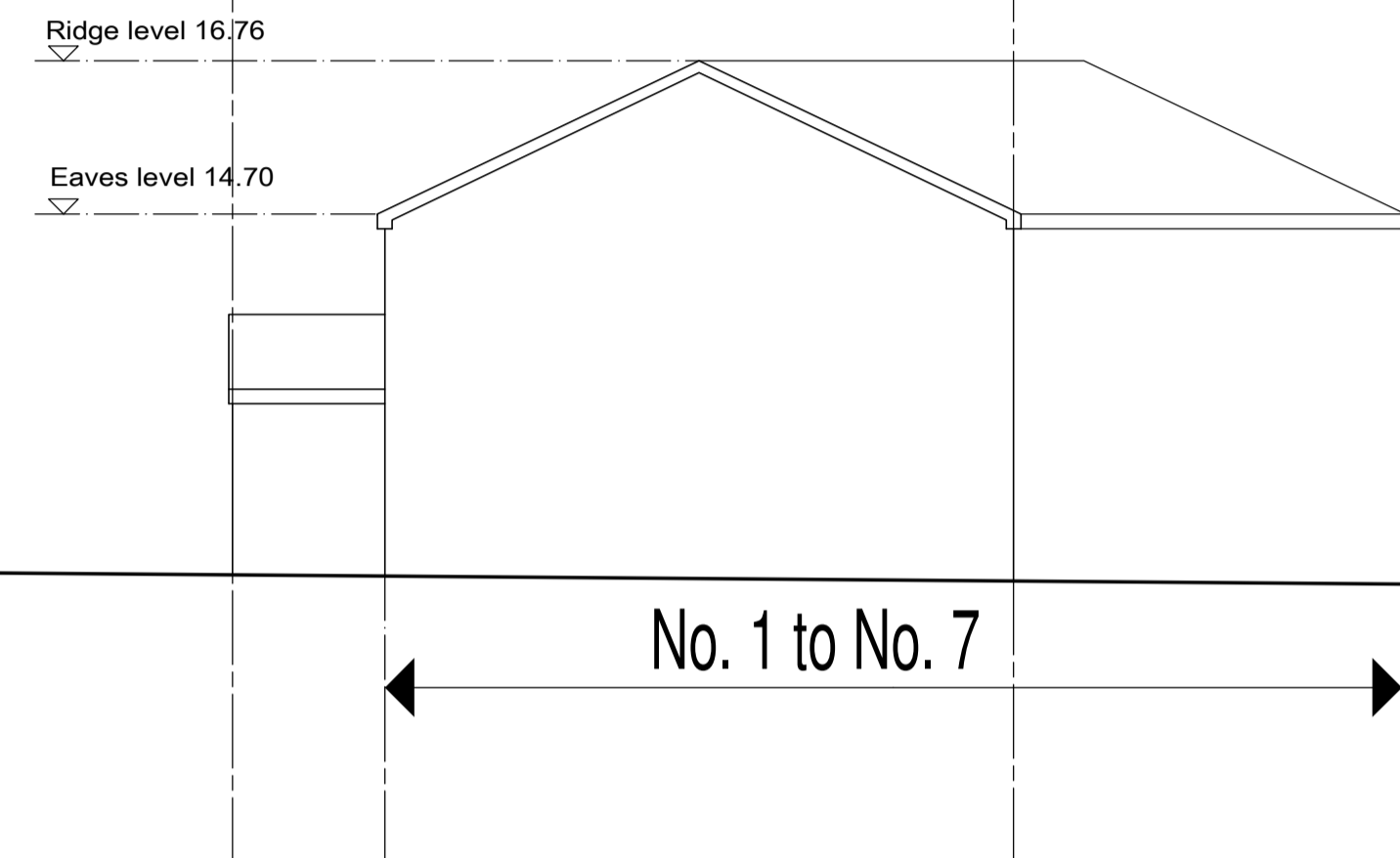
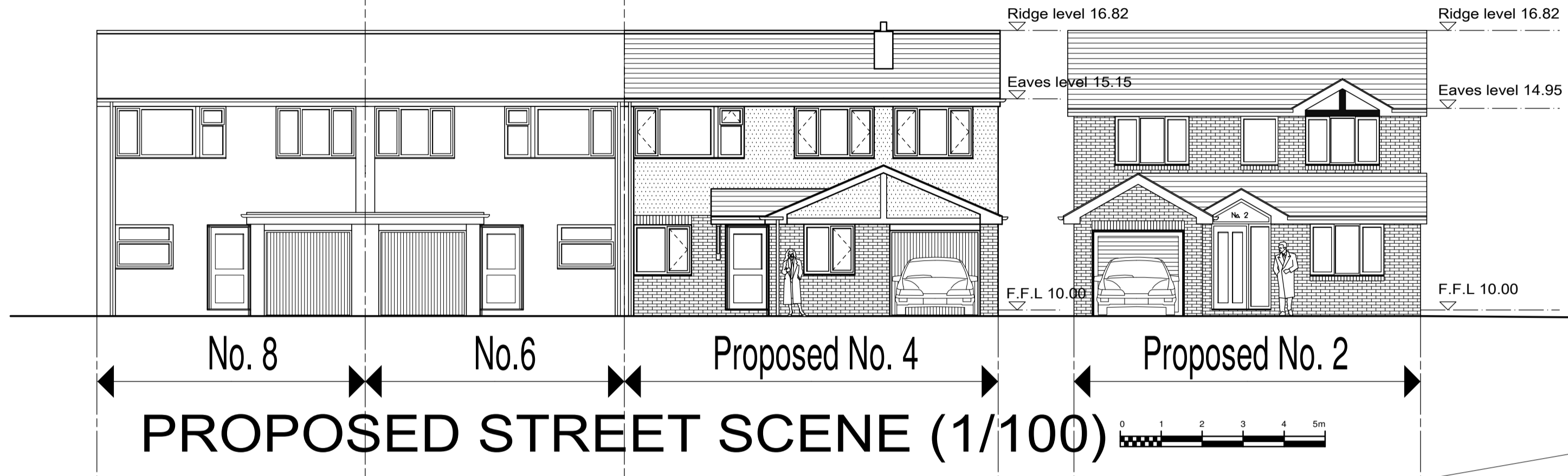
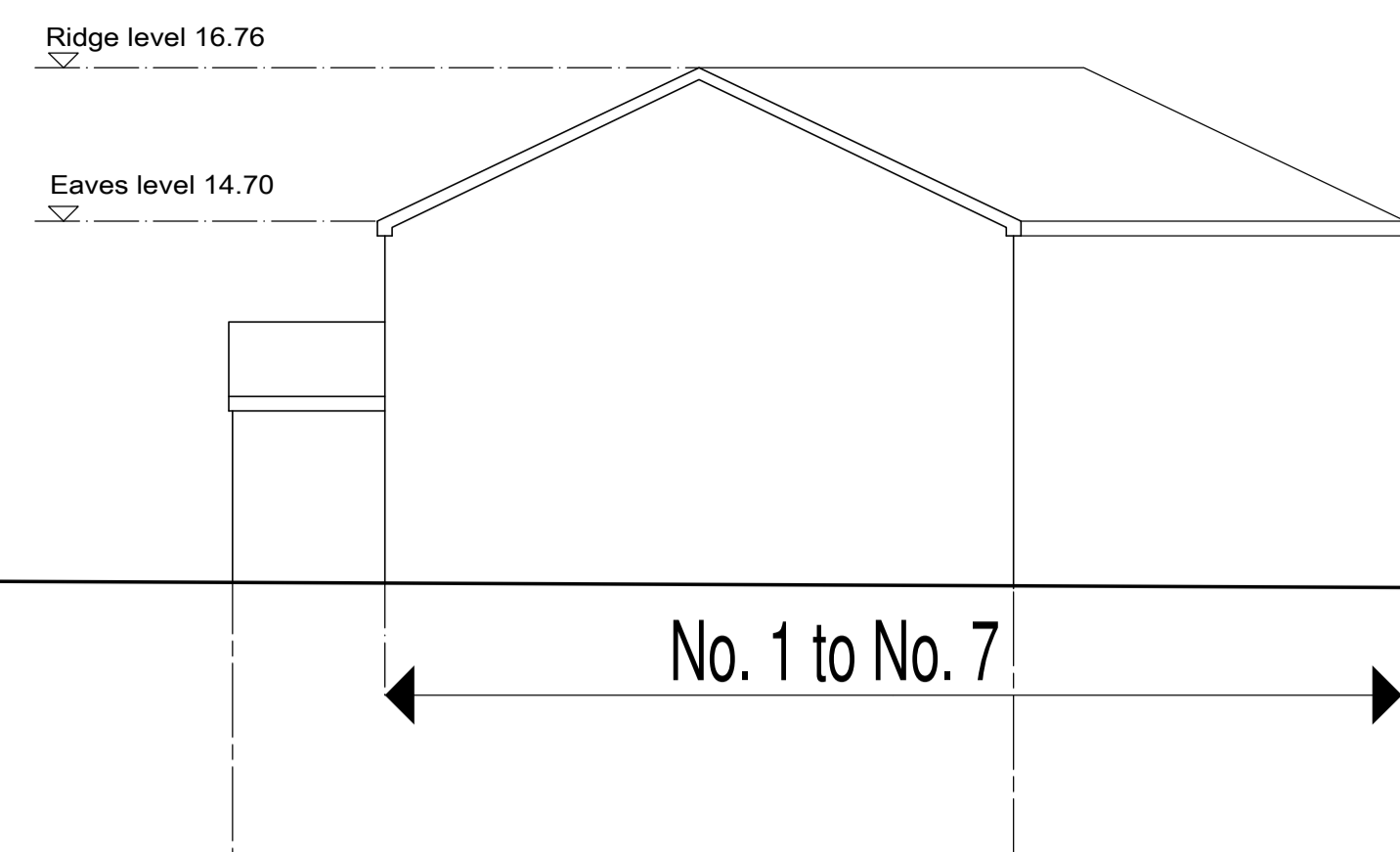
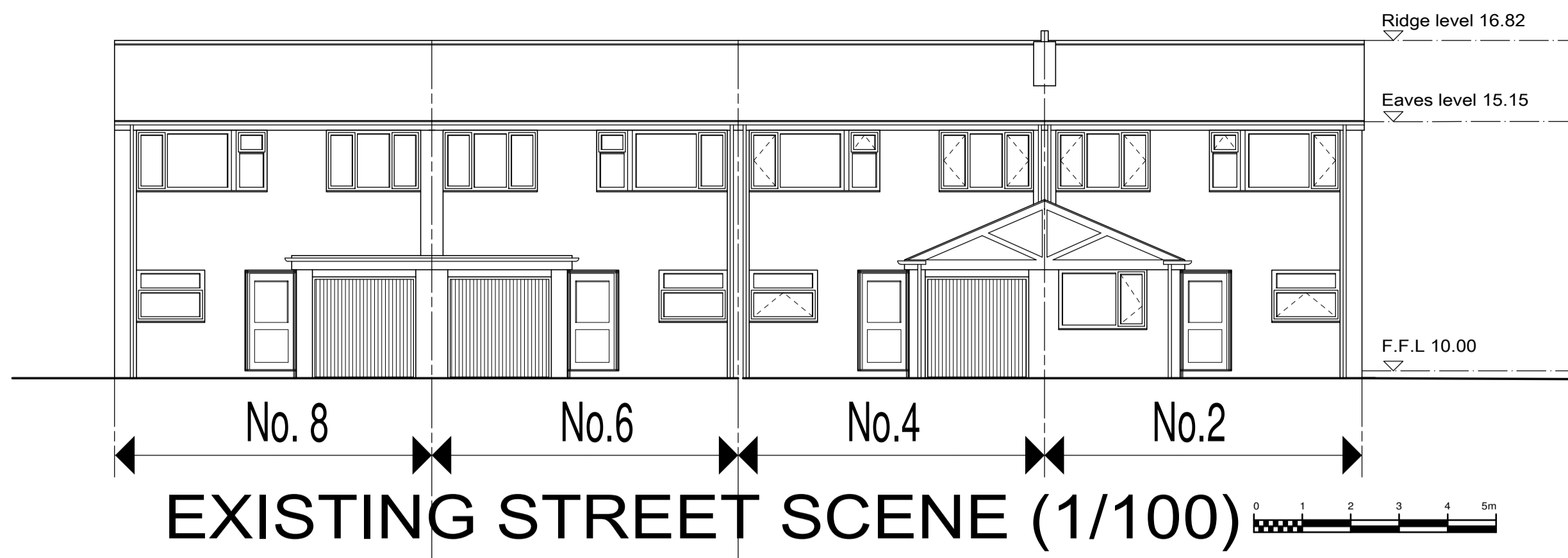
All structural alterations and works are to be in accordance with the appointed Structural Engineer's separate design calculations and details

REVISION DETAILS
 REV A: Topographical surveyed levels and service strip added (20/03/2024)

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 Email: gordon@gordonnash.co.uk

CLIENT:	MR. M. MURPHY
PROJECT:	REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB
DRG. TITLE:	EXISTING AND PROPOSED SITE PLAN, AND PROPOSED FENCE ELEVATION
DRAWING No:	2020/881-02
ISSUE DATE:	01/08/2023
REV.	A
SCALE:	1/200 & 1/50 @ A2

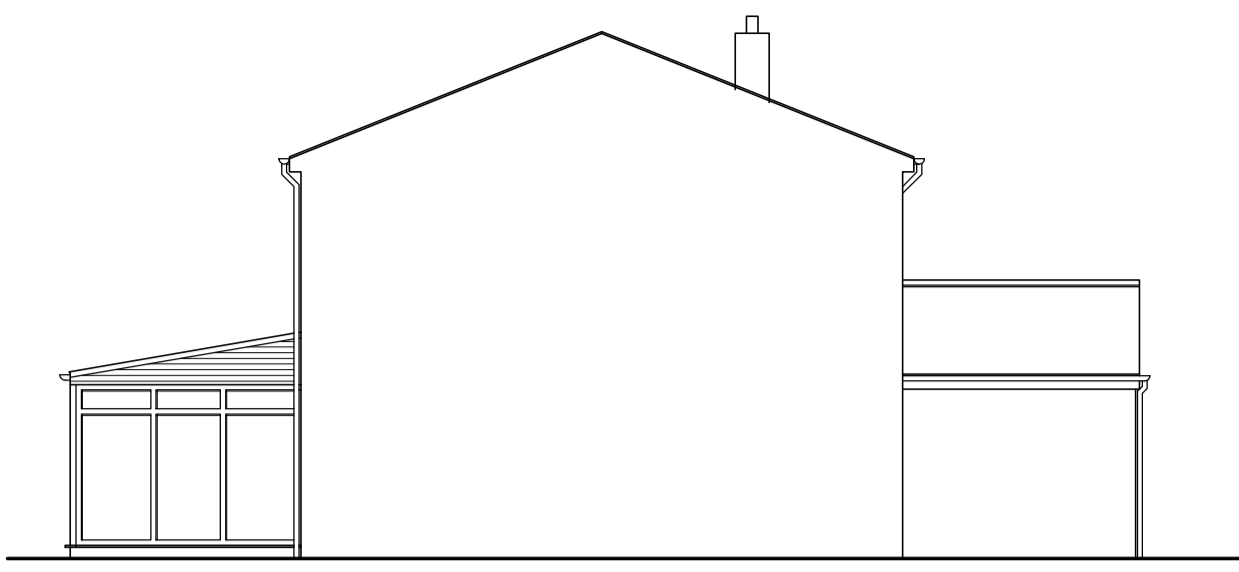


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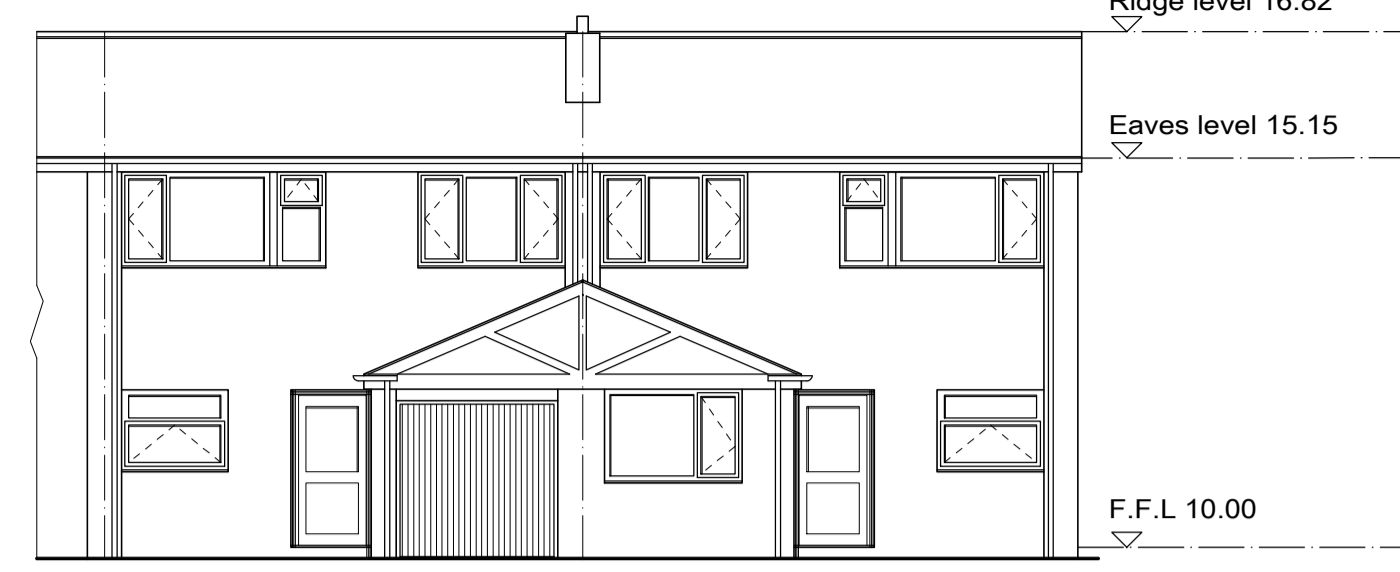
REVISION DETAILS	
REV	

