

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

15 March 2016

SUPPLEMENTARY INFORMATION

Item:01 Unit 2, Victoria Retail Park, Victoria Street, Bury, BL8 1LE Application No. 59488

Change of use from Class B1/B8 to any use within Class A1/A3/A5/B1/B8

Nothing further to report.

Item:02 Land at rear of 7-11 Carisbrook Avenue, Whitefield, Manchester, M45 6UP Application No. 59509

Erection of 1 no. bungalow

Nothing further to report

Item:03 Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD Application No. 59596

Internal and external alterations of Summerseat House and including stable block, kitchen/dining block and link detached teaching block to create a development & training centre (DTC); Demolition of detached single storey teaching block and addition of new enclosed link corridor, associated car parking works for 114 spaces and landscaping

Amended Condition (3)

To require details/samples of materials for areas of hardstanding and parking to be approved prior to commencement of development.

3. Details/Samples of the materials to be used in the external elevations and surfacing, including all fenestration and areas of hardstanding and parking, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity and EN2/3 Listed Buildings.

Item:04 480 Bolton Road West, Ramsbottom, Bury, BL0 9RU Application No. 59630

Demolition of existing dwelling and erection of 2 no. dwellings

Clarification.

Access - Rather than a shared access as mentioned in the issues section, each dwelling would have an access onto Bolton Road West as shown in the proposed site plan.

Item:05 William Kemp Heaton Centre, 1 Howarth Close, Bury, BL9 9SB Application No. 59636

Demolition of existing day care centre and the erection of 60 no. extra care apartments, communal facilities and external works

Consultations

Greater Manchester Police - Design for Security - No objection in principle. Recommend a single pedestrian access into the site; signage to the car park and enclosure of the car park with walls/railings; ground floor external patio doors should not be accessible.

Response by applicant - The entrance to the site would be delineated by brick walling; details of signage to be submitted at a later date; apartment patios to be overlooked by a communal patio, protected by a 2.1m high protection fence and CCTV.

Plans.

Site plan included to show the location of Bronte Avenue.

Item:06 Summerseat House, Summerseat Lane, Ramsbottom, Bury, BL0 9UD Application No. 59645

Listed Building Consent - Internal and external alterations of Summerseat House and including stable block, kitchen/dining block and link detached teaching block to create a development & training centre (DTC); Demolition of detached single storey teaching block and addition of new enclosed link corridor, associated car parking works for 114 spaces and landscaping

Amended condition (3) -

To require details/samples of materials for areas of hardstanding and parking to be approved prior to commencement of development.

3. Details/Samples of the materials to be used in the external elevations and surfacing, including all fenestration and areas of hardstanding and parking, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/1 Visual Amenity and EN2/3 Listed Buildings.

Item:07 Site of Olives Paper Mill, Tottington Road, Bury, BL8 1RU Application No. 59693

Application to remove planning obligation under Section 106A of the Town and Country Planning Act 1990 to provide a bridge link across the Kirklees Brook

This item is deferred to the April Planning Control Committee meeting so the comments from Design for Security (which represents the Greater Manchester Police), which were received yesterday, can be fully considered and assessed as part of the application to discharge the planning obligations.

Item:08 Moorgate Retail Park, Bury, BL9 7AQ Application No. 59699
28 No. non-illuminated pole mounted car park management signs (retrospective)

Publicity

Two further objections have been received. Their concerns in summary are:-

- Object to the signs and cameras at this site. The ANPR system is notoriously unreliable. There have been many occasions when people have been to a shop twice and the camera has only registered them entering the first time and leaving the second time, making them appear to have overstayed the limit.
- There is insufficient regulation of these companies as it is self-regulated and corrupt. It is therefore unacceptable to allow this practise until proper Government regulation is put in place in order to protect peoples' rights.
- Advertisement consent for the 28 signs should have been requested when parking eye took over.
- Although there may be 28 signs on the site there is still only 1 exit and during busy periods customers cannot get off the site within the 2 hour timescale due to the layout
- The car park should be properly managed using barriers.
- The simple fact is a company as big as this should have known consent was needed and the fact they did not get this and continued to charge customers unlawfully isn't acceptable.
- Giving consent undermines the fact they've been trading for years without consent.

Response to objection

The issues with regard to the application being retrospective are addressed in the main report.

The cameras are not part of this application.

The regulation of companies, the layout of the site or use of barriers are not planning matters for consideration under this advertisement application.

Item:09 Land at rear of 62 Peveril Close, Whitefield, Manchester, M45 6NR
Application No. 59713

Erection of 2 no. semi-detached dwellings (resubmission)

Publicity

One letter of objection received from No 54 Peveril Close:

- The dwelling would be on higher land than ours, ugly and out of keeping with the rest of the properties;
- The builders have already left a mess in the garden and there is litter and fencing all over the place. Damage has been caused to the fence next to them, and not bothered to repair it, appears they do not care about the area;
- If damage is caused to one of the water pipes it will be left to the Council to put right;
- The garden is not big enough to accommodate a double property - leaves no privacy for us;
- The opening in the cul de sac will make our back gardens unsafe and publicly accessible - we should be allowed some privacy in our gardens.

Response to objector:

- The issues raised of impact on residential amenity have been covered on the Officer Report.

- Damage to property is a private matter and not a material planning consideration;
- The opening of Westholme Road to create an access would not be accessible to members of the public.

Item:10 Land at junction of Sunny Bank Road and Wastdale Avenue Bury, BL9 8HJ Application No. 59714

Prior notification of proposed telecommunications development comprising of replacement 10 metre monopole with 14.7 metre phase 4 monopole and 1 no. additional equipment cabinet

Nothing further to report

Item:11 18 Dales Lane, Whitefield, Manchester, M45 7WW Application No. 59722
Variation of condition no. 2 (approved drawings) of application 51241 for addition of rear dormer (resubmission)

Additional conditions.

Required to maintain consistency with the previous approval.

2. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason. No information regarding contamination encountered (if any) has been submitted to the Local Planning Authority and to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to Planning Policy Statement 23 - Planning and Pollution Control.

3. The turning facilities at the front, indicated on the approved plans shall be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

4. The proposed driveway and paved area at the front of the property shall be constructed of permeable/porous materials as set out in the Dept of Communities and Local Government publication "Guidance on the Permeable Surfacing of Front Gardens".

Reason. To secure the satisfactory development of the site pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

Agenda item 7 – Development Management Validation Checklist Criteria

On pages 176, 177, 178, the text under the respective titles should read:

Please note that if the application is submitted electronically via the Planning Portal your application will be processed quicker. Please only submit a paper copy of an application as a last resort and if you have any doubts about what is needed, please contact us before you submit your application.

Under Section 2 – Planning Obligations on page 182 of the Local Requirements, the section relating to Employment land contributions is at section 23, not section 24.

War Memorial

Lodge

The William Kemp Heaton
Combined Training Centre

PETER'S ROAD

El Sub Sta

BRONTE AVENUE

BRIDGES AVENUE

HAWORTH CLOSE

AUSTEN AVENUE

SCOTT AVENUE

Car Park

Goshen Sports
Centre

SCALE: 1:1250 DATE: 14/03/2016

© Crown copyright. All Rights Reserved. Bury MBC. 100023063 / 2016

