

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

28 June 2016

SUPPLEMENTARY INFORMATION

Item:01 Land off Factory Street, Ramsbottom, Bury, BL0 9BT Application No. 59005

Demolition of buildings and redevelopment for Use Class C2 residential accommodation with care comprising 57 apartments for persons aged 65 and over

Publicity

An e-mail has been received from Councillor Bevan, which has raised the following points:

1. The boundary of the site includes the grass verge on Factory street and the verge behind the bus stop. The current site has a boundary fence which does not include these verges. Presumably the Council maintains and owns the grass verge but it appears from the plans that the application will include the removal of a number of mature trees that are currently on the grass verge. The trees act as a natural barrier for residents and consideration should be given to leaving these in situ.
2. The land is designated EGA. The Applicant has indicated that the site has been actively marketed for 3 years and had limited interest from employment end users. However it is clear that the land is currently being used for employment by three companies, namely the Muovitech factory, Ramsbottom Car Wash and a storage site for caravans and self store units. I am told that they are only 12 month rolling leases. Despite this, the report to Members says that it "has" been used - ie suggesting past use only.
 - This conflicts with the statement, " From an employment perspective, it is accepted that under current market conditions and using current build costs, there would be little prospect of the site being used for employment purposes even as part of a mixed use scheme.
 - The report, quite rightly in my opinion, states that "A C2 residential use is not one of the uses specified as being acceptable within the EGA and the site covers an area of 0.7 hectares, which is not considered to be 'limited'. As such, the loss of the site to a non-employment use would detract from the value of the EGA due to the loss of a significant opportunity for new employment uses."
 - There is currently a shortage of similar EGA sites in and around Ramsbottom. My own view is that the land has not been marketed correctly - as I know that there is shortage of industrial units in our town. The provision of £50,000 in Section 106 monies is unacceptable when we cannot replace it with similar EGA land in the town centre.
3. Access - The junction at Factory Street with Ramsbottom Lane is a very busy one, especially when events are held in the town centre. Creating 57 apartments at that location may cause difficulties for on street parking. Ward Councillors have asked highways in the past to alter the junction for traffic turning right out of Factory Street into Ramsbottom Lane and this needs addressing.
4. Parking - It is proposed that there would be 37 parking spaces for 57 apartments. Parking is already busy around that location on Factory Street, and there is a children's nursery next door. Do you consider the parking to be sufficient?

The Councillor has been notified of the Planning Control Committee meeting.

Response to publicity

The following response has been provided to Councillor Bevan:

1. There are 11 existing trees on Factory Street and Porritt Way and the majority are of poor quality (categories B and C). 8 of these trees would be removed and 8 trees would be re-planted with additional trees on land to the south of the bus stop. The issue of land ownership is not a material planning consideration and cannot be taken

into consideration.

2. Whilst the existing uses/businesses on the site employ people, parts of the site are not considered to be employment uses in planning terms as defined by adopted planning policy.

Paragraph 22 of National Planning Policy Framework (NPPF) states that, 'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of it being used for that purpose.' Given the length of time that the site has been on the market (3 years, which is above and beyond the requirement for marketing in SPD14), the applicant has adequately demonstrated that there is no reasonable prospect of the site coming forward for employment use.

3. The Traffic Section has amended condition 12 to address this issue.

4. The level of parking provision is considered to be acceptable for the reasons given in the main report.

Conditions

Condition 12 should be amended to read as follows:

12. Notwithstanding the details shown indicatively on approved plan reference 1419/01 Revision C, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Realignment of the junction of Factory Street with Ramsbottom Lane/Stubbins Lane to a specification to be agreed, incorporating the provision of a pedestrian refuge, reinstatement of the redundant site access, provision of a 2.0m min. footway, demarcation of the limits of the adopted highway and all associated highway, street lighting, road marking and highway drainage remedial works;
- Formation of the proposed development access road onto Factory Street to a specification to be agreed incorporating the provision of a 2.0m min. wide footway, demarcation of the limits of the adopted highway and all associated highway, street lighting, road marking and highway drainage remedial works;
- Reconstruction and widening of the existing footway abutting the site on Factory Street to a minimum of 2.0m in width between the junction of Factory Street with Ramsbottom Lane/Stubbins Lane and the proposed development access road to a specification to be agreed;
- Provision of a street lighting scheme for the realigned junction and length of Factory Street abutting the site.

The details subsequently approved shall be implemented to an agreed programme of timing.

Reason. The scheme does not contain all of the required details to ensure good highway design and to maintain the integrity of the adopted highway, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

Item:02 Land at rear of 4 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW

Application No. 59501

Change of use of land to residential garden with erection of decking/steps and pond structures

Further comments

Comments in support from residents at Lower Dickfield Cottage Helmshore Road:

As far as we can see there are three areas of contention: wildlife, water flow, and visual impact.