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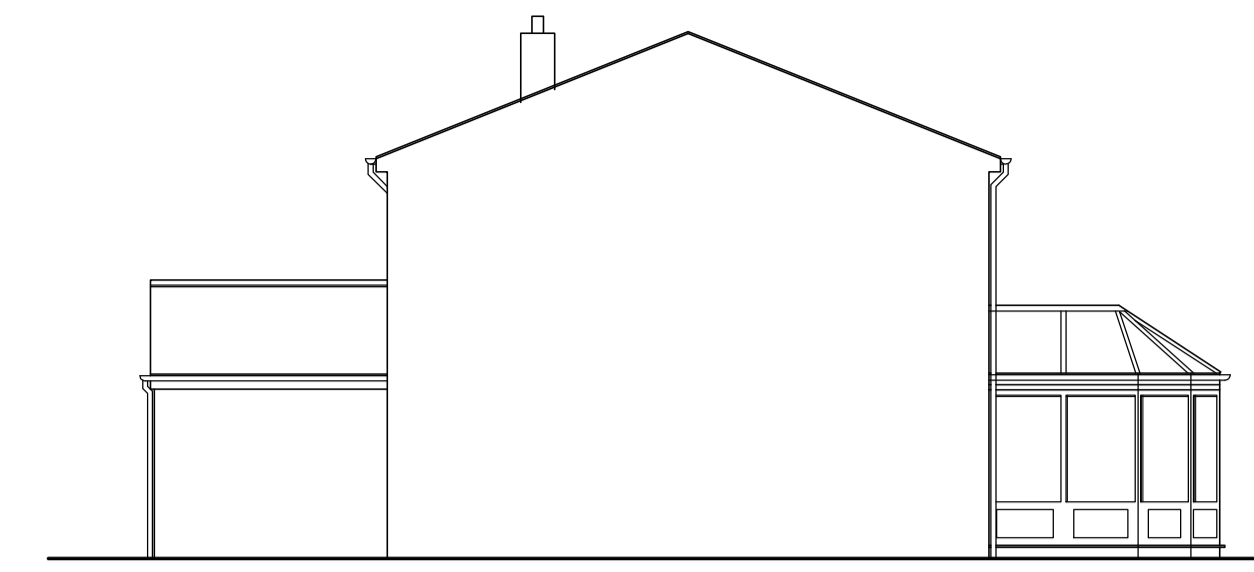
CLIENT: MR. M. MURPHY
PROJECT: REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB
DRG. TITLE: EXISTING STREET SCENE, PROPOSED STREET SCENE AND STREET PLAN
DRAWING No: 2020/881-07 REV. Original
ISSUE DATE: 15/01/2024 SCALE: 1/100 @ A1



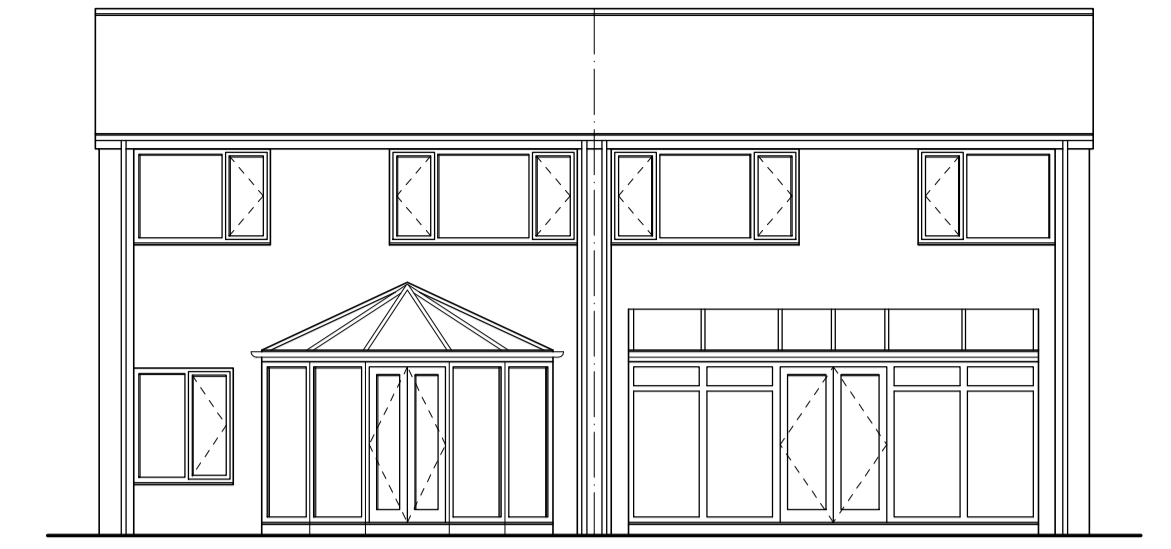
EXISTING FROM BOUNDARY BETWEEN No. 6 AND No. 4



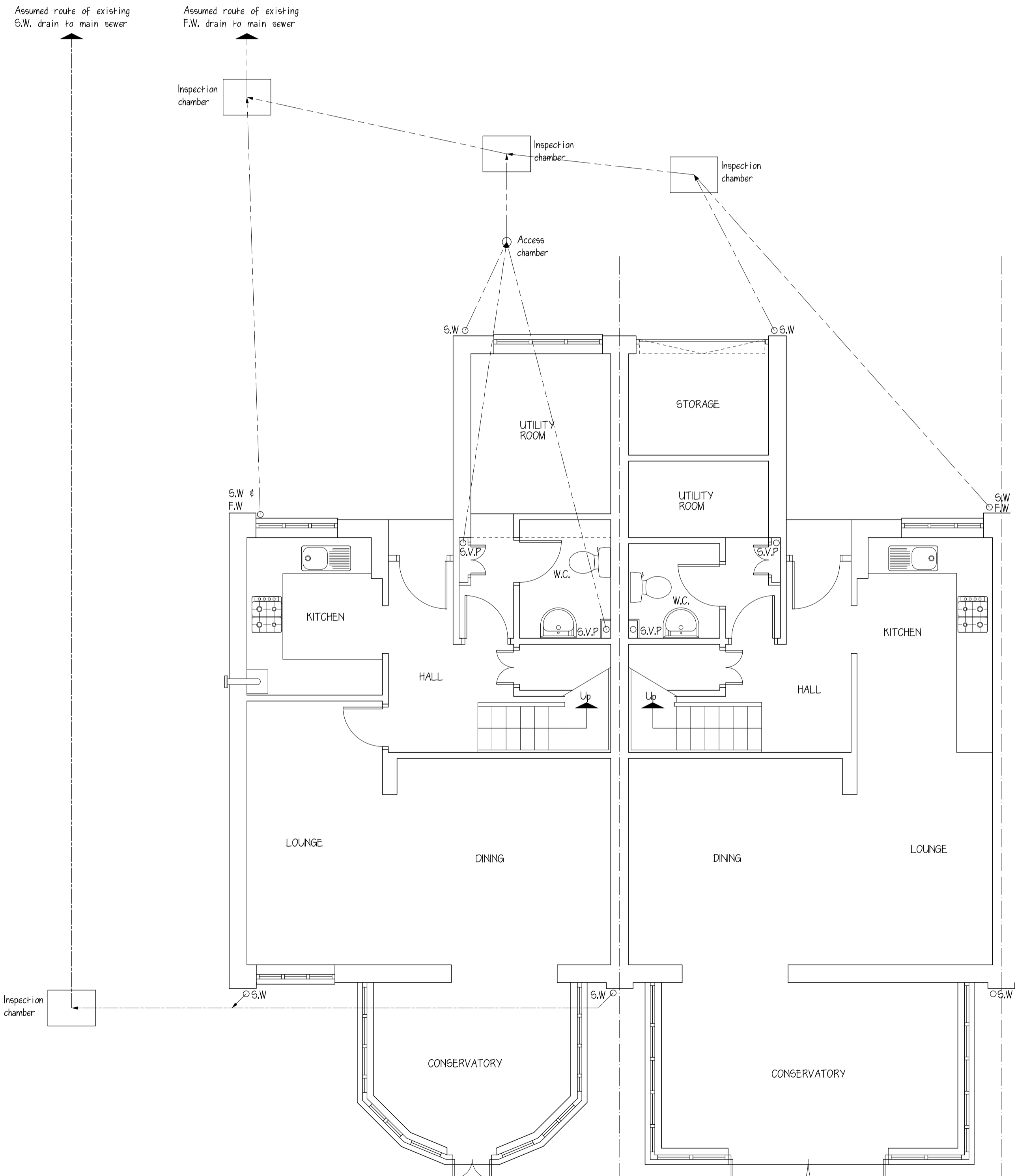
EXISTING FRONT (SOUTH EAST) ELEVATION



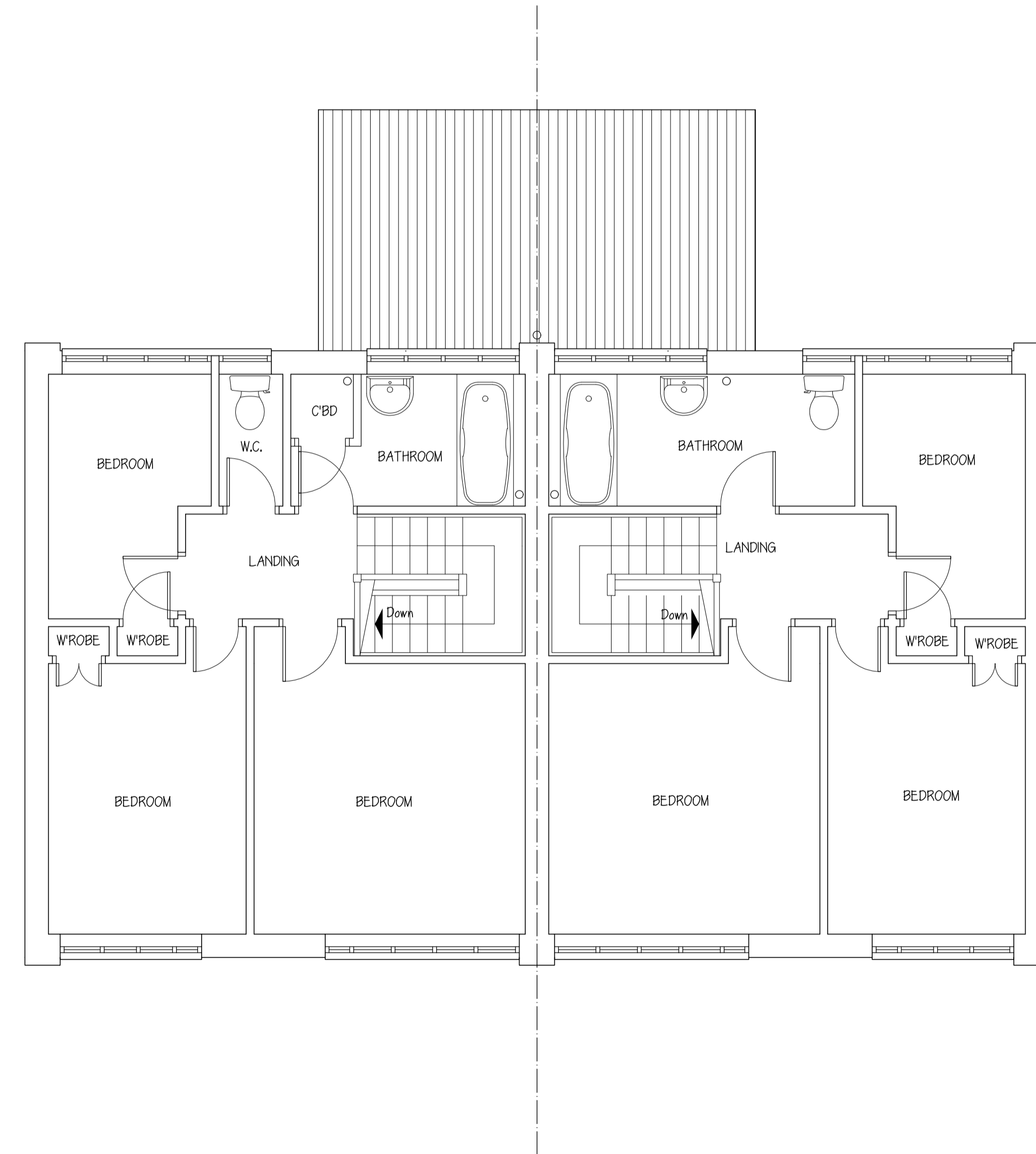
EXISTING GABLE (NORTH EAST) ELEVATION



EXISTING REAR (NORTH WEST) ELEVATION



EXISTING GROUND FLOOR PLAN



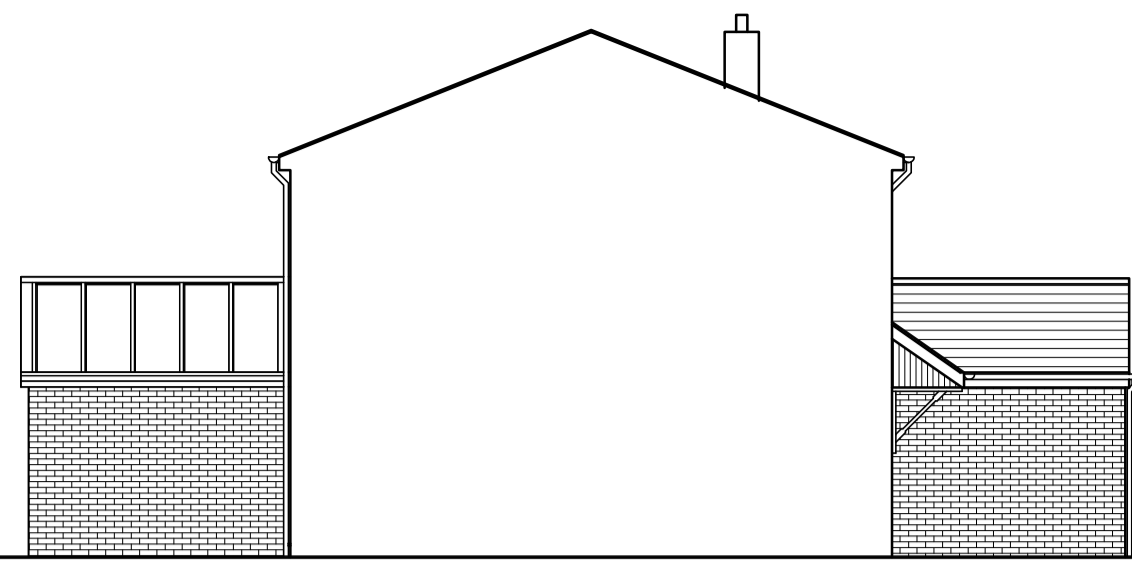
EXISTING FIRST FLOOR PLAN

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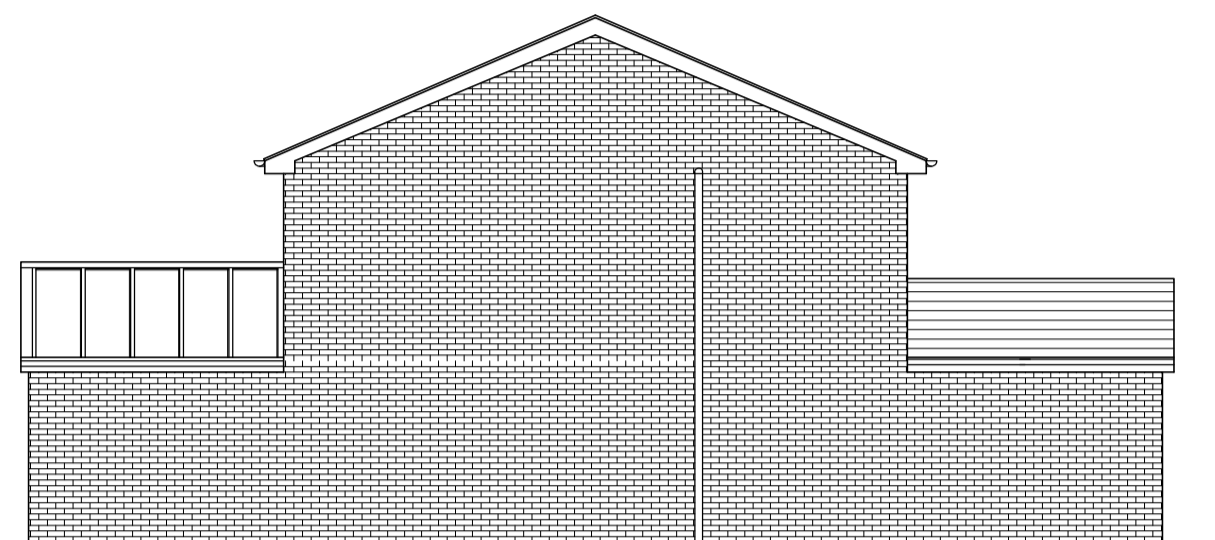
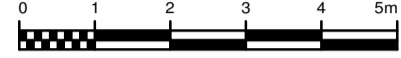
REVISION DETAILS
 REV

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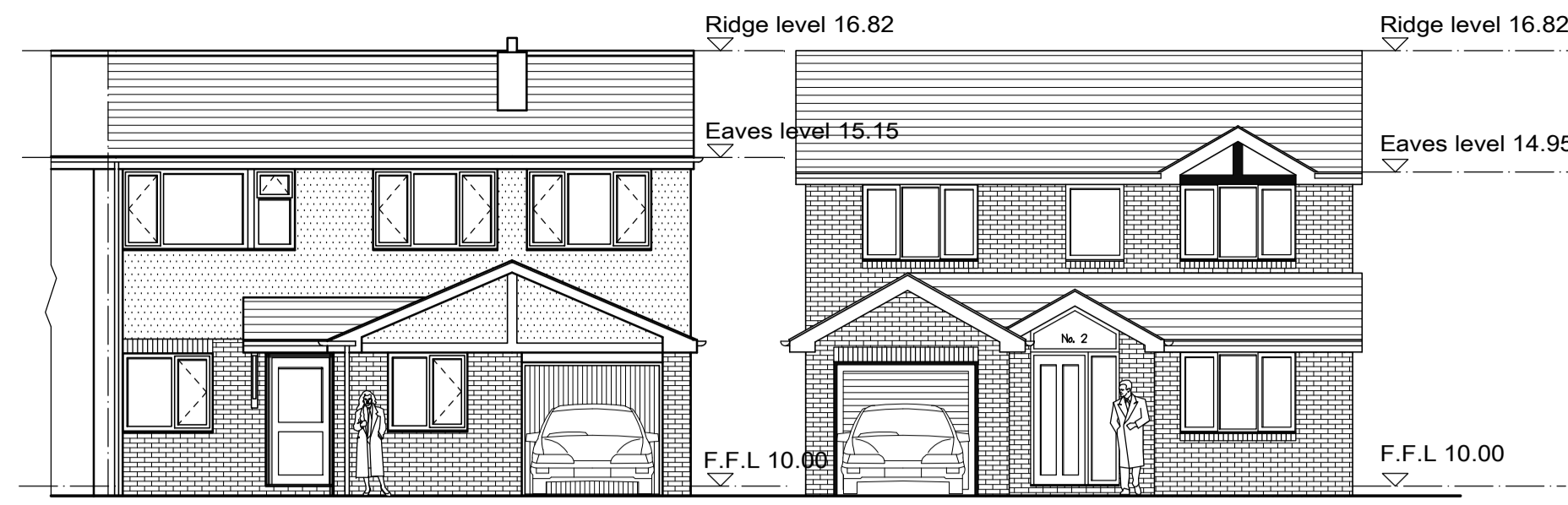
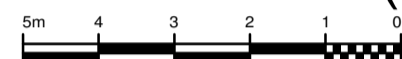
CLIENT: MR. M. MURPHY
 PROJECT: REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB
 DRG. TITLE: EXISTING ELEVATIONS AND FLOOR PLANS
 DRAWING No: 2020/881-03 REV: Original
 ISSUE DATE: 20/01/2023 SCALE: 1/100 & 1/50 A1



