

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**19 April 2016**

**SUPPLEMENTARY INFORMATION**

**Item:01 Greenfields, Dumers Lane, Bury, BL9 9UT Application No. 59160**  
Construction of lorry parking area, open material storage area, landscaping and security fencing

### **Publicity**

Comment received from No 726 Whitefield Road:

- could you explain exactly HOW this development improves the economic, 'social', and environmental conditions of the area;
- Seems to me that NONE of you are listening to our objections! What was the point of asking our opinions!!
- Conditions.....Conditions.....Make this development acceptable??? eg low voltage bulbs for bats...why??? Just say NO to thumbs up!! 10ft mound earth. WE absolutely do NOT want this...Just say NO to Thumbs Up;
- No mention of hedgehogs, deer or foxes in the ecological report!!
- Absolutely furious at your report.

### **Response by applicant's to objections**

It is noted that most of the objections seem to be based on mis-understandings of the application, which we feel should be addressed -

Fumes from vehicles - There are numerous references to a lorry park, which is not intended, as the use would be for a trailer storage area. It is accepted that the trailers would have to be moved with a tractor unit from time to time, but given the trailer to tractor unit is over 3:1, it is mis-leading to equate the number of parking spaces for trailers with the number of tractor units that will actually be operating in the area. An air quality report indicates there will be no impact from the proposed development.

Noise - The site cannot be used at all between the hours of 8pm and 7am so no question of noise from the site disturbing the neighbours. The conclusion drawn from the independent acoustic consultant is that the planned acoustic fence and mound will actually reduce the existing noise from the remainder of the site by 8dB during the night and 2dB during the day.

The company has introduced new mechanisms to reduce noise from existing operations by investing in new fork lift trucks (FLT), to be fitted with white noise reversing alarms to eliminate issues regarding the noise from reversing beepers. This can be ascertained from residents comments that there has been "peace and quiet for the past few weeks". For avoidance of doubt there has been no changes to the Company's activities over this period, only to the FLT's, the new ones being on order.

Noise levels will be reduced by reason of the development, not increased.

Access - There will be no access from Whitefield Road.

Environmental - The area is not and never has been Green Belt. It is adjacent to an area designated for industrial use and is designated wildlife link and corridor. There will be no adverse impact on wildlife or their habitats as confirmed by the independent survey obtained. The plant habitat will be improved by removal of invasive species.

The presence of the proposed landscaping mound would shield residents from view of the trailer park, and the variety and nature of the planned landscaping would be a

significant improvement over the existing flora in the area.

The proposed security fence would provide greater security for the local primary school as it would secure the boundary between the proposed site and the school fields, and it would also prevent the current fly tipping which sporadically appears on the site, improving the environment for residents.

Can confirm the Company would be happy to liaise with the authority in relation to the lighting and landscaping strategies referred to in the commentary, should it be approved by the Planning Committee.

### **Conditions**

Condition 6 amended to read:

No development shall commence unless and until a 'lighting design strategy' for the development has been submitted to and approved by the Local Planning Authority. The strategy shall:

- identify areas/features on the site that are potentially sensitive to lighting for bats and any other species that may be disturbed;
- show how and where external lighting will be installed (through appropriate lighting contour plans) so that it can be demonstrated clearly that any impacts on wildlife are negligible (in particular bats);
- Specify frequency and duration of use.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the agreed strategy, and thereafter maintained.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

Condition 9 amended to read:

No development shall commence unless and until a landscape management plan and timetable has been submitted to and approved by the Local Planning Authority. The content of the plan should include elements to mitigate for loss of trees, shrubs, grassland and bird nesting habitat. The plan shall also include proposals for landscaping along the riverside buffer strip. The approved plan shall be implemented and maintained in accordance with the approved details and timetable.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design, OL5/2 - Development in River Valleys and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 11 - Conserving and enhancing the natural environment.

Condition 10 amended to read:

The 3m high bund hereby approved, on Plan No. 51/2015/0768 Site Plan as Proposed, together with the landscaping to be approved by condition 9 of the permission hereby granted, shall be erected and made available prior to the first use and occupation of the site. The bund and landscaping shall thereafter be maintained as approved.

Reason. To protect the amenities of the occupants of the residential properties on Whitefield Road, in terms of providing an acceptable acoustic barrier and visual screen of the site, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7/2 - Noise Pollution and chapter 11 - Conserving and enhancing the natural environment of the NPPF.

Condition 12 amended to read:

Notwithstanding the terms of condition 6, no development shall commence unless and until details of the type of lighting, together with its illumination, lighting splays and times of illumination has been submitted for approval to the Local Planning Authority. The proposed 4m high lighting columns on the western boundary of the site hereby approved shall be so positioned and designed such that the filaments of any bulbs are not directly visible from dwellings on Whitefield Road, including gardens.  
Reason. In the interests of residential amenity pursuant to Bury Unitary Development plan Policies EN1/2 - Townscape and Built Design and EN7 - Pollution Control.

