

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

26 July 2016

SUPPLEMENTARY INFORMATION

Item:01 Land adjacent to Church Mews, Deardens Street, Bury, BL8 2PB
Application No. 59398
Erection of 5 no. dwellings

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to provision of a footpath at the turning head on Deardens Street, a construction traffic management plan, measures to prevent mud, turning facilities and car parking.

Drainage Section - No objections, subject to the inclusion of a condition relating to surface water drainage.

Issues and analysis

Principle - The application site includes land, which is allocated as a housing site under UDP Policy H1/1 and as such, the principle of the proposed development is acceptable.

Design and layout - The proposed dwellings would be constructed from predominantly red brick with panels of cladding, which would add visual interest to the elevations and would be acceptable.

Ecology - There are no ecological designations within the site and all of the vegetation is self seeded. A condition would secure additional landscaping on the site. Therefore, the proposed development, subject to conditional control, would not have an adverse impact upon ecological features and would be in accordance with Policy EN6/3 of the Bury Unitary Development Plan.

Conditions

Therefore, conditions 9 - 14 should be added in relation to provision of a footpath at the turning head on Deardens Street, a construction traffic management plan, measures to prevent mud, turning facilities and car parking and condition 6 should be amended. Condition 7 in the main report deals with surface water drainage.

6. A landscaping scheme to include all land within the red edge, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.

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 and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

9. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details on a topographical survey base of the provision of a footway around the Deardens Street turning head and all associated remedial works at the interface with the existing adopted highway and the boundary of Unit 1 have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented prior to occupation of the development hereby approved.

Reason. To ensure good highway design and 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 H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

10. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Access route for construction traffic from the highway network;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials.

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

Reason. 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, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

11. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

12. The turning facilities indicated on the approved plans shall be provided before the development is brought into use and shall subsequently 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 pursuant to the following Policies of the Bury Unitary Development Plan:

Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development
Policy EN1/2 - Townscape and Built Design.

13. The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use.

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.

Item:02 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

Publicity

1 letter has been received from the occupiers of Lumb Carr Farm, which has raised the following issues:

- Having lain derelict for many years, I consider that the redevelopment of Redisher Works is long overdue and will remove a blight on an otherwise beautiful area. I wholly support the redevelopment of the site for residential use.
- There is a major concern in relation to traffic flows, junction design and speed restriction in the area as a whole. An opportunity exists to review the matter holistically, not only in relation to access for traffic to the new development.
- There is a necessity to re-design the area of the Lumb Carr Road/Bolton Road/Holcombe Old Road junction. Whilst the proposals are positive, they do not go far enough.
- I'm sure that there will have been an argument put forward that the increase in traffic movement would be minimal and the peak time flows would be largely unaffected.
- However, given the proximity of the junction to the Hare and Hounds pub with all of its customers, for whom their own car park is inadequate, and the many walkers and cyclists who park at the lower end of Lumb Carr Road, traffic flows, visibility and congestion are as much, if not more, of a problem at off-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 objector has been notified of the Planning Control Committee meeting.

Consultations

GM Ecology Unit - No objections, subject to the inclusion of a condition relating to the demolition of the culvert and an informative relating to bats.

Environment Agency - No objections, subject to the inclusion of conditions relating to contaminated land, controlled waters, proposed finished floor levels and road levels, a scheme to open and divert Holcombe Brook and a scheme to divert the tributary culverted watercourse.

Issues and analysis

Ecology - A full emergence survey of the culvert was undertaken and submitted as part of the application. While the surveyors recorded bats, there was no emergence from either end of the culvert and there was no interaction with the garden area of No. 2 Redisher Croft. GM Ecology Unit has confirmed that in terms of summer

roosting, the culvert is low risk and recommend the inclusion of an informative and a condition relating to the demolition of the culvert. Therefore, the proposed development would not be harmful to a protected species and would be in accordance with Policies EN6 and EN6/3 of the Bury Unitary Development Plan.

Flood risk - A revised Flood Risk Assessment (FRA) and revised site plan was submitted. The layout of the proposed dwellings was amended and would comply with the appropriate easements to the Holcombe Brook culvert. The revised FRA proposes adjustment of the site levels to keep any potential overland flows to follow the line of the culvert and the access road, which would ultimately re-enter the brook via its low point. In addition, a bund is proposed to the south of the access road. These measures would make a contribution to reducing flood risk to the existing properties on Redisher Croft. The Environment Agency have no objections to the proposal, subject to the inclusion of conditions relating to contaminated land, controlled waters, proposed finished floor levels and road levels, a scheme to open and divert Holcombe Brook and a scheme to divert the tributary culverted watercourse. Therefore, the proposed development would not be at risk from flooding, subject to conditional control and would be in accordance with Policy EN5/1 of the Bury Unitary Development Plan.

Response to objectors

The buildings were last used for the manufacture of vehicle exhausts and generated a significant level of traffic, including hgv movements. The site would not require planning permission to be brought into use as such and additionally, it could be subdivided for use by numerous businesses. Both of which would generate significantly more traffic than the proposed development.