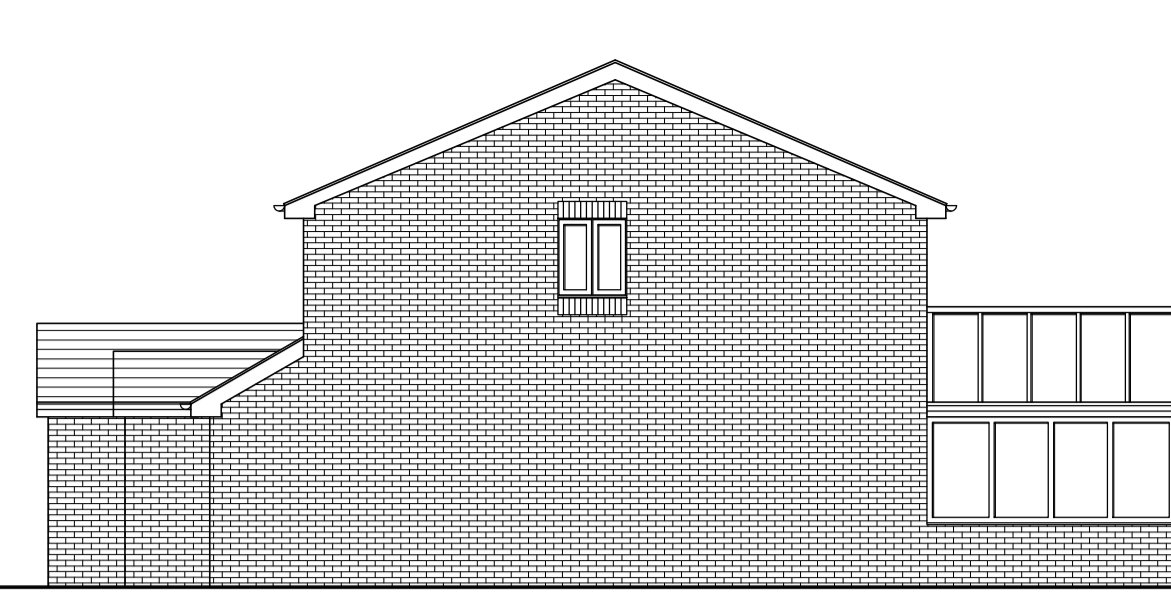
PROPOSED VIEW AT BOUNDARY BETWEEN No. 6 AND No. 4 (UNCHANGED)



No. 2 PROPOSED GABLE (SOUTH WEST) ELEVATION



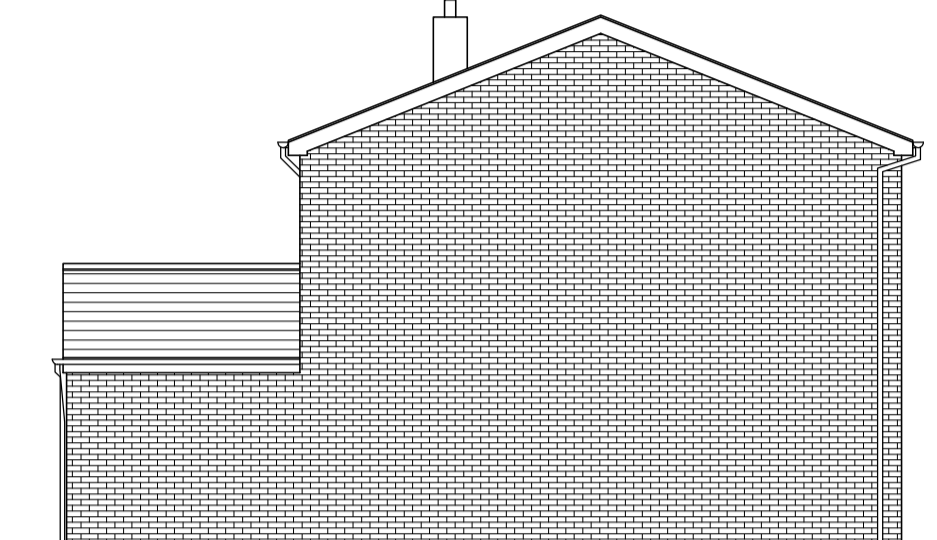
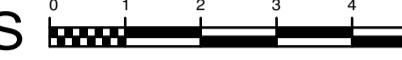
No. 2 & No. 4 PROPOSED FRONT (SOUTH EAST) ELEVATIONS



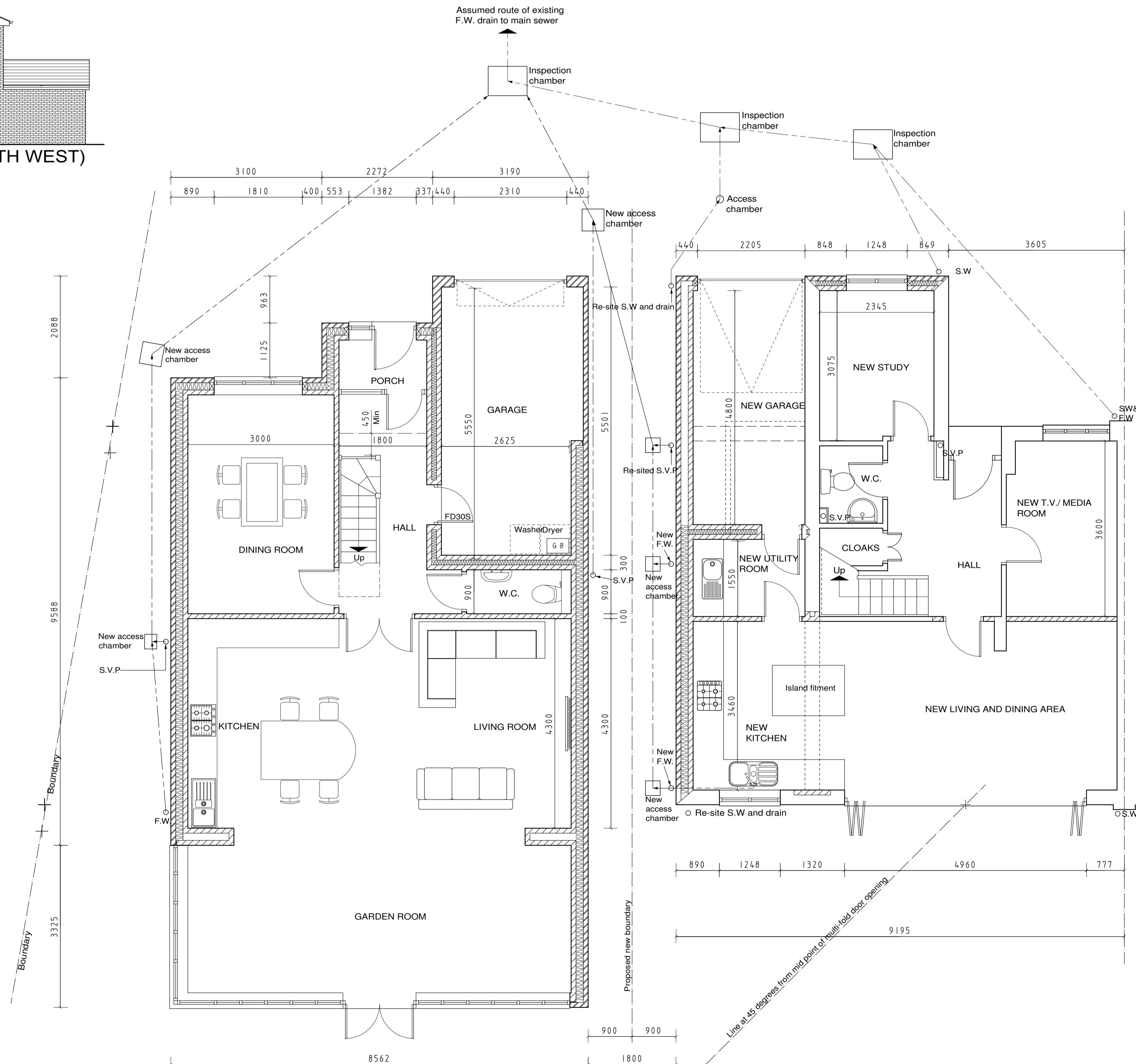
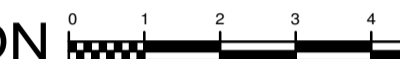
No. 2 PROPOSED GABLE (NORTH EAST) ELEVATION



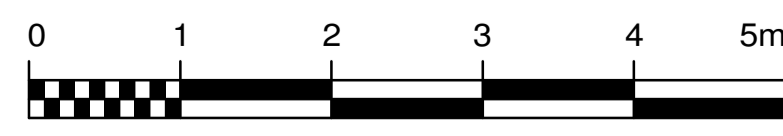
No. 2 & No. 4 PROPOSED REAR (NORTH WEST) ELEVATIONS



No. 4 PROPOSED GABLE (NORTH EAST) ELEVATION



PROPOSED GROUND FLOOR PLANS



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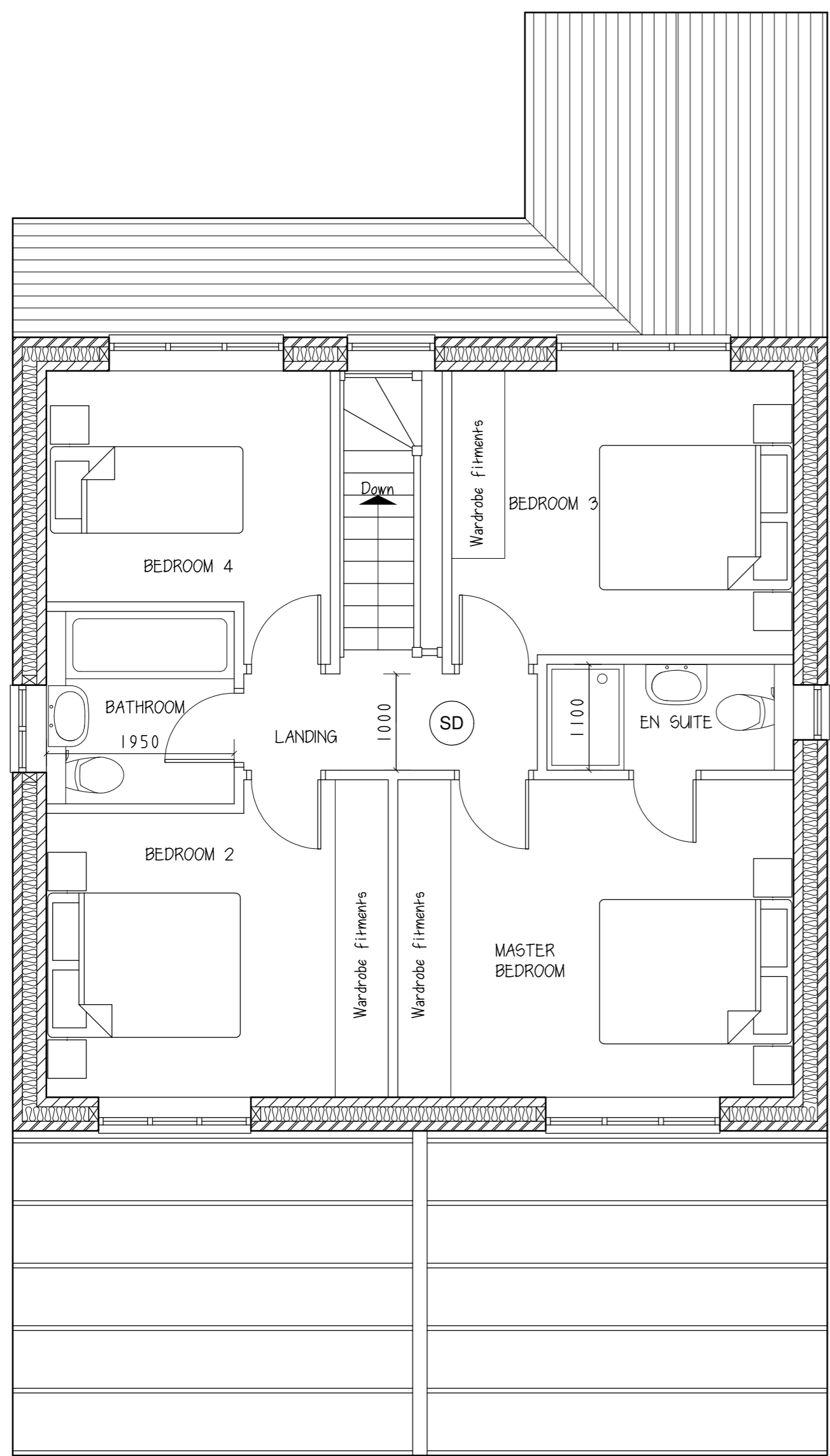
REVISION DETAILS
 REV A: Elevations added (20/03/2024)

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CLIENT: MR. M. MURPHY
 PROJECT: REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB
 DRG. TITLE: PROPOSED ELEVATIONS AND GROUND FLOOR PLANS
 DRAWING No: 2020/881-04 REV. A
 ISSUE DATE: 20/01/2023 SCALE: 1/100 & 1/50 A1

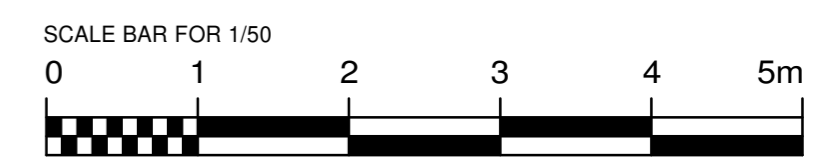
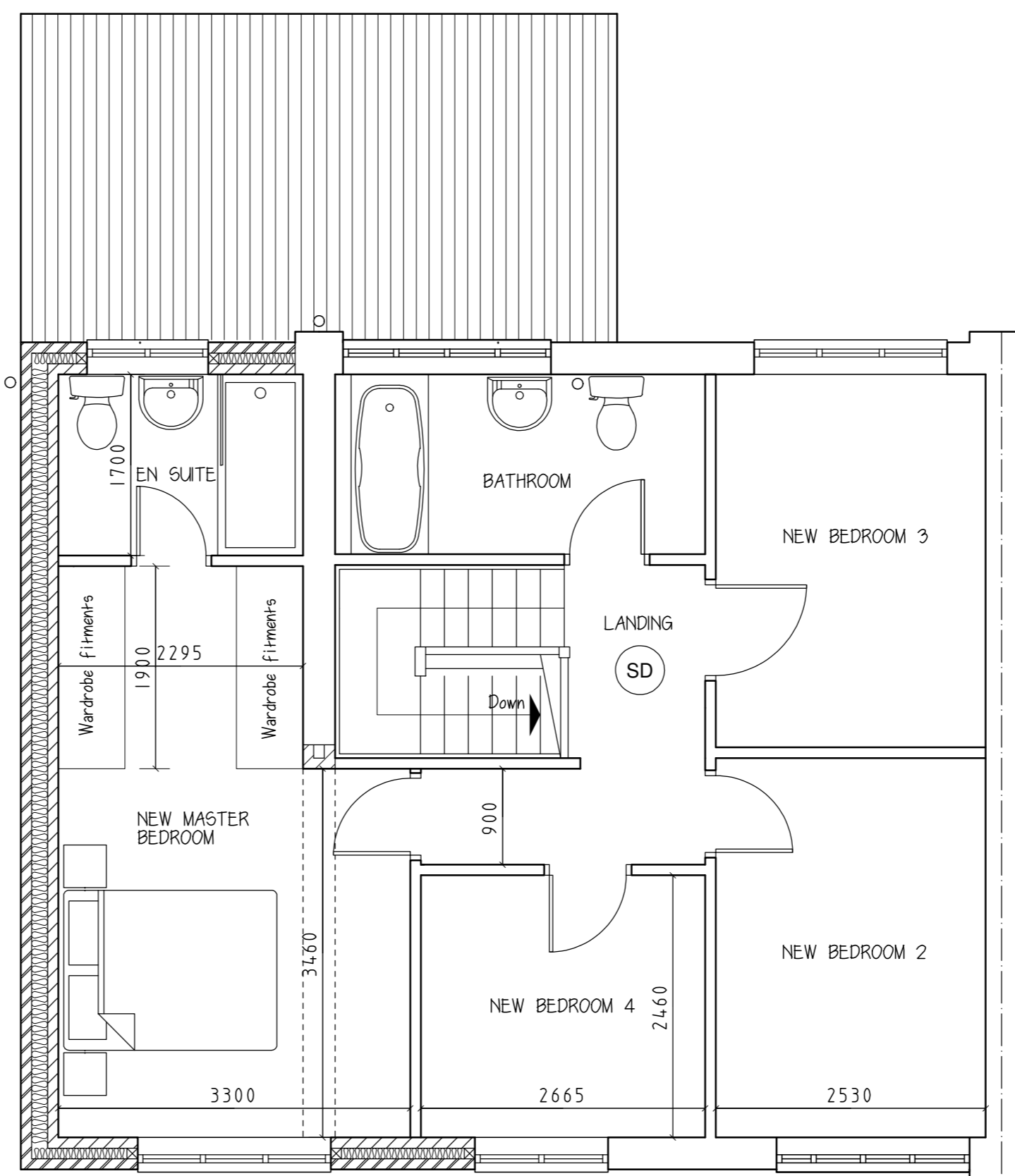
1002 1810 664 910 1264 1810 1002

2950 100 1062 100 3550



3600 100 4162

890 1585 3062 1810 1115



- Indicates direction of floor joist span
- Indicates that mechanical extraction is required
- Indicates approximate location of heating boiler
- Indicates a smoke detector/alarm is required
- Indicates a heat detector/alarm is required
- Indicates a carbon monoxide detector/alarm is required

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All structural alterations and works are to be in accordance with the appointed Structural Engineer's separate design calculations and details

REVISION DETAILS

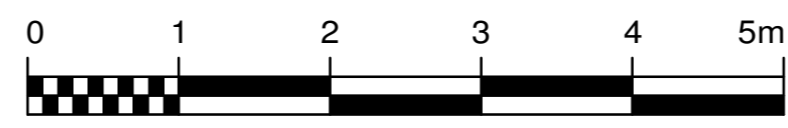
REV	

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CLIENT:	MR. M. MURPHY		
PROJECT:	REPLACEMENT DWELLING AT 2, KESTREL CLOSE AND ALTERATIONS TO RETAINED DWELLING, AT 4, KESTREL CLOSE, WHITEFIELD M45 6SB		
DRG. TITLE:	PROPOSED FIRST FLOOR PLANS		
DRAWING No:	2020/881-04	REV.	Original
ISSUE DATE:	24/01/2023	SCALE:	1/100 & 1/50 @ A2

PROPOSED FIRST FLOOR PLANS



8250
2072
101
2000
101
0952
Page 32

Ward: Bury East

Item 02

Applicant: Bury Council

Location: Geoffrey Kershaw Centre, Deal Street, Bury, BL9 7PZ

Proposal: External alterations to doors and windows; Erection of 2.4 metre high and 3 metre high V mesh fencing; Installation of CCTV

Application Ref: 70467/Full

Target Date: 17/04/2024

Recommendation: Approve with Conditions

Description

The site consists of an existing building, which is in use as a Pupil Referral Unit (PRU) and is located in the southern part of the site. The building is single storey and is constructed from red brick with a pitched roof. The northern part of the site contains a hardstanding, which is in use as a car park and a multi-games use area. There is an existing palisade fence around the perimeter of the site. Access is taken from Deal Street, which leads to a car park.