**Item:02 The Paddock, Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0ND Application No. 59550**

Change of use of field to camping site including siting of 2 no. moveable porta-loos and shower block

**Publicity**

21 letters of support have been received from the occupiers of 7 Lime Grove, 14 Heatherside Road, 20 Dundee Lane, Major Hotel (Bolton Street), 1 Spring Close, 10 Regent Street, 10 Wilds Place, 13 Dalton Close Ramsbottom, 41 Bolton Road North, Holcombe Spa Limited, 10 Moorcroft, Edenfield, 1 Bolton Road, Hawkshaw, 180 Bury Old Road, Heywood, 20 Larkfield Close, Greenmount, 41 Hawthorn Avenue, 298 Wellington Court, Bury, 42 Cotton Way, Helmshore, 301 Haslingden Road, 49 Holmeswood Park, Rawtenstall, 1 Pine Street, Yonne Cottage, Higher Lane, 39 Highfield Park, Haslingden, 2 Bear Hill, Littleborough, 31 Heol y Bryn, Harlech, Gwynedd, which have raised the following issues:

- I support the proposed campsite at Sheep Hey Farm having stayed on the campsite for the Ramsbottom Festival.
- It is a great location and hope it is available for camping throughout the year.
- Ramsbottom lacks any good campsites and the option of camping would be greatly received by many.
- The Paddock is a fantastic venue, boasting stunning views and creates an extraordinary sense of cultural and social continuity reverberating a buzz of appreciation of rural beauty.
- The Paddock is great for the community and I fully support them.
- This would benefit the Ramsbottom community.
- The Paddock have always been respectful of surrounding neighbours and do not tolerate anyone other than quiet, tidy guests on their site.
- Perfect for events.
- As events in Ramsbottom get stronger and stronger, a small camp site facility is necessary.
- Visitors will bring money into the town and aid the small businesses.
- A campsite would increase the number of options for accommodation.
- No objections to granting planning permission for a campsite.
- There isn't anything like this in this area - you would need to travel to the Ribble Valley/West Yorkshire for similar facilities.
- Support as it would provide jobs and create more tourism in the area.
- Used this campsite with a family and there were no problems.
- A good example of using available land for recreational purposes.
- The site is easily accessible and supports local businesses.
- Many of the local hotels have limited availability but not at a affordable price.

5 letters of objection have been received from the occupiers of 5, 6, Sheep Hey, Sheep Hey Farmhouse, 304 Whalley Road which have raised the following issues:

- The applicant's do not own the land for one of the passing places and as such, it cannot be implemented.
- The passing place near to the motorway bridge is not in the ownership of the applicant. The owner has chosen to set the gate back to allow cars to wait off the road while the gate opens. The applicant's have not contacted me with regard to using this land as a passing place and it is impossible for them to ensure that available during planned events.
- Object to this application as it would bring large numbers of people to a quiet and secluded place where alcohol is served and noisy parties are being held.
- The enforcement case - 15/0317 refers to 7 Sheep Hey. This property is not involved in the events company whatsoever.
- The camp site is not being marketed as a 'family, outdoor recreational' site but as a 'party' site for groups of young people to have a party.
- Contrary to the statement that only a small part of the field would be occupied, the entire field was occupied by tents, caravans and camper vans.
- We are aware that the events issue is separate from this application, but there were complaints about noise during the Ramsbottom Festival weekend.
- All of the passing places are privately owned.
- How will the condition restricting the use of the bridge be policed?
- The applicant's property is the furthest away in the residential development and behind an electric gate. How will campers be controlled?
- I note that there is no site visit planned. It is important that the Planning Control Committee meeting visit the site to visualise the impact and closeness to residential properties.
- There was noise and disruption at the camping event during the Ramsbottom Festival
- Has the planning section liaised with the Licensing section with regard to noise and lighting during the tipi events?
- Does the enforcement case (15/0317) relate to No. 7 Sheep Hey? Councillors should be aware that enforcement action has been taken against the applicant.
- Why are H3 and H3/1 not referenced within the report?
- The agent states that there are no camp sites in Bury, but there is reference to one at Burrs.
- What evidence is the assertion that there is an identified need for visitor accommodation based on? Why should the buildings be allowed against the northern fencing and not much further away against the eastern wall under tree cover, where any noise nuisance would be reduced.
- There is no requirement for the applicant to control what happens on the camp site, such as a condition to require no audible noise after 22.00 (a common requirement of campsites in the UK and abroad).
- The report states that the development will not be used by caravans and motorhomes. Why is this not incorporated into a condition?
- I expect some balance in the 'Response to objectors' section of the report. The granting of permission for the showers and toilets is effectively facilitating the large tent functions being run by the applicant. The report should be amended as you have failed to consider all issues relating to this application holistically.