Wildlife: We have both been involved in wildlife all our adult lives and actively involved in local nature reserves. We can confirm that the heron, kingfisher and moorhens have all been seen this summer on the lodge and in particular near Mr Farlow's garden. At present there are 2 moorhen nests and on one of them there have been 3 broods this year. Just today we have seen the goslings and moorhens making use of the new grassland that's been created for them.

Water flow: The channel for the water flow into the lodge has been increased by Mr Farlow who has also tried to keep the weir clear. This is especially important these days of apparent increased flooding risk.

Visual impact: This is very much a matter of personal taste and are aware that some people don't like the fairly colourful bridges. However we both think they are a delight and a breath of fresh air in contrast to some of the boring gardens in the area.

Mr Farlow has rented this tiny patch of land for many years and has tended it with both care and enthusiasm on a daily basis.

In conclusion we would like to say that if the planning committee think that the impact is too obvious we would be willing to help Mr Farlow soften it with more planting to encourage even more wildlife to this lovely spot.

**Item:03 Redisher Works, Holcombe Old Road, Ramsbottom, Bury, BL8 4NQ
Application No. 59715**

Demolition of existing buildings and erection of 22 no. dwellings including works to culverted watercourse

It is recommended that this application is deferred until 26th July 2016 Planning Control Committee meeting on the basis of there are still outstanding issues in relation to the proximity of plots 1 and 6 in to the culvert. Existing advice from the Environment Agency is that the layout would need amending in this part of the site. the applicant is confident that the distances sought by the Environment Agency can be achieve through a replan. As such, the deferral will allow this amendment to be carried out and consulted upon; and for the additional survey works in relation to bats and the culvert to be completed and consulted upon.

Publicity

1 letter of support have been received from the occupiers of 9 Butler Street, which have raised the following issues:

- I hope that the application goes ahead as the site has been unused for years and after being partially damaged by fire, is a blot on the landscape.
- The path used to access Redisher Woods is used frequently and should be recognised as a Public path for future use.

6 letters have been received from the occupiers of Lumb Carr House, 202, 204 Lumb Carr Road, Hare & Hounds, 400 Bolton Road West, 402 - 404, 402A Bolton Road West, which have raised the following issues:

- Having lain derelict, the redevelopment of Redisher Works is long overdue and

will remove a blight on an otherwise beautiful area. Support the redevelopment in principle.

- Concern in relation to traffic flows and junction design as there is a need to re-design the area of Lumb Carr Road/Bolton Road/Holcombe Old Road junction.
- While the number of movements will be lower from a residential development, the proximity of the pub car park and walkers may cause an issue at peak times.
- Parking restrictions should be provided on Holcombe Old Road and on Lumb Carr Road.
- Consideration should be given to amending the geometry of the junction of Bolton Road into Lumb Carr Road. Traffic can navigate it at speed and accelerate quickly up the hill, which will be a major hazard to vehicles using Holcombe Old Road. Consideration should be given to putting a 30mph speed limit on Lumb Carr Road.
- Like to see the double yellow lines extended on Lumb Carr Road.
- Concerned about safety of guests as vehicles use the car park as a cut through, to avoid the traffic lights.

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

Consultations

Drainage Section - No objections, subject to the inclusion of conditions relating to surface water drainage and SuDS options.

GMEU - An emergence survey of the culvert is required prior to determination. Agree with recommendation for conditions relating to precautionary measures and an external lighting strategy.

Environment Agency - No objections, subject to the inclusion of conditions relating to contaminated land and controlled waters.

Coal Authority - No objections, subject to an informative relating to coal mining.

Issues and analysis

Ecology - A emergence survey was undertaken and no evidence of bats was found in the buildings or the retaining wall. However, high levels of bat activity were recorded on site. The survey recommended conditions relating to the precautionary measures for bats and an external lighting strategy and GMEU agrees with the recommendations.

However, there is still a lack of information with regard to the culvert as only the middle section has been assessed. Section 6.11 of the report recommends that a full survey should be undertaken prior to determination of the application.

The applicant's ecological consultant will undertake an emergence survey on the culvert on Wednesday 30th June 2016 and the report will be submitted to the Council shortly thereafter. On receipt of the report, it is to be sent to GMEU for comments. The results of this can be reported within the updated report when the item is presented once more on 26th July 2016.

Conditions

Therefore, conditions 19 - 22 should be added in relation to surface water drainage, bats, an external lighting scheme and controlled waters and condition 5 should be amended as follows:

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to

the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

The Site Verification Report shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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 11 - Conserving and enhancing the natural environment.