There are residential properties to all boundaries.

The development involves the erection of 2.4 metres high and 3 metre high mesh fencing. The 2.4 metre high fencing would be located within the around the existing car park and the 3 metre high fencing would be located around the existing play area. The existing palisade fencing would be retained.

CCTV would be located on the building and would be focused on the land within the school boundary.

The works to install the fencing and CCTV have been completed and as such, the application is retrospective.

Relevant Planning History

35006 - Demolition of former gymnasium; the provision of a supervised tarmac play area and 2.4m high palisade security fencing around site at the Arthur Scholes Building/Formal East Ward Gym, Deal Street, Bury. Approved with conditions - 24 February 1999

36939 - Residential development - 24 dwellings at Geoffrey Kershaw Centre, Maxwell Street, Bury. Approved with conditions - 28 February 2001.

41928 - Installation of social seating shelter at New Kershaw play area, Deal Street, Bury. Approved with conditions - 2 March 2004.

Adjacent site

66803 - Conversion of existing house into 2 terraced houses at 73 - 75 Deal Street, Bury. Approved with conditions - 15 June 2021.

68370 - Single storey side/rear extension at 29 Chestnut Avenue, Bury. Approved with conditions - 11 July 2022.

Publicity

60 neighbouring properties were notified by means of a letter on 22 February 2024.

2 comments have been received, which have raised the following issues:

- Work began at the end of January without any communication.
- The fence erected is taller than the fence that is already there. Why? The site looks like a maze.
- What is the use of this building and who are the facilities intended for?
- Has the potential for more traffic been considered?
- Your letter asks for comments, but it's pretty clear that the decision has been made given the building work has already begun. Was there a motive for issuing the letter late?
- As a local resident who is paying taxes what is the centre to be used for?
- The majority of the works have already been completed.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
CF2	Education Land and Buildings
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
PFE	Places for Everyone
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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within 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 and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - Community Facilities - Policy CF2 states that the Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

The new paladin fencing is required to increase security at the school and protect the school property. The development would improve the educational facility and as such, would be in accordance with Policy CF2 of the Bury Unitary Development Plan.

Visual amenity - The paladin fence has been located around the car park and pupil play

area and the existing palisade fencing on the perimeter of the site would be retained. As such, the existing palisade fencing would screen the proposed paladin fencing from view. Therefore, the development would not have an adverse impact upon the character of the area and would not be unduly prominent in the streetscene. The development would be in accordance with Policies CF2 and EN1/2 of the Bury Unitary Development Plan.

Residential amenity - The 3 metre high fencing would be 10.2 metres from the nearest residential property. The paladin fencing contains a mesh, which allows light to pass through. As such, the fencing would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of privacy and loss of light.

The cctv cameras would be located on the perimeter of the school building and would be rotated to ensure that they only overlook school property. As such, the CCTV cameras would provide security without having a significant adverse impact upon the privacy of the neighbouring properties.

Therefore, the development would be in accordance with Policies CF2 and EN1/2 of the Bury Unitary Development Plan.

Highways issues - The location of the fencing would be located within the site and the existing fencing on the perimeter would be retained. As such, the development would not impact upon the visibility splays for pedestrians and vehicles. The Traffic Section has no objections to the development. Therefore, the development would not have a detrimental impact upon highway safety and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

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

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

Recommendation: Approve with Conditions

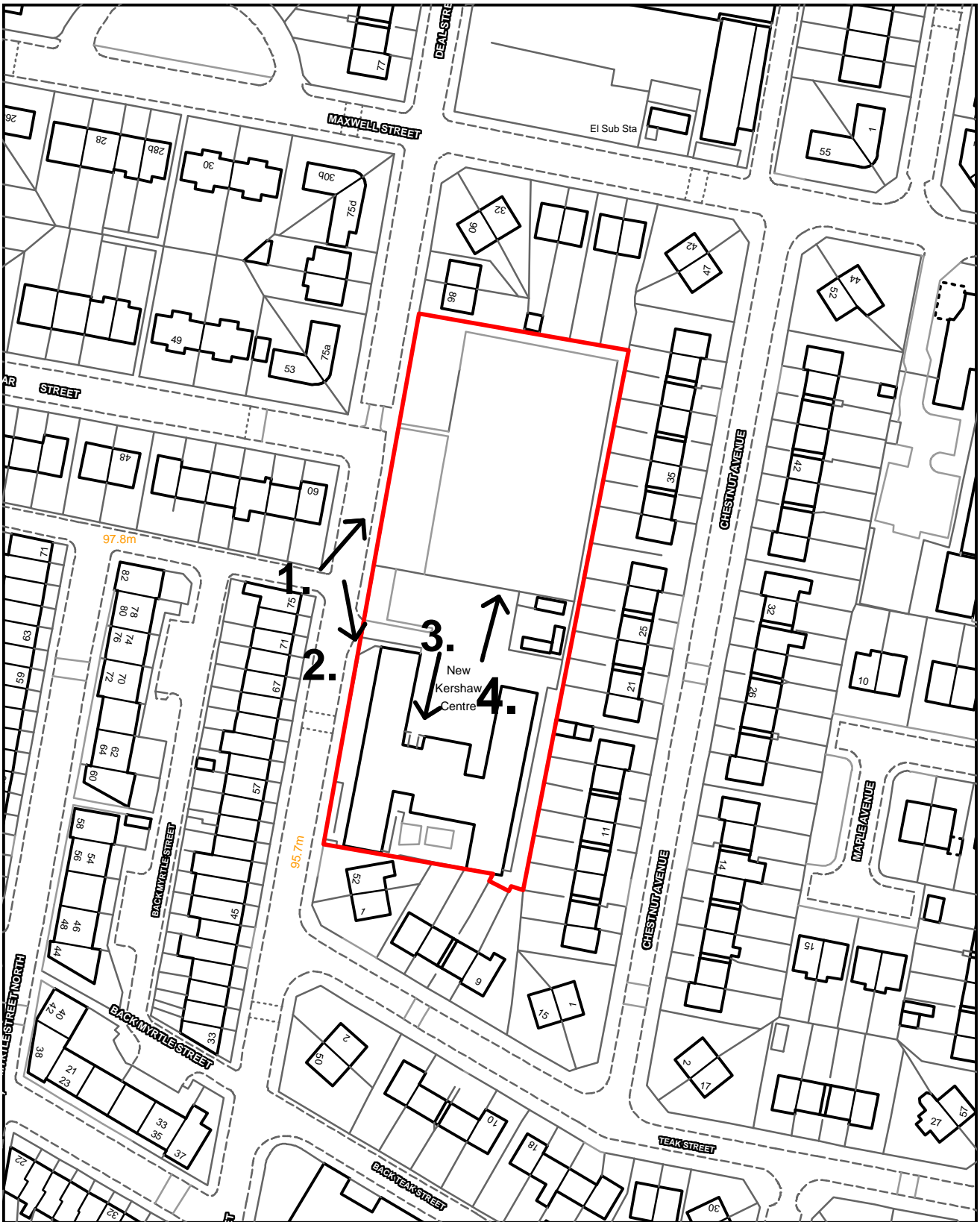
Conditions/ Reasons

1. This decision relates to drawings numbered NKC-RYD-00-ZZ-DR-A-0100 P2, NKC-RYD-00-ZZ-DR-A-3602 P3, NKC-RYD-00-ZZ-DR-A-8902 P1, NKC-RYD-00-ZZ-DR-A-0101 P4, NKC-RYD-00-ZZ-DR-A-0103 P2, NKC-RYD-00-00-DR-A-0401 P5, NKC-RYD-00-00-DR-A-3001 P9, NKC-RYD-00-ZZ-DR-A-3600 P3, NKC-RYD-00-ZZ-DR-A-3601 P3 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.

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

Viewpoints 70467



PLANNING APPLICATION LOCATION PLAN

ADDRESS: Geoffrey Kershaw Centre

Planning, Environmental and Regulatory Services

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Bury
Council

70467

Photo 1



Photo 2



70467

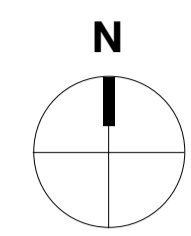
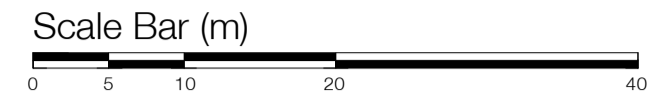
Photo 3

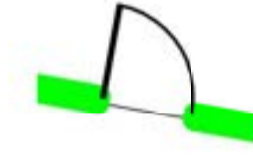
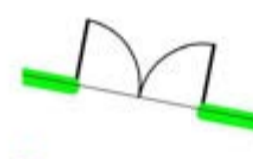


Photo 4



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- Ownership boundary
- Existing fence
- - - To be removed
- New fence, 2.4m High, V mesh fencing. Refer to specification data sheet
- New fence, 3000mm High, V mesh fencing. Refer to specification data sheet
-  New 1500mm wide gate - pedestrian access
-  New 3600mm wide gate - vehicular access
- Approximate areas for vegetation scrub tidy up. To be confirmed on site.



View A



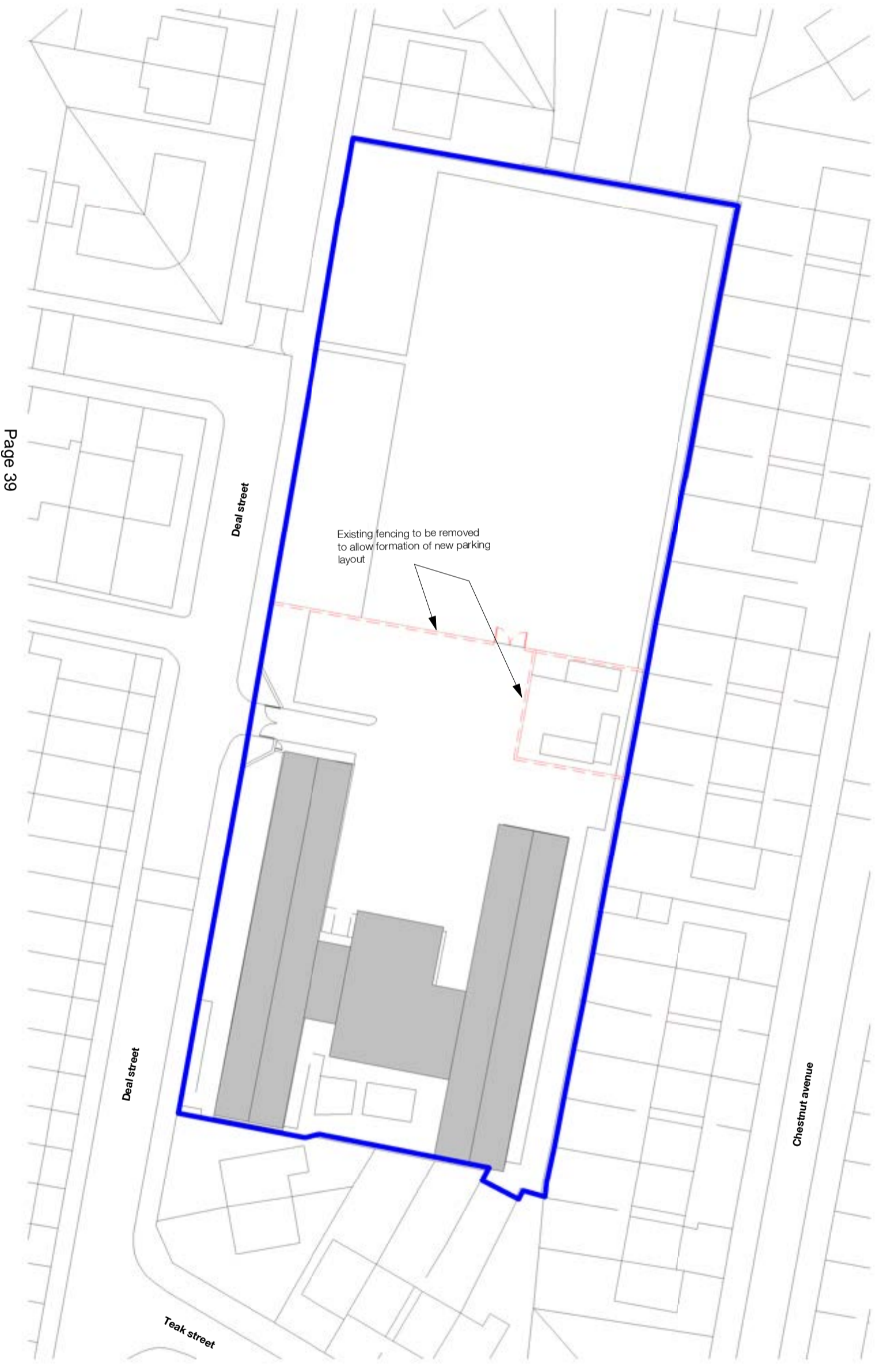
View B



View C



View D



1 Existing Site Plan
1:500



2 Proposed Site Plan
1:500



3 Approximate areas for tree removal
1:500

Rev	Description	Drawn	Checked	Date
P4	Issued for planning	HRL	KPE	25/01/24
P3	Issued for planning pre-app discussion	HRL	KPE	17/01/24
P2	Issued for Costing	KPE	PAL	22/12/23
P1	First Issue	PAL	DFO	15/12/23

Subsidiary INFORMATION

Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ

Drawing
 Site Plans - Existing & Proposed

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
NKC	RYD	00	ZZ	DR	A	-	0101
Project Number	Scale at A1	Status	Revision				
11348-01	1:500	S2	P4				

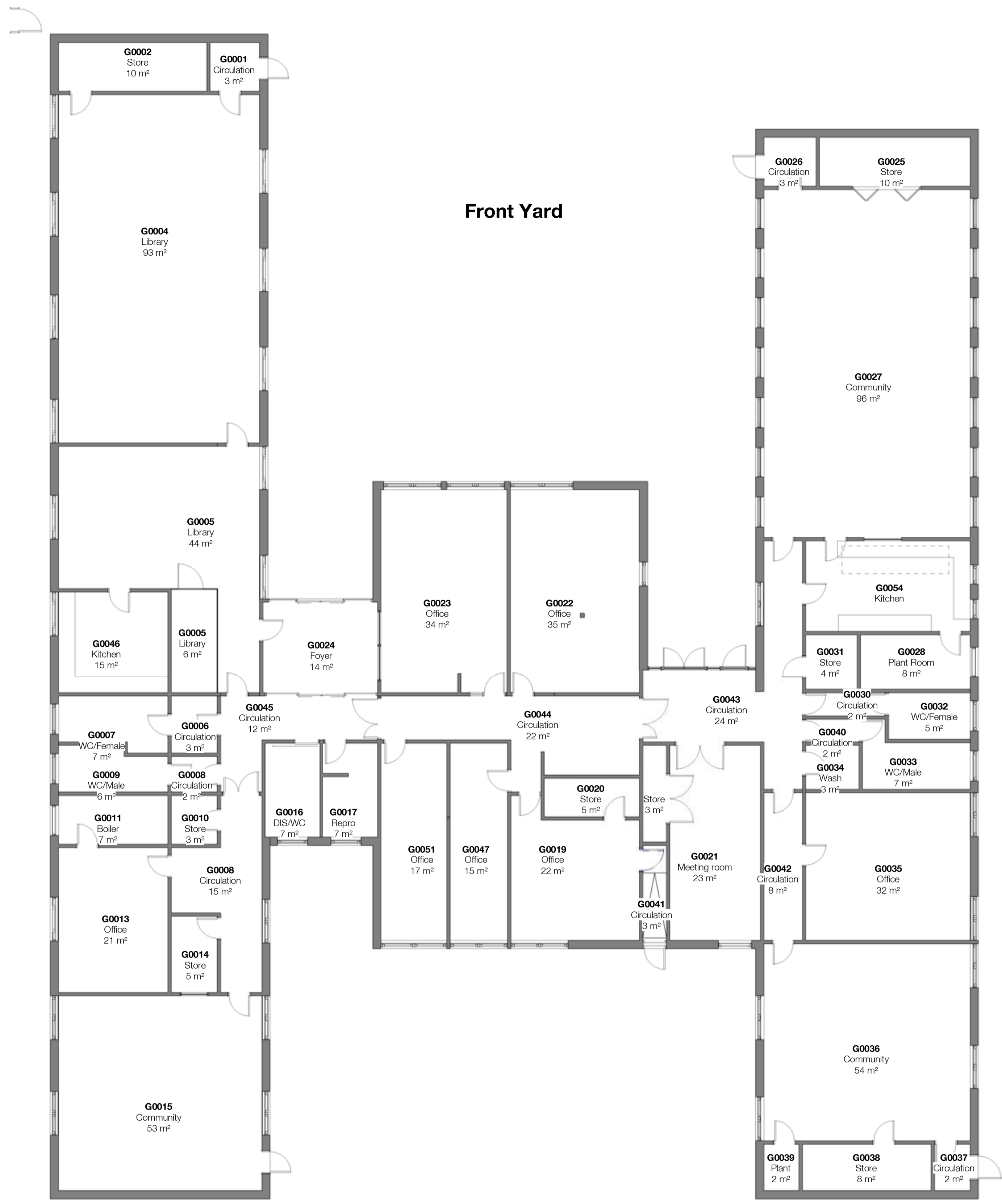
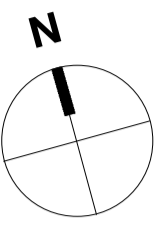
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1 Existing GA Plan
1 : 100