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

### **Consultations**

**Traffic Section** - No objections, subject to the inclusion of conditions relating to passing places, means of access and the provision of the gravel area

These conditions are numbered 8, 9 and 10 in the main report.

### **Response to objectors**

- All of the passing places are existing and as such, are available for use currently. In addition, the proposed development would provide an area for drop off, which would stop vehicles from parking on the access lane.
- Condition relating to audible noise would not meet the 6 tests within NPPG.
- The issues relating to noise from parties are not material considerations for this application. The use of the tipi for functions and events does not form part of the application being considered and is permitted for up to 28 days in a calendar year under Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- The use of the toilets and shower blocks relates to the use of the camp site. There is no planning reason to prevent their use in conjunction with the events, providing the events are permitted in accordance with Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- Reference 15/0317 in the planning history should refer to The Paddock, Sheep Hey and not 7 Sheep Hey. The references in the planning history section of the main report refers to Planning enforcement cases. No formal enforcement action (in the form of notices) has been undertaken at this site to date.
- The issues relating to noise have been addressed in the main report.
- A search of websites ([www.campsites.co.uk](http://www.campsites.co.uk) and [www.ukcampsite.co.uk](http://www.ukcampsite.co.uk)) confirmed that the only camp site in the borough of Bury is the campsite at Burrs Country Park.
- The main report identifies in the issues and analysis section that there is a camp site at Burrs Country Park. However, this site provides 6 pitches for tents. There are no camping facilities otherwise in the northern part of the borough or in neighbouring Rossendale. As such, the proposed development would provide for visitor accommodation.
- The 'assertion' that there is an identified need for visitor accommodation is policy driven and is identified in the 'Objectives and Targets' section of Chapter 8 of the Bury Unitary Development Plan.
- The proposed shower/wc buildings would be 46 metres away from the nearest residential properties and this distance is considered as a planning judgement to be acceptable in terms of the impact upon residential amenity. The proposed buildings are movable and can be positioned anywhere within the application site. But there is no planning reason not to accept the current position.
- If Members of the Planning Control Committee consider a site visit is necessary, a decision would be taken at the Planning Control Committee meeting.
- The licensing and planning functions are separate regimes and must remain so. The Licensing Section are aware of the events taking place.
- Policy H3 and Policy H3/1 are not referenced within the report as the application site is not a purely residential area. There are residential properties nearby but the area is considered to be rural in character with a mixture of uses. The impact upon residential amenity has been assessed within the main report.

**Item:03** **Yesoiday Hatorah School, Bury New Road, Prestwich, Manchester, M25**  
**0JW Application No. 59565**  
Construction of gatehouse

Nothing further to report.

**Item:04    Masons Arms, 241 Walmersley Old Road, Bury, BL9 6RU    Application No. 59592**

Change of use of former public house to a mixed use development comprising offices, training facility, cafe, with conservatory at rear; ancillary parking.

Condition 3 amended to read:

The training use and cafe hereby approved shall only be available for use between 9am and 5pm weekdays.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies EC4/1 – Small Businesses, EC6/1 – Assessing New Business, Industrial and Commercial Development and EN1/2 - Townscape and Built Design.

**Item:05    110 Ainsworth Road, Bury, BL8 2RS    Application No. 59616**

Change of use from office (Class B1) to dental surgery (Class D1)

Nothing further to report

**Item:06    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

A plan is attached detailing road names.

**Item:07    142 Hollins Lane, Bury, BL9 8AW    Application No. 59725**

Outline application for the erection of 1 no. detached dwelling

Nothing further to report.

**Item:08    New Victoria Mills, Wellington Street, Bury, BL8 2AL    Application No. 59749**

Change of use of third floor from storage area (Class B8) to indoor cricket nets/practice area (Class D2)

Nothing further to report.

**Item:09    45 Bridge Street, Ramsbottom, Bury, BL0 9AD    Application No. 59788**

Prior approval for proposed change of use from shop (A1) to cafe/restaurant (A3)

Nothing further to report

- Item:10 DW Sports, Angouleme Way, Bury, BL9 0BT Application No. 59795**  
17 No. non-illuminated pole mounted car park management signs (retrospective)
- Nothing further to report.
- Item:11 115-119 Bury Road, Radcliffe, Manchester, M26 2UT Application No. 59806**  
Raising of roof height of warehouse by 3.2m to create mezzanine storage level; First floor office extension at front
- Nothing further to report.
- Item:12 Woodfield Retail Park, Peel Way, Bury, BL9 5BY Application No. 59814**  
43 No. non-illuminated pole mounted car park management signs and banner sign (retrospective)
- Nothing further to report.
- Item:13 1 Claybank Cottages, Tottington, Bury BL8 3PG Application No. 59839**  
Single storey extension at side
- Nothing further to report





SCALE: 1:1250

DATE: 19/04/2016

App: 59693:06



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