

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 May 2016

SUPPLEMENTARY INFORMATION

Item:01 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 portaloos and shower block

Publicity

6 letters of support have been received from the occupiers of 10 Windermere Drive, Ramsbottom, 11 Dale Street, Stubbins, 13 Dalton Close, Holcombe Brook, 60 Market Street, Edenfield, 105 Bury Road, Edenfield, 109 Brierley Street, Bury, Portland Street, Manchester, which have raised the following issues:

- Fully support the camp site as it would be beneficial for Ramsbottom area and other events held there. Good for town and traders
- Great addition. Was used during the music festival without problem.
- Need to open up the country side to people.
- Good location. Hope committee consider the benefits of bringing green tourism to Ramsbottom.

3 letters of objection have been received from the occupiers of 301, 304 Whalley Road, Shuttleworth, 11 Buttermere Drive, Ramsbottom, which have raised the following issues:

- Strongly object - we hear the hum from the motorway and would hear the noise from the field.
- The single track access is used by residents and can be dangerous for pedestrians.
- Traffic has increased on Whalley Road and any development which increases the volume of traffic needs to be considered seriously.
- The site has changed dramatically over the past few years.
- On each occasion the noise from the DJ event equipment has kept children awake past 11.30.
- There is no consideration for any of the neighbouring properties.

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

The issues raised have been addressed in the main report.

Conditions

Condition 11 is amended to read:

11. The camp site hereby approved shall not be used or occupied by any motorhomes or caravans.

Reason. To reduce the visual impact of the development and in the interests of highway safety pursuant to Policies EN1/1 - Visual Amenity and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Section 9 of the National Planning Policy Framework.

Item:02 260 Bury New Road, Whitefield, Manchester, M45 8QN Application No. 59661

Change of use from bank (Class A2) to restaurant and bar (Class A3/A4), single storey extension at the side and rear; associated parking.

Principle of the use - Amended to read:

The proposal involves the change of use of a vacant, former bank to a restaurant and bar. Restaurants and bars are defined in the NPPF as a 'main town centre use' and main town centre uses are also defined as a form of economic development.

Consultation

Transport for Greater Manchester (TfGM) - Recommend a condition is imposed to secure the inclusion by the developer of measures to protect the pedestrian access to/from the metrolink from being blocked by vehicles.

Conditions

Condition 6 amended to read:

No development shall commence unless and until details of the bin store hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented and thereafter maintained, and the bin store made available for use prior to the commencement of the use hereby approved.

Reason. Information has not been submitted at application stage in the interests of visual amenity and to ensure adequate bin storage facilities and provided for the development, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and S2/6 - Food and Drink.

Condition 7 amended to read:

In relation to the parking area shown on the approved plan, the existing cobbles shall be retained, and no development or works to the building shall commence unless and until a scheme to protect pedestrian access to/from the Whitefield Metrolink stop adjacent to the cobbled street has been submitted to and approved in writing by the Local Planning Authority. The approved scheme only shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. Information has not been submitted at application stage to ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development and to preserve the character of the Conservation Area pursuant to EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the Bury Unitary Development Plan.

Item:03 Rico House, George Street, Prestwich, Manchester, M25 9WS

Application No. 59756

Erection of extension to create a mansard roof to provide additional floor to existing building; external covered staircase; Creation of 15 no. car parking & 10 cycling spaces

Nothing further to report

Item:04 Ryalux Carpets, Mossfield Mill, Chesham Fold Road, Bury, BL9 6XJ

Application No. 59811

Infilling of existing loading bay and extension of access road; Installation of vehicle wash bay

Consultations.

Environmental Health Contaminated Land - No objection. Recommend an Informative be included, to read as follows:

Any fill materials brought to site for raising levels on site should be tested for contamination to ensure that it is suitable for use. All relevant waste regulations should be adhered to.

Plan received to show the location of the loading bay and wash bay areas at a scale of 1:500.

Conditions.

Condition 4 amended to read:

No development shall commence unless and until details of surface water drainage proposals and timetable for implementation have been submitted to and approved in writing by the Local Planning Authority. The proposed scheme must be based on the hierarchy of drainage options in the national Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. Drainage arrangements for the vehicle wash facility should also be approved by United Utilities, and the conclusions submitted to the Local Planning Authority. Details should also be provided for any proposed oil interceptors/filtration systems. The approved scheme only shall be implemented and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact, in order to promote sustainable development, pursuant to chapter 10 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

Item:05 Slatterys Patisserie, 197 Bury New Road, Whitefield, Manchester, M45 6GE
Application No. 59863
Store room extension at side

Nothing further to report

Item:06 Units 1-4, Westgate Avenue, Ramsbottom, Bury, BL0 9SS Application
No. 59896
Change of house types on plots 1-7 inclusive of planning permission 57104

Conditions

Condition 7 should be amended to read:

7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within plots 1 and 2 within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

Item:07 Units 1-4 Westgate Avenue, Ramsbottom, Bury, BL0 9SS Application No.
59897

Change of house type on plot 8 of planning permission 57104

Conditions

Condition 7 should be amended to read:

7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within plots 1 and 2 within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

Item:08 Bury And Whitefield Jewish Primary School, School Close, Bury, BL9 8JT
Application No. 59919

Erection of 2.4m high security fence/small section 3m high with manual and electronic gates

Nothing further to report.

Item:09 **Former garage colony sites at Mayfair Avenue, Radcliffe, Manchester,**
M26 3ND Application No. 59928
Erection of 8 no. dwellings on 2 no. sites

Nothing further to report