Rev	Description	Drawn	Checked	Date
P5	Issued for planning	HKL	KPE	25/01/24
P4	Issued for planning pre-app discussion	HKL	KPE	17/01/24
C1	Update to show accurate extent of existing partitions.	KPE	DFO	11/01/24
P3	Issued for Costing	KPE	PAL	22/12/23
P2	Draft Issue	PAL	DFO	01/12/23
P1	WIP revision (internal)	ASO	JNG	07/11/2023

Subsidiary INFORMATION
Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ
Drawing
Existing GA Plan

Project ID	Originator	Zone	Level	Type	Role	Number
NKC	- RYD	- 00	- 00	- DR	- A	- 0401

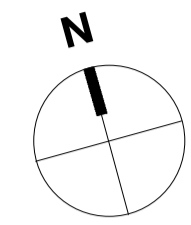
Project Number	Scale at A1	Status	Revision
11348-01	1 : 100	S2	P5



1 Proposed GA Plan
1:100

Schedule of Accommodation		
Name	Number	Area
Circulation	00.01	3 m ²
Breakout room	00.02	5 m ²
Store	00.03	4 m ²
Class 6	00.04	53 m ²
Class 5	00.05	31 m ²
Breakout Room	00.06	5 m ²
Calm Room	00.07	4 m ²
Class 3	00.08	31 m ²
Breakout Room	00.09	6 m ²
Store	00.10	5 m ²
WC/Female	00.11	6 m ²
Lobby	00.12	3 m ²
Staff WC (including cleaners area)	00.13	7 m ²
Lobby	00.14	2 m ²
Boiler	00.15	7 m ²
Breakout Room	00.16	3 m ²
Class 4	00.17	31 m ²
Food Class	00.18	50 m ²
Circulation	00.19	10 m ²
Circulation	00.20	7 m ²
Foyer	00.21	14 m ²
DIS/WC	00.22	7 m ²
Office	00.23	7 m ²
Reception	00.24	14 m ²
SLT Office_3P	00.25	20 m ²
SLT Office_1P	00.26	12 m ²
Exam	00.27	5 m ²
SLT Office_2P	00.28	10 m ²
Circulation	00.29	7 m ²
Circulation	00.30	16 m ²
Staff Workroom	00.31	22 m ²
Building Manager/IT	00.32	9 m ²
Staff Room	00.33	27 m ²
Circulation	00.34	3 m ²
MTG Room	00.35	27 m ²
Circulation	00.36	6 m ²
Circulation	00.37	8 m ²
Class 1	00.38	54 m ²
Plant	00.39	2 m ²
Store	00.40	3 m ²
Breakout Room	00.41	5 m ²
Circulation	00.42	2 m ²
Class 2	00.43	32 m ²
Cloak Room	00.44	13 m ²
WC/Female	00.45	5 m ²
Lobby	00.46	2 m ²
Boiler Room	00.47	8 m ²
Calm Room	00.48	3 m ²
Kitchen	00.49	20 m ²
Circulation	00.50	5 m ²
Community	00.51	96 m ²
Store	00.52	10 m ²
Circulation	00.53	3 m ²
Circulation	00.54	3 m ²
Circulation	00.55	8 m ²
Staff Room - Kitchen	00.56	7 m ²
Corridor	00.57	20 m ²
Grand total:	57	795 m²

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KEY

- Existing walls
- Proposed partition A, full height, 30min fire rating, severe duty
- Proposed partition B, wall lining, severe duty

Rev	Description	Drawn	Checked	Date
P9	Issued for planning	HKL	KPE	25/01/24
C2	Update of 00.26, 00.27, 00.28 office	HKL	DPO	22/01/24
P8	Issued for planning pre-app discussion	HKL	KPE	17/01/24
C1	Addition of schedule of accommodation, addition of key setting out dimensions, partition between Class 5 and Class 6 to be new.	KPE	HKL	11/01/24
P7	Addition of corridor door and circulation area 00.54 following discussion with building control. Issued for Costing	KPE	PAL	22/12/23
P6	Updated to reflect discussions with design team and user group held on 11th and 15th of December '23	KPE	DPO	15/12/23
P5	Draft Issue	PAL	DPO	01/12/23
P4	Revised following site meeting discussion on 15th Nov	EMA	JNG	16/11/23
P3	WIP Revisions Following Site Visit	ASO	JNG	13/11/23
P2	WIP revision (Internal)	ASO	JNG	07/11/2023
P1	First Issue	ASO	JNG	03/11/23

Submittal INFORMATION

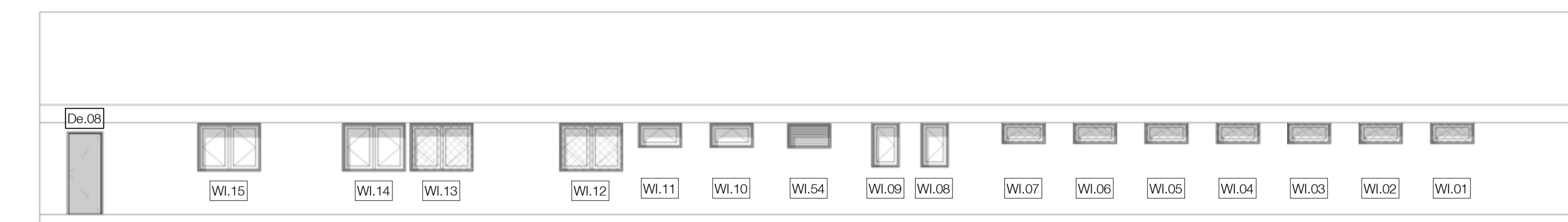
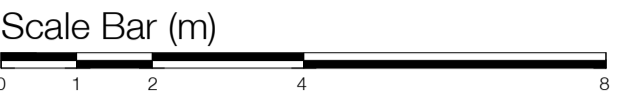
Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ

Drawing
Proposed GA Plan

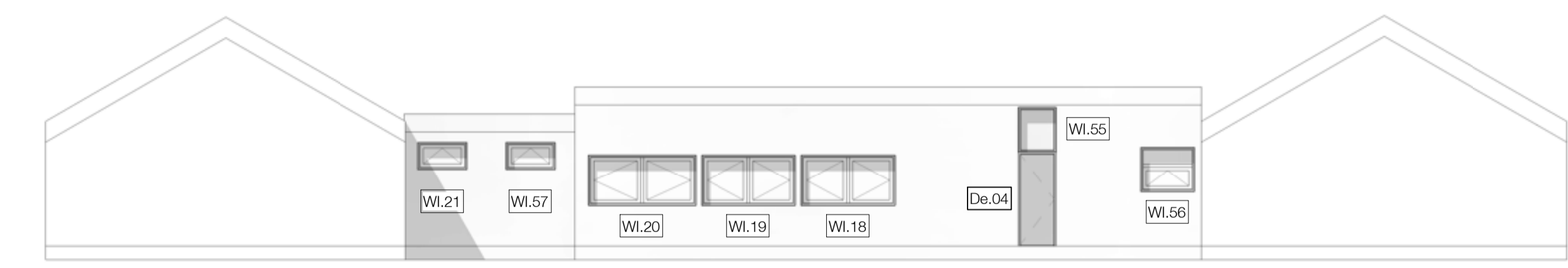
Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
		RYD	00	DR	A		3001

Project Number	Scale at A1	Status	Revision
11348-01	As indicated	S2	P9

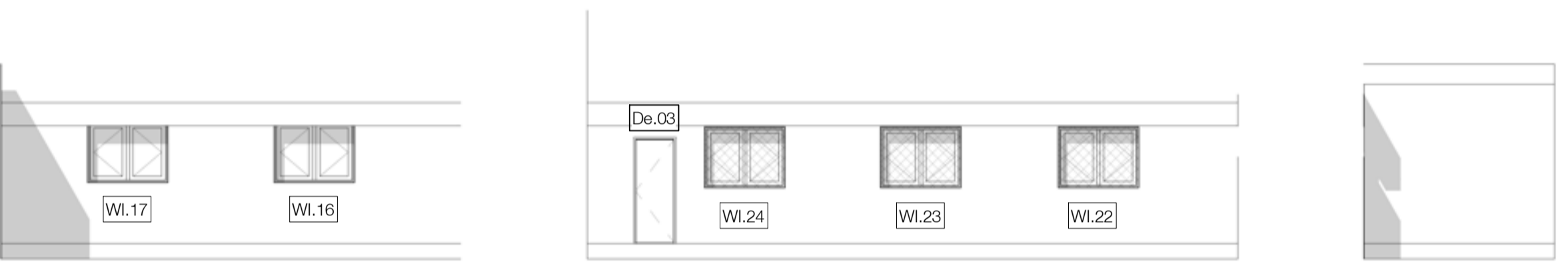
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1 Elevation 1
1:100



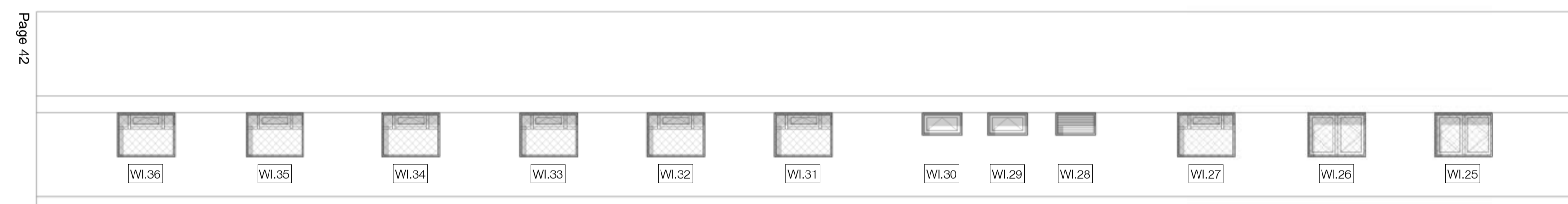
2 Elevation 2
1:100



BY1 Back Yard - Elevation 1
1:100

BY3 Back Yard - Elevation 3
1:100

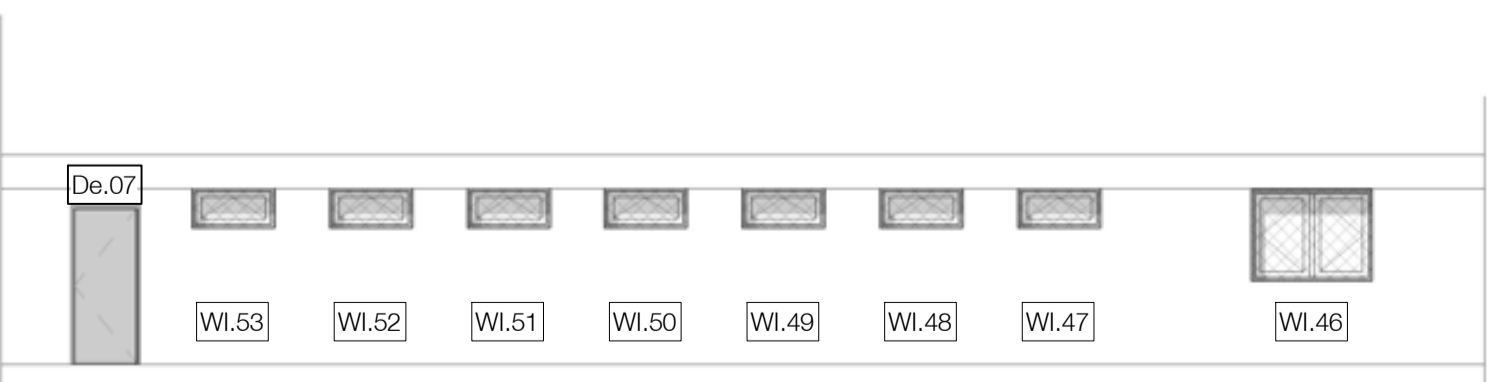
BY2 Back Yard - Elevation 2
1:100



3 Elevation 3
1:100



4 Elevation 4
1:100



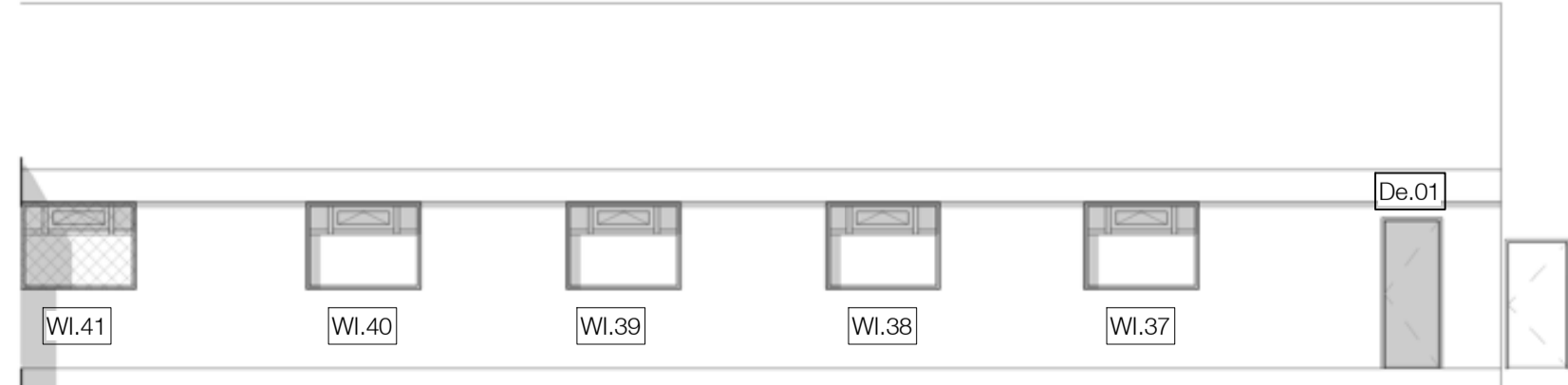
FY1 Front Yard - Elevation 1
1:100



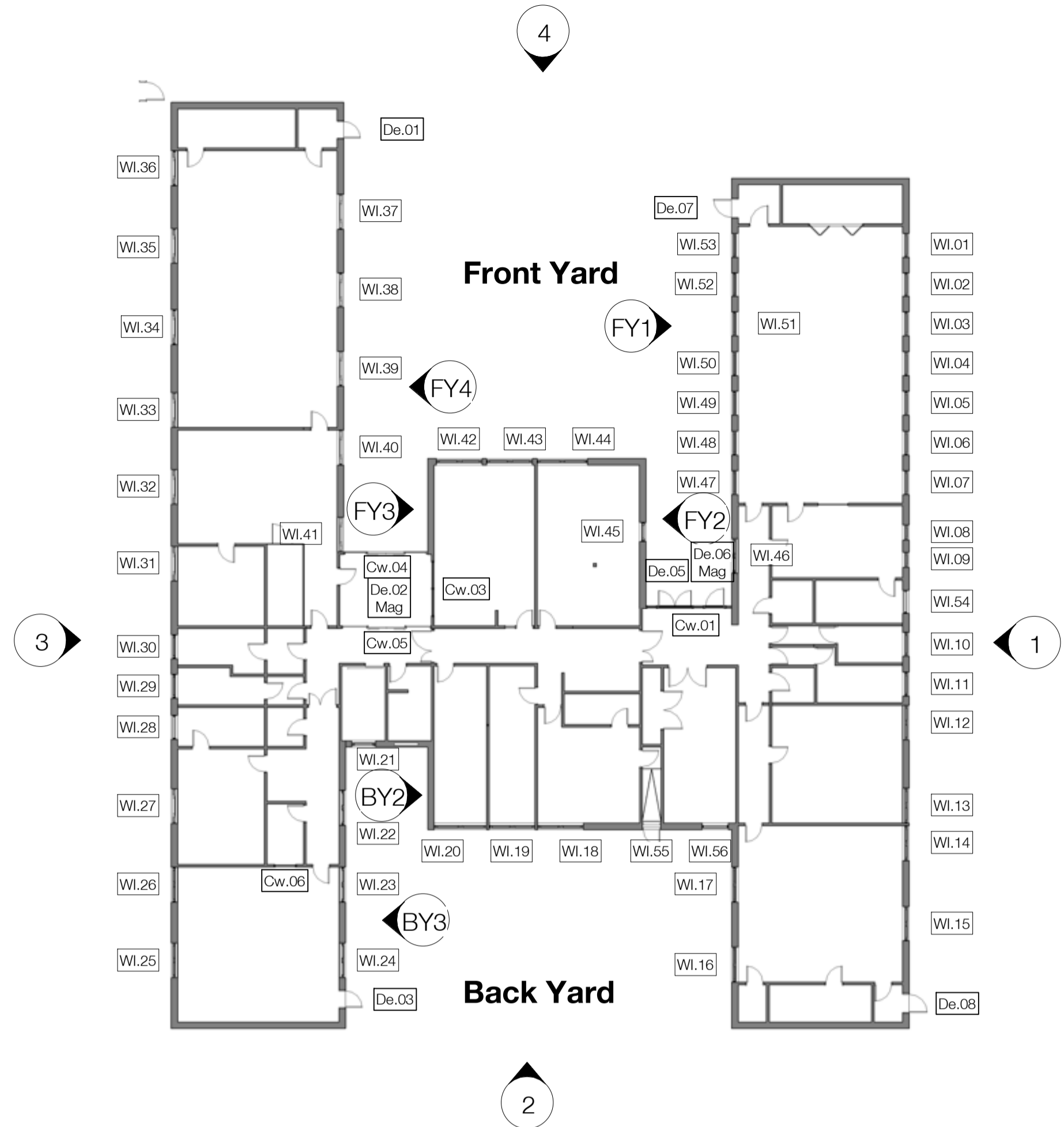
FY2 Front Yard - Elevation 2
1:100



FY3 Front Yard - Elevation 3
1:100



FY4 Front Yard - Elevation 4
1:100



Window Schedule - Existing					
Mark	Room		Construction		
	Name	No.	Width	Height	Shutter
WI.01	Community	G0027	Measured on Site	Measured on Site	•
WI.02	Community	G0027	Measured on Site	Measured on Site	•
WI.03	Community	G0027	Measured on Site	Measured on Site	•
WI.04	Community	G0027	Measured on Site	Measured on Site	•
WI.05	Community	G0027	Measured on Site	Measured on Site	•
WI.06	Community	G0027	Measured on Site	Measured on Site	•
WI.07	Community	G0027	Measured on Site	Measured on Site	•
WI.08	Kitchen	G0054	Measured on Site	Measured on Site	•
WI.09	Kitchen	G0054	Measured on Site	Measured on Site	•
WI.10	WC/Female	G0032	Measured on Site	Measured on Site	•
WI.11	WC/Male	G0033	Measured on Site	Measured on Site	•
WI.12	Office	G0035	Measured on Site	Measured on Site	•
WI.13	Office	G0035	Measured on Site	Measured on Site	•
WI.14	Community	G0036	Measured on Site	Measured on Site	•
WI.15	Community	G0036	Measured on Site	Measured on Site	•
WI.16	Community	G0036	Measured on Site	Measured on Site	•
WI.17	Community	G0036	Measured on Site	Measured on Site	•
WI.18	Office	G0019	Measured on Site	Measured on Site	•
WI.19	Office	G0047	Measured on Site	Measured on Site	•
WI.20	Office	G0051	Measured on Site	Measured on Site	•
WI.21	DIS/WC	G0016	Measured on Site	Measured on Site	•
WI.22	Circulation	G0008	Measured on Site	Measured on Site	•
WI.23	Community	G0015	Measured on Site	Measured on Site	•
WI.24	Community	G0015	Measured on Site	Measured on Site	•
WI.25	Community	G0015	Measured on Site	Measured on Site	•
WI.26	Community	G0015	Measured on Site	Measured on Site	•
WI.27	Office	G0013	Measured on Site	Measured on Site	•
WI.28	Boiler	G0011	Measured on Site	Measured on Site	•
WI.29	WC/Male	G0009	Measured on Site	Measured on Site	•
WI.30	WC/Female	G0007	Measured on Site	Measured on Site	•
WI.31	Kitchen	G0046	Measured on Site	Measured on Site	•
WI.32	Library	G0005	Measured on Site	Measured on Site	•
WI.33	Library	G0004	Measured on Site	Measured on Site	•
WI.34	Library	G0004	Measured on Site	Measured on Site	•