19. No development shall commence unless or until details of a scheme for the disposal of surface water drainage 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 the proposed maintenance arrangements must be provided. Only the approved scheme shall be implemented prior to occupation of the dwellings hereby approved.

Reason. No details of the drainage have been submitted and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan.

20. The development hereby approved shall be carried out in accordance with the details contained in the Protected Species Survey Report (Bats), Ecology Services January 2016 (updated June 2016 version 2) Section 6.6.

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.

21. No development shall commence unless or until an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

identify areas/features on site that are potentially sensitive to lighting for bats and any other species that may be disturbed;

show how and where the 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.

The approved external lighting strategy shall be installed in accordance with the specifications and locations set out in the strategy.

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.

22. No infiltration of surface water drainage into the ground where adverse concentrations of land contamination is known or suspected to be present is permitted other than with the express written consent of the Local Planning Authority,

which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

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 11 - Conserving and enhancing the natural environment.

23. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

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 11 - Conserving and enhancing the natural environment.

Item:04 Garage site off Hewart Drive, Bury, BL9 7NF Application No. 59971
Erection of 3 no. dwellings with associated parking and access

Conditions

Condition 12 should be amended to read as follows:

12. 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 the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. In the interests of residential and visual amenity pursuant to Policies H2/1 - The Form of New Residential Development and Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:05 60-78 Tottington Road, Bury, BL8 1LL Application No. 60002
Addition of 11 no. apartments to existing assisted living scheme including means of access and relocation of car park

Nothing further to report.

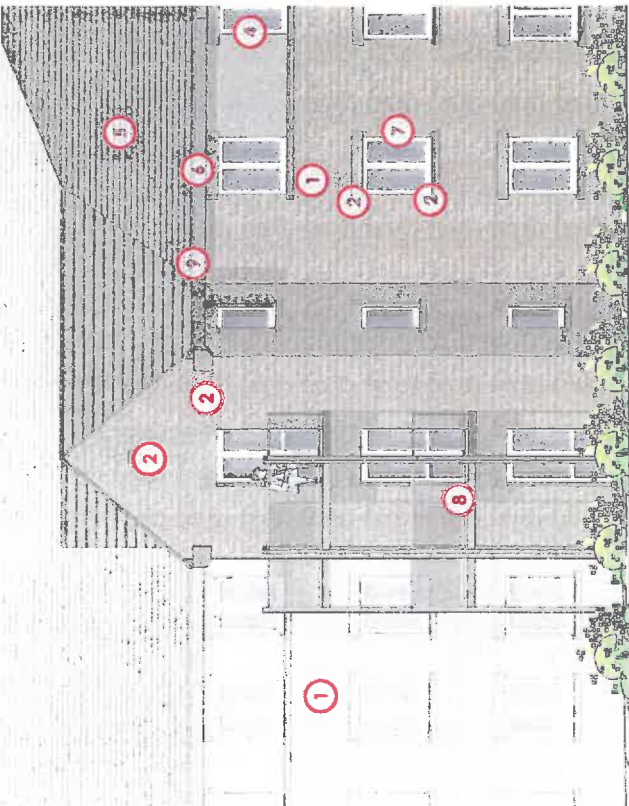
Item:06 8 Hardman Avenue, Prestwich, Manchester, M25 0HB Application No. 60069
Single storey extension to ground floor flat; Loft conversion with rear dormer to first floor flat