Window Schedule - Existing					
Mark	Room		Construction		
	Name	No.	Width	Height	Shutter
WI.35	Library	G0004	Measured on Site	Measured on Site	•
WI.36	Library	G0004	Measured on Site	Measured on Site	•
WI.37	Library	G0004	Measured on Site	Measured on Site	•
WI.38	Library	G0004	Measured on Site	Measured on Site	•
WI.39	Library	G0004	Measured on Site	Measured on Site	•
WI.40	Library	G0005	Measured on Site	Measured on Site	•
WI.41	Library	G0005	Measured on Site	Measured on Site	•
WI.42	Office	G0023	Measured on Site	Measured on Site	•
WI.43	Office	G0023	Measured on Site	Measured on Site	•
WI.44	Office	G0022	Measured on Site	Measured on Site	•
WI.45	Office	G0022	Measured on Site	Measured on Site	•
WI.46	Circulation	G0043	Measured on Site	Measured on Site	•
WI.47	Community	G0027	Measured on Site	Measured on Site	•
WI.48	Community	G0027	Measured on Site	Measured on Site	•
WI.49	Community	G0027	Measured on Site	Measured on Site	•
WI.50	Community	G0027	Measured on Site	Measured on Site	•
WI.51	Community	G0027	Measured on Site	Measured on Site	•
WI.52	Community	G0027	Measured on Site	Measured on Site	•
WI.53	Community	G0027	Measured on Site	Measured on Site	•
WI.54	Plant Room	G0028	Measured on Site	Measured on Site	•
WI.55	Circulation	G0041	Measured on Site	Measured on Site	•
WI.56	Meeting room	G0021	Measured on Site	Measured on Site	•
WI.57	Repro	G0017	Measured on Site	Measured on Site	•

Glazing Schedule - Existing				
Mark	Length	Height	Comments	
Cw.01	Measured on site	Measured on site	Door De.05 removed, and partial Cw.01 replaced by brickwall	
Cw.03	Measured on site	Measured on site	Internal Screen	
Cw.04	Measured on site	Measured on site	Sliding Door Screen	
Cw.05	Measured on site	Measured on site	Sliding Door Screen	
Cw.06	Measured on site	Measured on site	Internal Screen	

External Door Schedule - Existing		
Mark	Room	
	Number	Name
De.01	G0001	Circulation
De.02	G0024	Foyer
De.03	G0015	Community
De.04	G0041	Circulation
De.05	G0043	Circulation
De.06	G0043	Circulation
De.07	G0026	Circulation
De.08	G0037	Circulation

Rev	Description	Drawn	Checked	Date
P3	Issued for planning	HRL	KPE	25/01/24
P2	Issued for planning pre-app discussion	HRL	KPE	17/01/24
P1	Issued for Costing	PAL	KPE	22/12/23

Submittal INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ
Drawing
 GA Existing Elevations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
NKC	RYD	-	00	-	ZZ	-	DR - A - 3600
Project Number	Scale at A1	Status	Revision				
11348-01	As indicated	S2	P3				

Page 42

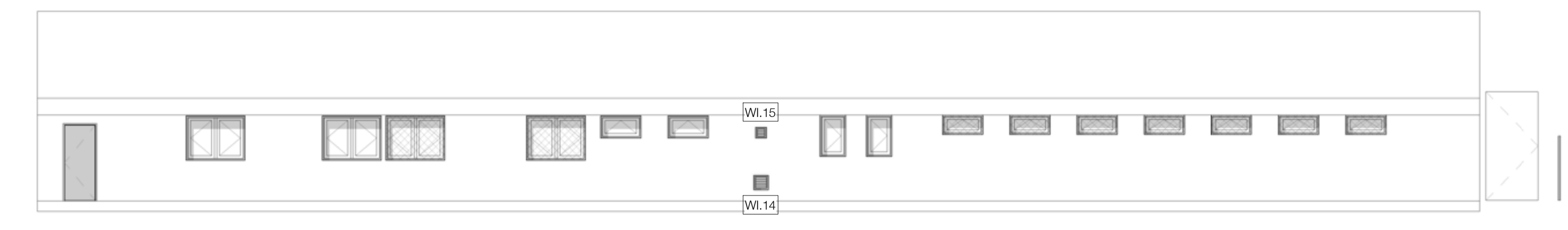
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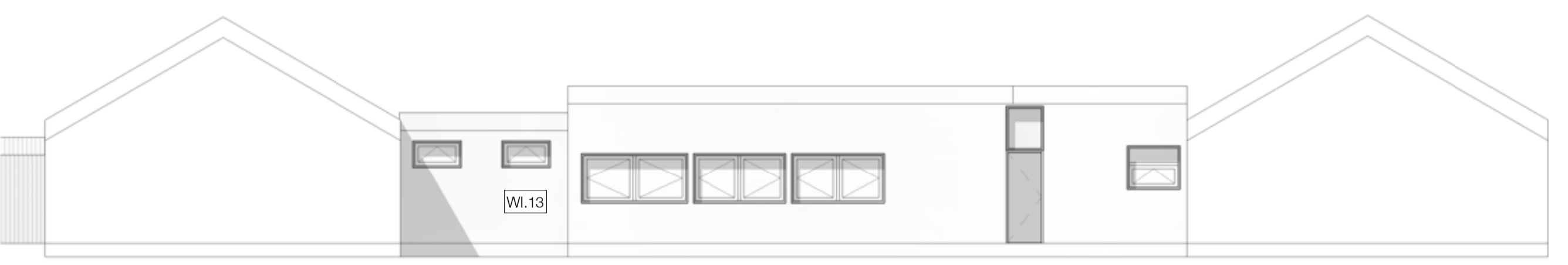
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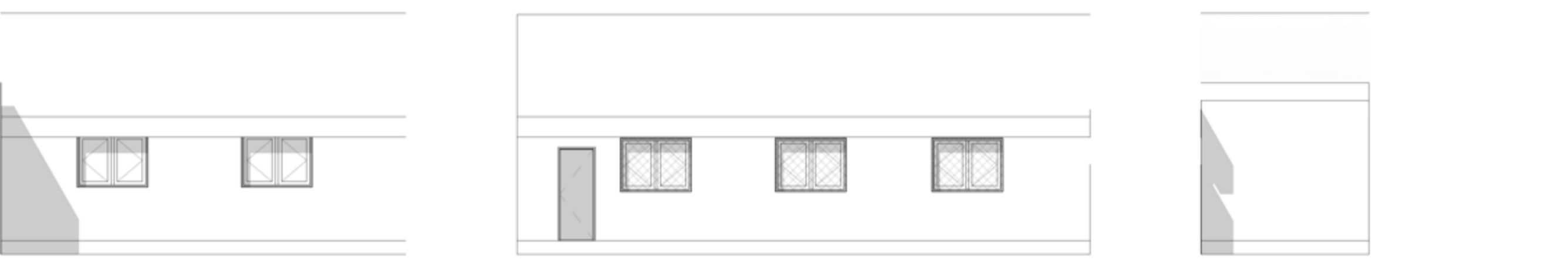
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1 Elevation 1
1:100



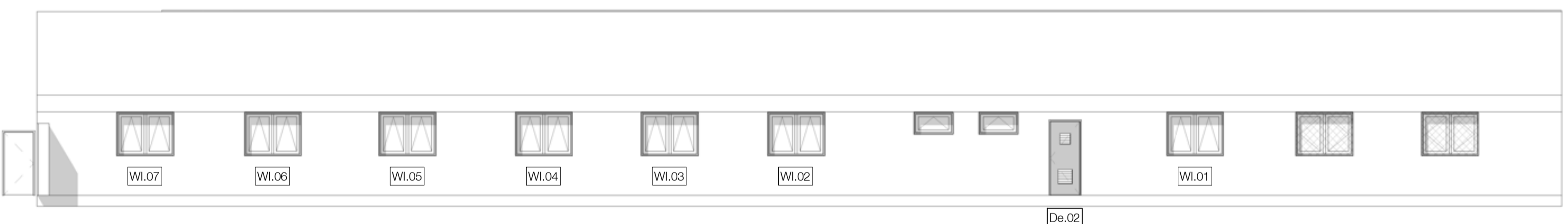
2 Elevation 2
1:100



Back Yard - Elevation 1
1:100

BY3 Back Yard - Elevation 3
1:100

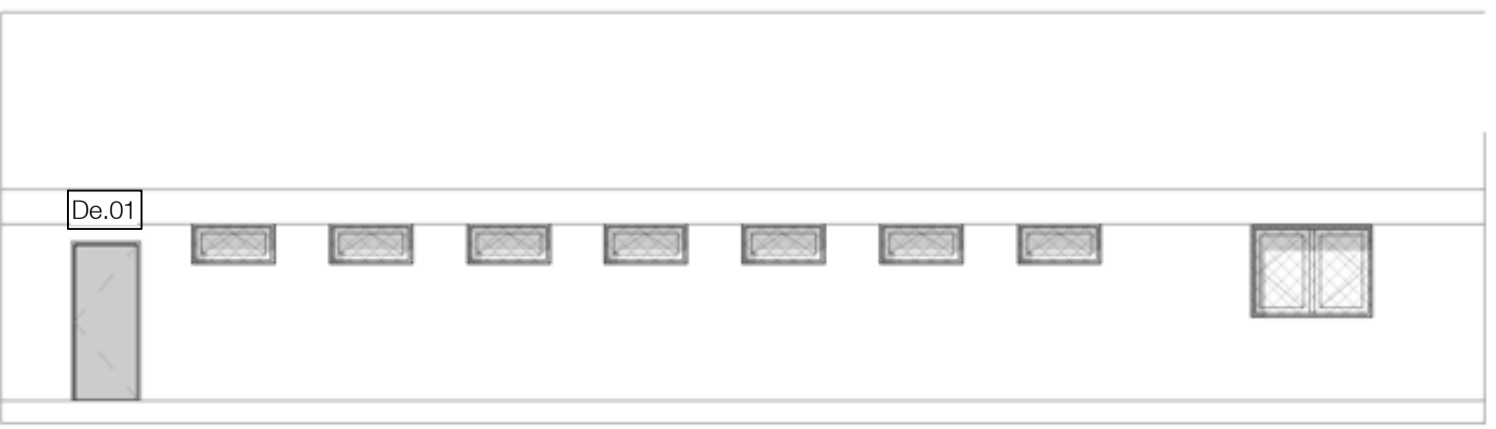
BY2 Back Yard - Elevation 2
1:100



3 Elevation 3
1:100



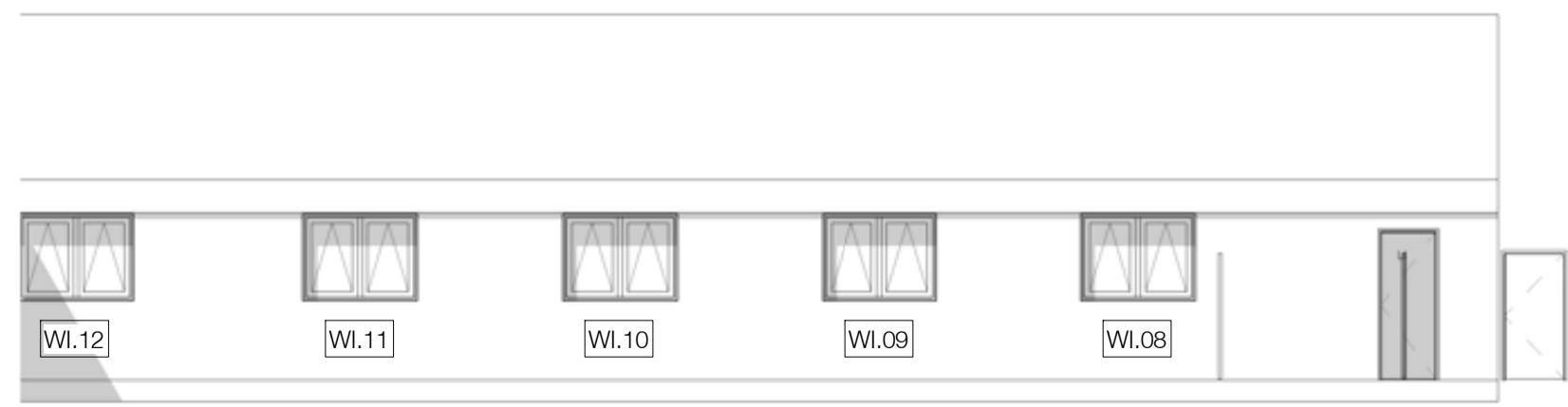
4 Elevation 4
1:100



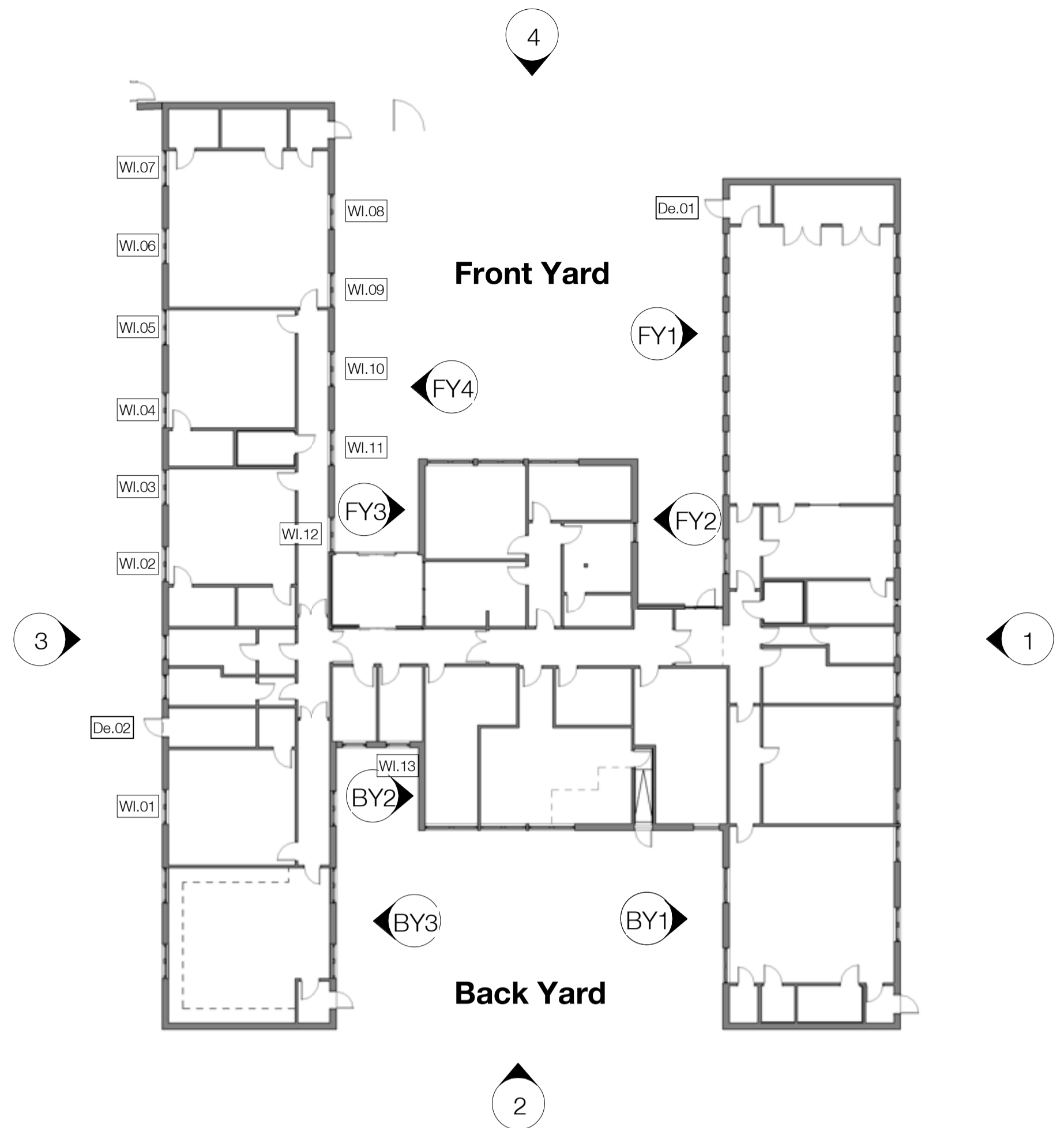
FY1 Front Yard - Elevation 1
1:100



FY2 Front Yard - Elevation 2
1:100



FY4 Front Yard - Elevation 4
1:100

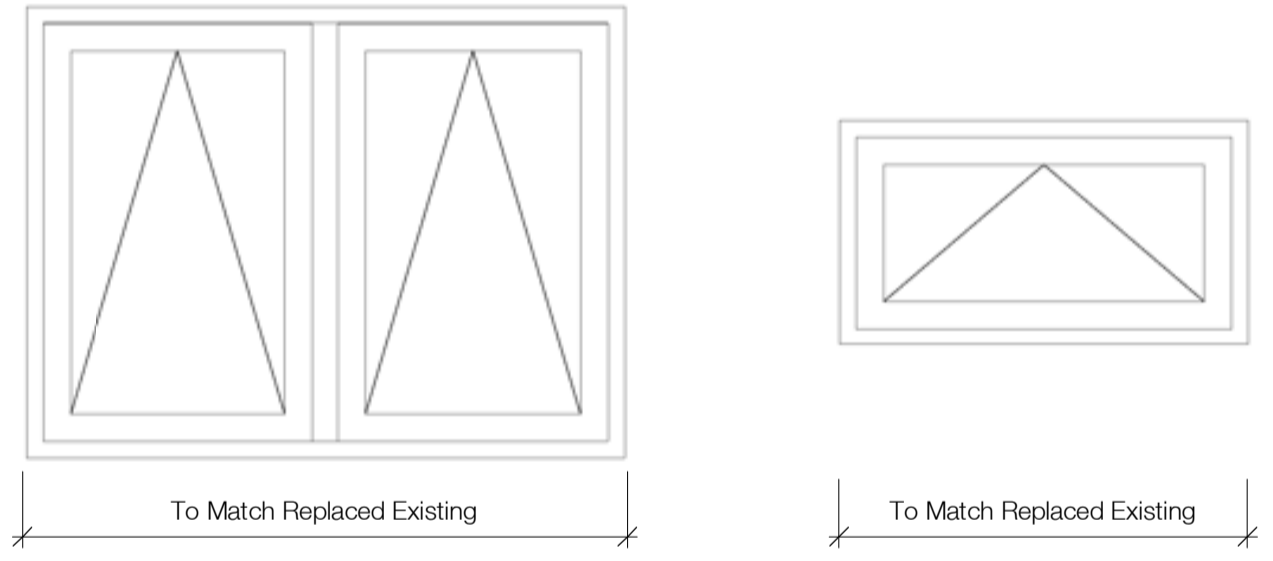


Window Schedule - Proposed Replacements						
Mark	Window Type	Room		Construction		
		Name	No.	Width	Height	
WI.01	W1	Class 4	00.17	Measured to match existing on site	Measured to match existing on site	
WI.02	W1	Class 3	00.08	Measured to match existing on site	Measured to match existing on site	
WI.03	W1	Class 3	00.08	Measured to match existing on site	Measured to match existing on site	
WI.04	W1	Class 5	00.05	Measured to match existing on site	Measured to match existing on site	
WI.05	W1	Class 5	00.05	Measured to match existing on site	Measured to match existing on site	
WI.06	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.07	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.08	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.09	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.10	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.11	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.12	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.13	W2	Office	00.23	Measured to match existing on site	Measured to match existing on site	

External Door Schedule - Proposed										
Mark	Number	Room		Door Type	Structural Opening		Ironmongery	Mag-lock	Vision Panel	Comments
		Name	No.		Height	Width				
De.01	00.53	Circulation		D1	2100.00	910.00	Pushbar and pushplate			Maglock release on fire
De.02	00.15	Boiler		D4	2100.00	910.00				300*300mm Louvre at high level, 400*400mm Louvre at low level

Louvre Schedule - Proposed						
Mark	Window Type	Room		Construction		
		Name	No.	Width	Height	
WI.14	W3	Boiler Room	00.47	400.00		400.00
WI.15	W3	Boiler Room	00.47	300.00		300.00

KEY



Type W1
New Window Types
1:20

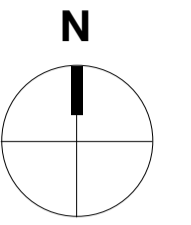
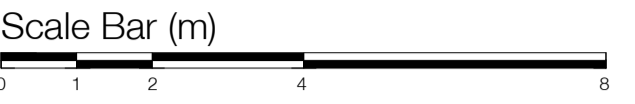
Type W2





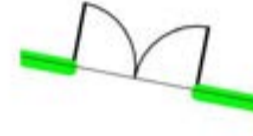

Rev	Description	Drawn	Checked	Date
P3	Issued for planning	HKL	KPE	25/01/24
P2	Issued for planning pre-app discussion	HKL	KPE	17/01/24
P1	Issued for Costing	PAL	KPE	22/12/23

Subtlety INFORMATION
Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ
Drawing
GA Proposed Elevations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
11348-01	- RYD	- 00	- ZZ	- DR	- A	-	- 3601

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-  Existing fence
-  New fence, 2.4m High. V mesh fencing. Refer to specification data sheet
-  New fence, 3000mm High. V mesh fencing. Refer to specification data sheet
-  New 1500mm wide gate - pedestrian access
-  New 3600mm wide gate - vehicular access
-  New signage - exact size and location to be confirmed

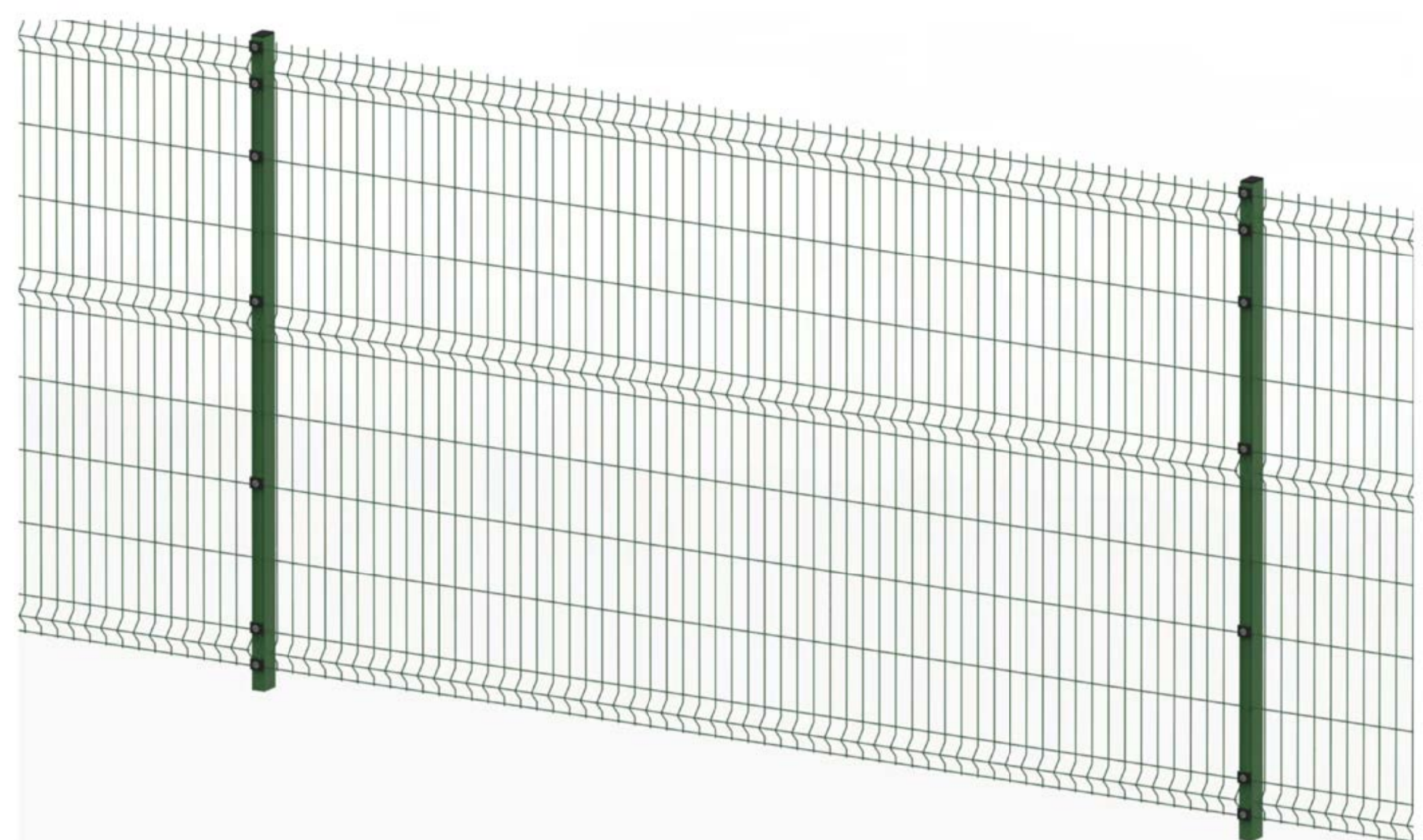
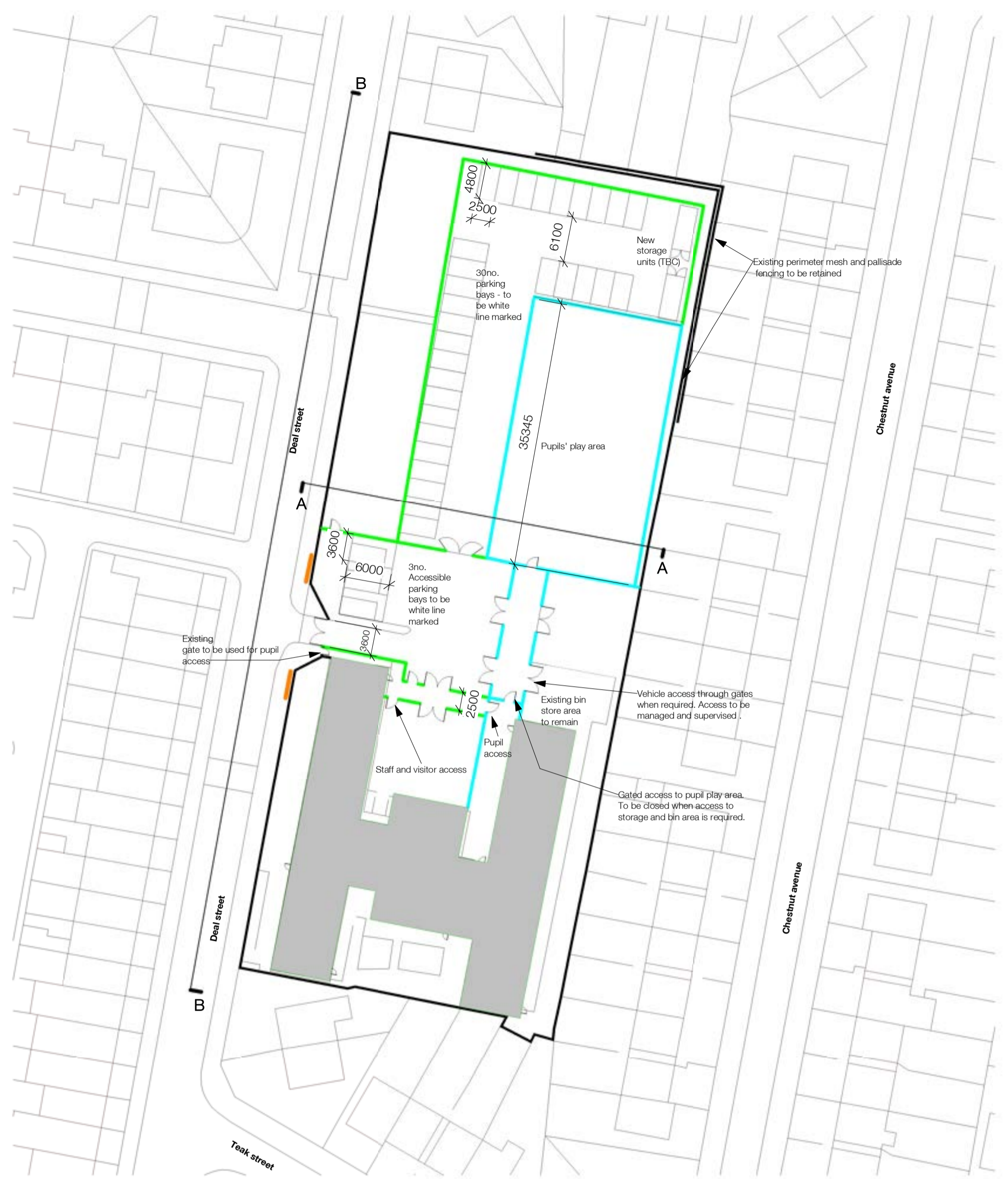
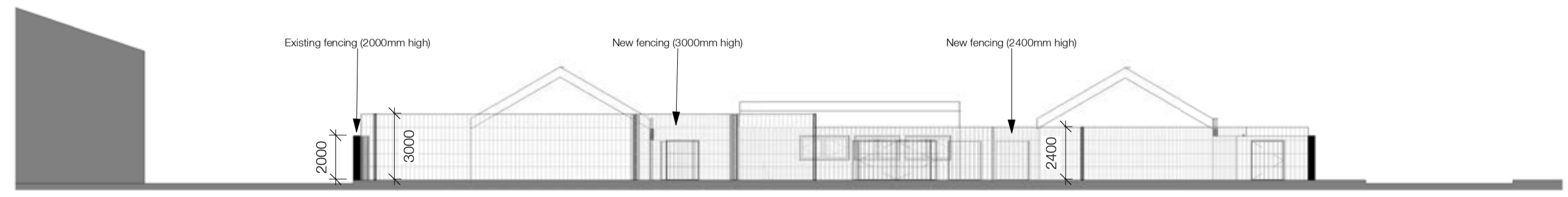
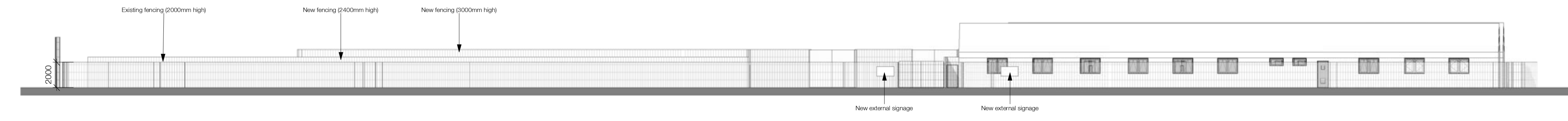


Image of proposed new fencing - 2400mm and 3000mm high

1 Proposed Site Plan
1:500



2 Proposed Site Section AA
1:200



3 Proposed Site Section BB
1:200

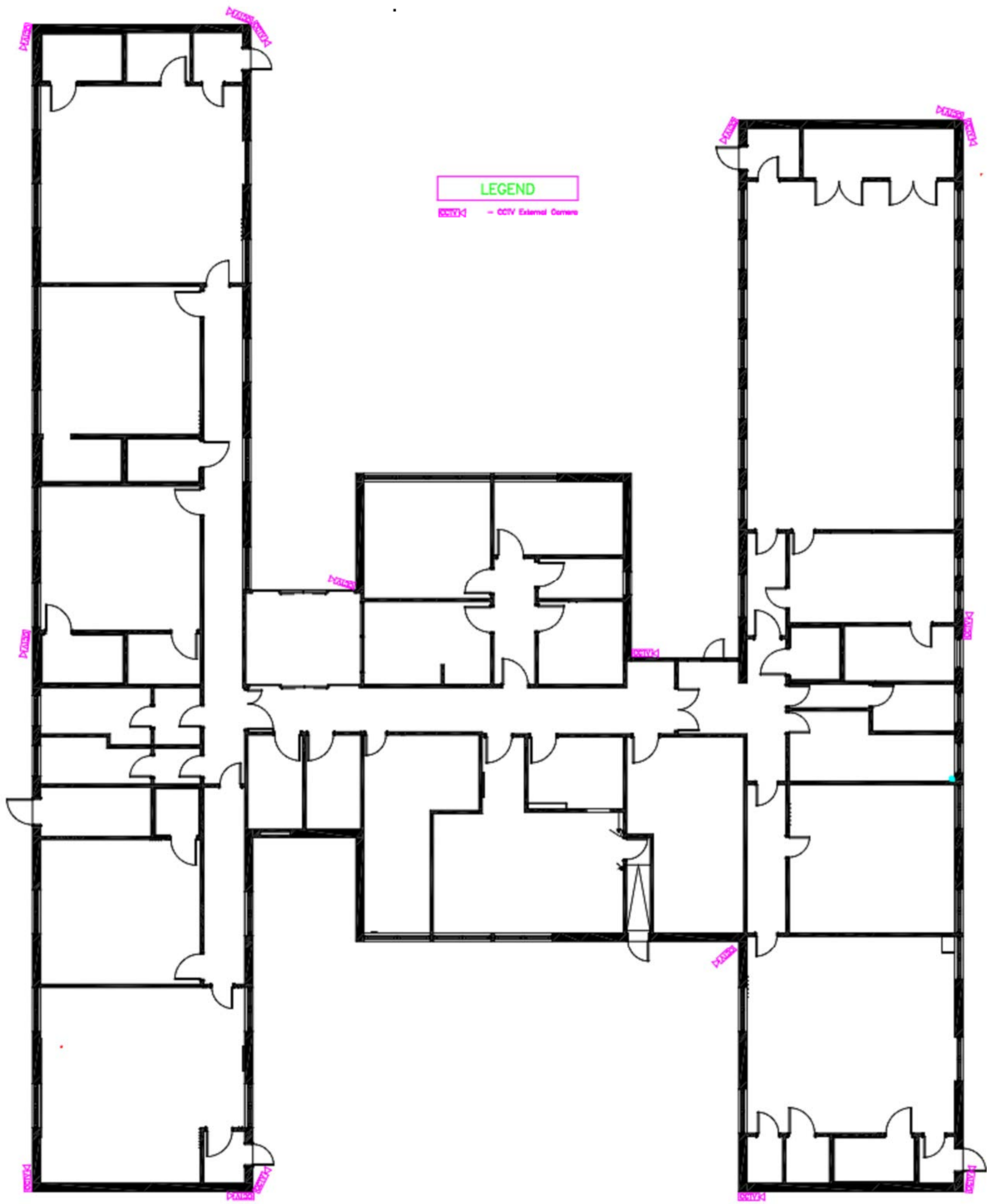
Rev	Description	Drawn	Checked	Date
P2	Site sections added, information on fencing added. Issued for planning	HKL	KPE	25/01/24
C1	Gates re-instated from previous issue. Amendments to existing and proposed fence locations and car park layout.	HKL	KPE	11/01/24
P1	Issued for client comments	KPE	HKL	09/01/24

Subsidiary INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ
Drawing
 Proposed Site Plan - External Fencing and site sections

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
11348-01	- RYD	- 00	- ZZ	- DR	- A	-	0103
Project Number	Scale at A1	Status	Revision				
11348-01	As indicated	S2	P2				

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*** Drawing and information provided by JB Eye**



Rev	Description	Drawn	Checked	Date
P1	Issued for planning	HRL	KPE	25/01/24

Suitability INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ
Drawing
 CCTV locations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
NKC	- RYD	- 00	- ZZ	- DR	- A	-	8902
Project Number	11348-01	Scale at A1	S2	Status	P1	Revision	

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REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 April 2024
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning applications decided using Delegated Powers
Between 11/03/2024 and 07/04/2024**



Ward: **Bury East**

Application No.:	70422	App. Type:	FUL	19/03/2024	Refused
Location:	Pavement outside 46 Haymarket, Bury, BL9 0BX				
Proposal:	Installation of 1no. multifunctional communication hub including defibrillator and advertisement display				
Application No.:	70423	App. Type:	ADV	19/03/2024	Refused
Location:	Pavement outside 46 Haymarket, Bury, BL9 0BX				
Proposal:	Advertisement consent for display integrated into multifunctional communication hub unit				
Application No.:	70426	App. Type:	FUL	27/03/2024	Refused
Location:	Pavement outside 61 The Rock, Bury, BL9 0NB				
Proposal:	Installation of 1no. multifunctional communication hub including defibrillator and advertisement display				
Application No.:	70427	App. Type:	FUL	27/03/2024	Refused
Location:	Pavement outside 1 Union Street, Bury, BL9 0NY				
Proposal:	Installation of 1no. multifunctional communication hub including defibrillator and advertisement display				
Application No.:	70431	App. Type:	FUL	04/04/2024	Approve with Conditions
Location:	106 Heywood Street, Bury, BL9 7DY				
Proposal:	Single storey rear extension and a access ramp				
Application No.:	70443	App. Type:	ADV	27/03/2024	Refused
Location:	Pavement outside 61 The Rock, Bury, BL9 0NB				
Proposal:	Advertisement consent for display integrated into multifunctional communication hub unit				
Application No.:	70444	App. Type:	ADV	28/03/2024	Refused
Location:	Pavement outside 1 Union Street, Bury, BL9 0NY				
Proposal:	Advertisement consent for display integrated into multifunctional communication hub unit				
Application No.:	70461	App. Type:	FUL	03/04/2024	Refused
Location:	Performance House, Heywood Street, Bury, BL9 7DZ				
Proposal:	Change of use of part of car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)), single storey extension and external alterations				
Application No.:	70518	App. Type:	LBC	28/03/2024	Approve with Conditions
Location:	Bury Corp Art Gallery, Moss Street, Bury, BL9 0DF				
Proposal:	Listed building consent for urgent repair works to roof at Bury Art Museum to prevent further water ingress				

Ward: **Bury East - Moorside**

Application No.: 70253 **App. Type:** FUL 15/03/2024 Approve with Conditions

Location: Site of Car Time, Bell Lane, Bury, BL9 6BB

Proposal: Demolition of existing car sales building and the redevelopment of the site for a new Petrol Filling Station with associated facilities alongside a drive thru unit and a detached block of 2no. food-to-go convenience pods.