Nothing further to report

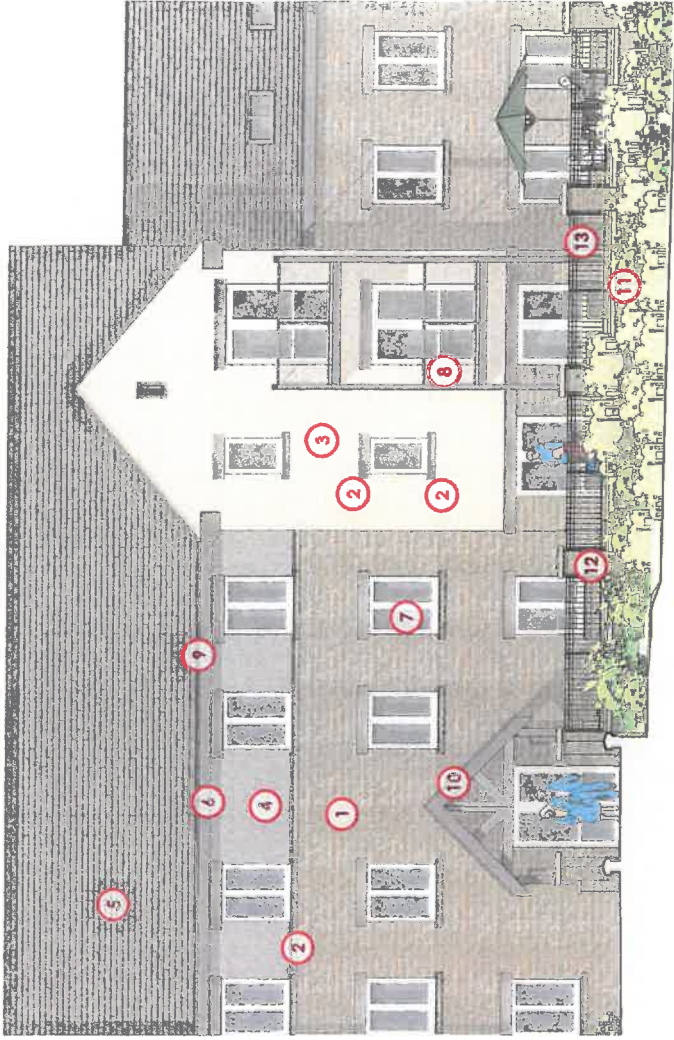
Item:07 Redvales Childrens Centre, Dorset Drive, Bury, BL9 9DN Application No. 60129
Removal of 1 no. storage container, retention of 1 no. storage container and relocation of 1 no. storage container

Nothing further to report

ITEM ① 59005

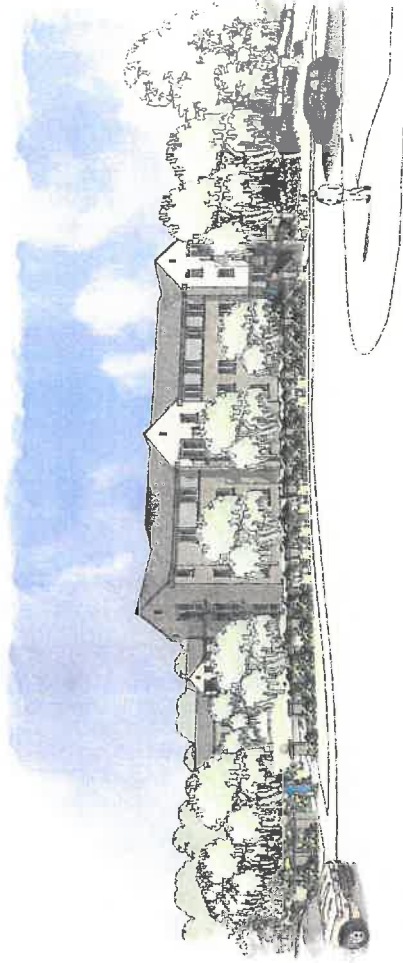


PART WEST ELEVATION - Corner Bay - 1:50



PART WEST ELEVATION - Facing Factory Street - 1:50

| MATERIALS & COLOURS | |
|---|---|
| MAIN FACINGS | DETAILS |
| ① MAIN WALLING Buff weathered pitched-faced stone, 150mm courses | ⑦ WINDOWS White frames |
| ② HEADS, CILLS & DETAILS Buff or stone | ⑧ BALCONIES Grey floor frame with glass panels |
| ③ BAYS, SELECTED GABLES Crown render | ⑨ RAINWATER GOODS Black gutters & downpipes |
| ④ CONTRAST ATIC BANDS Grey-brown render | ⑩ ENTRANCE CANOPY Black timber framing on stone wall |
| ROOFING | BOUNDARIES |
| ⑤ TILING Dark Grey tile in matching ridges & hips | ⑪ WALLING Dwarf stone walls & piers to match main facing stone (1) |
| ⑥ FASCIAS, BARGEBOARDS & DETAILS Dark Grey | ⑫ COPINGS & PEET CAPS Buff or stone to match building detail (2) |
| | ⑬ BALUNES Metal railings, painted black to 1.1m fold height |



SKETCH VIEW - From top of steps at 67 Ramsbottom Lane

ADLINGTON
Independent living with care.

Stubbins Lane
RAMSBOTTOM

BUILDING APPEARANCE
& DETAIL

0 0.5 1 1.5 2 2.5 3 3.5
scale in metres
1:50

DATE: Jun 2015
DRAWING NUMBER: 06570-P1-132
SCALE: 1:50 (A1)
DRAWN BY: BRJ

ADLINGTON
Independent living with care.

Stubbins Lane
RAMSBOTTOM

BUILDING APPEARANCE
& DETAIL

DATE: Jun 2015
DRAWING NUMBER: 06570-P1-132
SCALE: 1:50 (A1)
DRAWN BY: BRJ