Application No.: 70554 **App. Type:** FUL 03/04/2024 Approve with Conditions

Location: 17 Hillside Crescent, Bury, BL9 6PZ

Proposal: Two storey side extension

Ward: **Bury East - Redvales**

Application No.: 70190 **App. Type:** FUL 14/03/2024 Approve with Conditions

Location: 102 Redvales Road, Bury, BL9 9PU

Proposal: Demolition of existing detached garage and replace with two storey detached annexe with balcony; Extend existing driveway and dropped kerb

Application No.: 70472 **App. Type:** FUL 19/03/2024 Approve with Conditions

Location: 106 Redvales Road, Bury, BL9 9PT

Proposal: Demolition of existing garage; Two storey side extension and single storey rear extension

Application No.: 70528 **App. Type:** GPDE 22/03/2024 Prior Approval Not Required - Extension

Location: 4 Cherry Close, Bury, BL9 9EE

Proposal: Prior approval for proposed single storey rear extension

Application No.: 70547 **App. Type:** GPDE 19/03/2024 Prior Approval Not Required - Extension

Location: 110 Redvales Road, Bury, BL9 9PS

Proposal: Prior approval for proposed single storey rear extension

Application No.: 70549 **App. Type:** FUL 18/03/2024 Approve with Conditions

Location: 2 Albany Drive, Bury, BL9 9RD

Proposal: Single storey rear extension and external alterations

Ward: **Bury West - Elton**

Application No.: 70415 **App. Type:** FUL 12/03/2024 Approve with Conditions

Location: 348 Brandlesholme Road, Bury, BL8 1EX

Proposal: Two storey rear extension

Application No.: 70480 **App. Type:** FUL 27/03/2024 Approve with Conditions

Location: 2 Trimmingham Drive, Bury, BL8 1HB

Proposal: Single storey extensions at side/rear to both sides; New front porch; Alterations to elevations to include new facing brick to front elevation, render to side/rear external elevations and installation of new windows to rear elevation

Application No.: 70497 **App. Type:** GPDE 19/03/2024 Prior Approval Not Required - Extension
Location: 12 Toon Crescent, Bury, BL8 1JB

Proposal: Prior approval for proposed single storey rear extension

Application No.: 70526 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 74 Wood Street, Bury, BL8 2QU

Proposal: Single storey rear extension

Ward: **Bury West - West**

Application No.: 70391 **App. Type:** FUL 12/03/2024 Approve with Conditions
Location: Land at rear of 42 Cockey Moor Road, Bury, BL8 2HB

Proposal: Erection of 2.1m high wall/fence at rear

Application No.: 70392 **App. Type:** FUL 12/03/2024 Approve with Conditions
Location: 474 Bolton Road, Bury, BL8 2DU

Proposal: Conversion of existing garage to habitable space and external alterations including render to all elevations and the front/side boundary wall and installation of bi-fold doors at rear

Application No.: 70452 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 13 Turton Close, Bury, BL8 2EE

Proposal: Loft conversion with dormers at front and rear

Application No.: 70457 **App. Type:** LDGP 19/03/2024 Lawful Development
Location: Hinds Weir, off Wellington Street, Bury, BL8 2AL

Proposal: Lawful development certificate for the proposed removal of the Hinds Weir

Application No.: 70481 **App. Type:** FUL 27/03/2024 Approve with Conditions
Location: 9 Colville Drive, Bury, BL8 2DX

Proposal: Single storey extension at side/rear

Application No.: 70492 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 45 Garstang Drive, Bury, BL8 2JS

Proposal: Single storey front extension; Alterations to existing flat roof to pitched

Application No.: 70499 **App. Type:** FUL 21/03/2024 Approve with Conditions
Location: 94 Watling Street, Bury, BL8 2TG

Proposal: Extension of existing front dormer

Application No.: 70513 **App. Type:** GPDE 27/03/2024 Prior Approval Not Required - Extension
Location: 69 Newington Drive, Bury, BL8 2DZ
Proposal: Prior approval for single storey rear extension

Application No.: 70550 **App. Type:** FUL 21/03/2024 Approve with Conditions
Location: 14 Parkstone Close, Bury, BL8 2UR
Proposal: New porch to front/side

Ward: North Manor

Application No.: 69326 **App. Type:** FUL 18/03/2024 Refused
Location: Site of former Waterside, Kay Street, Summerseat, Bury, BL9 5PE
Proposal: Erection of single building containing 16 no.dwellings and associated car parking; Creation of an upgraded vehicular access off Kay Street

Application No.: 70338 **App. Type:** FUL 27/03/2024 Approve with Conditions
Location: Shaunings Cottage, Bolton Road, Tottington, Bury, BL8 4JA
Proposal: Enlargement of two window openings to rear elevation

Application No.: 70405 **App. Type:** FUL 03/04/2024 Approve with Conditions
Location: Forest Cottage, Wood Road Lane, Summerseat, Bury, BL9 5PZ
Proposal: Demolition of existing single storey side extension; Two storey side extension with glazed link to existing dwelling; Rooflights & new windows to side (east) elevation; Raised terrace and steps at rear

Application No.: 70409 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: Ivy Bank, Walmersley Old Road, Bury, BL9 6RU
Proposal: Demolition of existing building and erection of 1 no. dwelling

Application No.: 70441 **App. Type:** FUL 04/04/2024 Approve with Conditions
Location: 4 Croich Green, Tottington, Bury, BL8 4PH
Proposal: Two storey rear extension with juliet balcony; single storey side extension, first floor extensions at front and side; garage conversion and roof/external alterations

Application No.: 70445 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 7 Crosfield Avenue, Summerseat, Bury, BL9 5NX
Proposal: Two storey side extension with dormer to the front; Side dormer extension with lead finish; velux rooflights to existing front extension; external alterations and partial render to front, side and rear elevations

Application No.: 70451 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: Hewlett Court, Newcombe Road, Ramsbottom, Bury, BL0 9XJ
Proposal: Single storey extension for toilet facility

Application No.: 70459 **App. Type:** LDCP 21/03/2024 Lawful Development
Location: 878 Burnley Road, Bury, BL9 5JY
Proposal: Lawful development certificate for proposed loft conversion to a detached bungalow, including internal alterations, modifications to existing elevations and installation of rooflights

Application No.: 70465 **App. Type:** FUL 27/03/2024 Approve with Conditions
Location: 9 Castle Street, Summerseat, Bury, BL9 5NG
Proposal: Enlargement of a first-floor window on the rear (north facing) elevation of the property and erection of detached carport with integral store

Application No.: 70490 **App. Type:** FUL 19/03/2024 Approve with Conditions
Location: 19 Greenheys Crescent, Tottington, Bury, BL8 4QD
Proposal: First floor rear extension

Application No.: 70510 **App. Type:** FUL 25/03/2024 Approve with Conditions
Location: 33 Keats Road, Ramsbottom, Bury, BL8 4EP
Proposal: Garage conversion including change from garage door to window together with new pitched roof to front/side and removal of ground floor side window and installation of new obscure glazed window

Application No.: 70553 **App. Type:** FUL 21/03/2024 Approve with Conditions
Location: 37 Shepherds Close, Tottington, Bury, BL8 4BL
Proposal: Demolition of existing garage and erection of a single storey side/rear extension

Ward: **Prestwich - Holyrood**

Application No.: 70315 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 29 Parrenthorn Road, Prestwich, Manchester, M25 2RH
Proposal: Front porch; single storey / two storey side extension; single storey / two storey rear extension; first floor extension at rear; dormer extension at rear and velux rooflights to front and rear elevations; and proposed basement room in rear garden to be used for a gym

Application No.: 70336 **App. Type:** FUL 15/03/2024 Approve with Conditions
Location: 406 Bury Old Road, Prestwich, Manchester, M25 1PZ
Proposal: Single storey rear extension

Application No.: 70412 **App. Type:** FUL 03/04/2024 Approve with Conditions
Location: 20 Tamworth Avenue, Whitefield, Manchester, M45 6UH
Proposal: Two storey side extension

Application No.: 70429 **App. Type:** FUL 11/03/2024 Approve with Conditions
Location: 16 Nursery Road, Prestwich, Manchester, M25 3EN
Proposal: Single storey rear extension

Application No.: 70430 **App. Type:** LDCP 11/03/2024 Lawful Development
Location: 16 Nursery Road, Prestwich, Manchester, M25 3EN
Proposal: Lawful development certificate for proposed hip-to-gable dormer loft conversion

Ward: **Prestwich - Sedgley**

Application No.: 70321 **App. Type:** FUL 27/03/2024 Approve with Conditions
Location: 15 Woodthorpe Grange, Prestwich, Manchester, M25 0GU
Proposal: Part single/part two storey rear extension and loft conversion with rear dormer

Application No.: 70428 **App. Type:** FUL 27/03/2024 Approve with Conditions
Location: 8 Edgeware Avenue, Prestwich, Manchester, M25 0DW
Proposal: New front porch; two storey side extension; single storey rear extension; erection of gate at side; external alterations; formation of driveway and extension to existing dropped kerb

Application No.: 70435 **App. Type:** FUL 12/03/2024 Approve with Conditions
Location: Manchester Mesivta High School, Charlton Avenue, Prestwich, Manchester, M25 0PH
Proposal: Infill extension at first and second floor level for additional classrooms

Application No.: 70456 **App. Type:** FUL 19/03/2024 Approve with Conditions
Location: 94 Kings Road, Prestwich, Manchester, M25 0FY
Proposal: Single storey rear extension with raised decking/steps to garden level

Application No.: 70485 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 119 Downham Crescent, Prestwich, Manchester, M25 0BG
Proposal: Single storey rear extension and porch at front

Application No.: 70548 **App. Type:** GPDE 22/03/2024 Prior Approval Not Required - Extension
Location: 82 Scholes Lane, Prestwich, Manchester, M25 0AQ
Proposal: Prior approval for proposed single storey rear extension

Application No.: 70570 **App. Type:** FUL 05/04/2024 Approve with Conditions
Location: 12 Sedgley Park Road, Prestwich, Manchester, M25 0AN
Proposal: Partial demolition of existing outbuildings; erection of single storey extension at rear and external alterations

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

Application No.: 70419 **App. Type:** FUL 28/03/2024 Approve with Conditions
Location: 15 Ruskin Road, Prestwich, Manchester, M25 9QN
Proposal: Single storey extension at front

Ward: **Radcliffe - East**

Application No.: 69463 **App. Type:** FUL 20/03/2024 Approve with Conditions
Location: Station Works, Bury Road, Radcliffe, Manchester, M26 2UA
Proposal: Development for 30 no. dwellings with associated access road, landscaping and infrastructure works

Application No.: 70351 **App. Type:** LDCP 22/03/2024 Lawful Development
Location: 116 Church Street West, Radcliffe, Manchester, M26 2BY
Proposal: Lawful development certificate for proposed - loft conversion with rear dormer and change of use from single house (C3) to 5-person 5-bed HMO (C4)

Application No.: 70448 **App. Type:** FUL 19/03/2024 Approve with Conditions
Location: Stables at land east of Brookbottom Road, Radcliffe, M26 4HX
Proposal: Conversion of stables to 1 no. dwelling with external alterations to include timber boarding and installation of additional windows

Ward: **Radcliffe - North and Ainsworth**

Application No.: 69099 **App. Type:** FUL 20/03/2024 Approve with Conditions
Location: Turks Service Station, Turks Road, Radcliffe, Manchester, M26 3NW
Proposal: Raise height of existing forecourt canopy from 4.4m to 5.1m high from ground level to underside of canopy

Ward: **Radcliffe - West**

Application No.: 70438 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 351 Bolton Road, Radcliffe, Manchester, M26 3QQ
Proposal: Installation of new pergola and covered seating area with fixed booths, heaters and festoon lighting to existing beer garden at rear (retrospective)

Application No.: 70489 **App. Type:** LDCP 03/04/2024 Lawful Development
Location: 30 Chapeltown Road, Radcliffe, Manchester, M26 1YF
Proposal: Lawful development certificate for proposed veranda to side elevation

Application No.: 70568 **App. Type:** FUL 28/03/2024 Approve with Conditions
Location: 13 Coronation Road, Radcliffe, Manchester, M26 3RA
Proposal: Single storey rear/side extension

Ward: **Ramsbottom + Tottington - Tottington**

Application No.: 70188 **App. Type:** FUL 19/03/2024 Approve with Conditions
Location: 406 Tottington Road, Bury, BL8 1TU
Proposal: Proposed dormer bungalow (Use Class C3) and associated car parking within rear garden area of 406 Tottington Road, with associated vehicular access from Bowes Close

Application No.: 70265 **App. Type:** FUL 20/03/2024 Approve with Conditions
Location: Birch Hey Farm, Turton Road, Tottington, Bury, BL8 3QG
Proposal: Change of use of field from agricultural land to domestic keeping of horses (Sui Generis); Erection of a new stable block, fenced exercise area and associated access track

Application No.: 70442 **App. Type:** LDCP 18/03/2024 Lawful Development
Location: 22 Laurel Street, Tottington, Bury, BL8 3LY
Proposal: Lawful development certificate for proposed construction of a loft conversion with rear dormer on domestic dwelling

Application No.: 70494 **App. Type:** LDCP 25/03/2024 Lawful Development
Location: 32 Deacons Crescent, Tottington, Bury, BL8 3DW
Proposal: Lawful development certificate for proposed replacement detached garage

Ward: **Ramsbottom and Tottington - Ramsbottom**

Application No.: 70475 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 8 Redisher Croft, Ramsbottom, Bury, BL0 9JS
Proposal: Single storey rear extension

Application No.: 70483 **App. Type:** FUL 19/03/2024 Approve with Conditions
Location: 15 Bolton Road West, Ramsbottom, Bury, BL0 9NA
Proposal: Demolition of existing rear outbuilding and erection of new detached storage building and shelter at rear

Application No.: 70486 **App. Type:** GPDE 03/04/2024 Prior Approval Not Required - Extension
Location: 59 Ramsbottom Lane, Ramsbottom, Bury, BL0 9BY
Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 70275 **App. Type:** LDCP 21/03/2024 Lawful Development
Location: 11 Glenbeck Road, Whitefield, Manchester, M45 7WN
Proposal: Lawful development certificate for proposed conversion of internal garage into a study

Application No.: 70323 **App. Type:** FUL 03/04/2024 Approve with Conditions
Location: 38 Ringley Road, Whitefield, Manchester, M45 7LE
Proposal: Demolition of two storey rear/side extension; Two storey rear/side extension to include garage and juliette balcony

Application No.: 70376 **App. Type:** FUL 11/03/2024 Approve with Conditions
Location: 281 Stand Lane, Radcliffe, Manchester, M26 1JA
Proposal: Single storey front extension to include garage conversion with living accommodation

Application No.: 70491 **App. Type:** FUL 14/03/2024 Approve with Conditions
Location: 12 Hillingdon Road, Whitefield, Manchester, M45 7QN
Proposal: Two storey front extension; Hip to gable loft conversion with rear dormer & juliette balcony & front velux windows; First floor rear extension; Cladding to front elevation with window surrounds

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 70403 **App. Type:** FUL 03/04/2024 Approve with Conditions

Location: 250 Sunny Bank Road, Bury, BL9 8LA

Proposal: Single storey side/rear extension to include garage conversion; Erection of detached single garage to rear with new vehicular access off Hillsborough Road

Application No.: 70406 **App. Type:** FUL 28/03/2024 Approve with Conditions

Location: 38 Langdale Drive, Bury, BL9 8HP

Proposal: Single storey front extension

Application No.: 70546 **App. Type:** FUL 28/03/2024 Approve with Conditions

Location: 18 Alkrington Close, Bury, BL9 8NP

Proposal: Single storey rear extension with render and balustrade balcony with steps

Total Number of Applications Decided: 75

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REPORT FOR NOTING

Agenda Item	6
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 April 2024
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

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

1.0 BACKGROUND

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

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

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

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 Planning Services, Department for Resources and Regulation,
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**Planning Appeals Lodged
between 11/03/2024 and 07/04/2024**



Application No.: 70461/FUL

Appeal lodged: 04/04/2024

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: Mr H Khan

Location Performance House, Heywood Street, Bury, BL9 7DZ

Proposal Change of use of part of car showroom (Sui Generis) to retail (Class E(a)) and office (Class E(g)(i)), single storey extension and external alterations

Total Number of Appeals Lodged: 1

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