The other issues were addressed in the main committee report.

Conditions

Therefore, conditions 24 - 27 should be added in relation to surface water drainage, bats, an external lighting scheme, controlled waters and demolition of the culvert and condition 23 should be amended as follows:

23. No foundation works shall be carried out unless or until, details of the piling or any other foundation designs using penetrative methods have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason. To ensure that there is no unacceptable risk to groundwater arising from foundation designs and 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.

24. No development shall commence unless or until details of the proposed floor and road levels have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the approved scheme.

Reason. To reduce the risk of flooding to the proposed development and future users pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

25. No development shall commence unless or until a scheme to open and divert

Holcombe Brook though the development site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the channel dimensions, line, levels, associated structures and features to convey potential overland flood flows to re-enter the Brook in accordance with the principles shown on drawing No 3963/App K/A. The approved details shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the approved scheme.

Reason. To reduce the risk of flooding to the proposed development and future users pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

26. No development shall commence unless or until a scheme to divert the tributary culverted watercourse through the development site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the line, levels and structures associated with the new channel.

The approved scheme shall be fully implemented and maintained in accordance with the timing/phasing arrangements embodied within the approved scheme.

Reason. To reduce the risk of flooding to the proposed development and future users pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

27. No demolition of the culvert shall occur during the hibernation season, unless or until the culvert has been visually assessed for hibernating bats by a suitable qualified bat consultant and the findings and a scheme of mitigation submitted to and approved in writing by the Local Planning Authority. Should bats be found inhabiting the culvert, no demolition shall occur unless the Local Planning Authority has been supplied with:

- a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
- a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a licence.

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.

Item:03 **17-21 Bury Street, Radcliffe, Manchester, M26 2GB Application No. 59983**
Conversion to form 4 no. shop units and 3 no. flats together with new shop fronts

Revised Plan. Revised Site Plan HFS-0216-02B has been submitted and includes reference to 'brick bond' roller shutters and lighting/security measures relating to the side entrance referred to in conditions 4 and 7 respectively.

Additional Information.

The Council added an 'anti-skid' surface to this section of Bury Street in March 2016.

Item:04 Garage site at land between 18 & 24 Bradley Fold Road, Ainsworth, Bolton, BL2 5QD Application No. 59997

Outline - 1 no. detached dwelling with details of access, layout and scale

Revised existing site plan received reference 16/218/01 B, to amend the Block Plan to show the revised house type.

Plan numbers changed accordingly.

Issues and Analysis

Heritage and Conservation Area - Paragraph amended to read as follows:

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 under s72 imposes a duty upon Local Planning Authorities that special attention be paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Whilst the site is not within such a designated area, the site adjoins such an area. Under s66, of the Act, Local Planning Authorities shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Impacts on the setting of the Listed Building have been assessed in the main report.

Publicity

Further objection letter received on behalf of No 18 Bradley Fold Road with the following issues raised. Photographs also submitted to show the gap measured as 0.8m between the side gable of No 18 and the rear of the garages.

- **Narrow gap** - The applicant states that there would be access for maintenance at the side of No 18 to both properties, that the width would be no less than existing distance and would allow scaffolding to be erected. Would request Committee on their site visit walk down the gap and measure 0.4m. This means that the gap would not be the same as existing. there would be no room for scaffolding to be erected.
- **Heritage Asset** - Applicant states that "properties 16 and 18 do not merit inclusion in the Conservation Area however their inclusion would not prevent the erection of a new dwelling." We disagree. The LA have confirmed that No's 16 and 18 are considered to be heritage assets which means they are a public matter not private matter anymore and as such should be protected in line with para 133 of the NPPF. Feel the LA should refuse consent as it could cause substantial harm to No 18 with its sand lime build and simple pyramidal foundations, that it will not stand the heavy vibrations caused by modern mechanical equipment in close proximity to the property. As a public heritage asset, No 18 should be awarded protection against harm. One property cannot possibly be of substantial benefit to the public nor would it outweigh the benefit of bringing the site back into use.
- **Street scene** - The property is not in keeping with the rest of the properties nor the village street scene. The design and appearance by virtue of the size, scale and massing is neither appropriate to, nor sympathetic with the character of the street scene and the surrounding residential area. The overall width of the garden at 8.4m would absolutely dominate and suggests the house would be much bigger in mass than the surrounding properties. Suggested this be

measured on site. As it has already been amended to an 'L' shape, it suggests the build too big for the plot.

- **Parking** - The garages are empty apart from one as they owner gave notice to quit 2 years ago, and had been fully occupied for 50 years. The former occupiers now have to park their vehicles on the road and back/side streets together with the other residents who have 2 or more cars. We refer you to Councillor Briggs comments on parking in this area. The applicant plans to narrow the road to 5.5m so parking would be more difficult on a narrow road.

Note that the applicant has submitted an amendment to the block plan 1:500 which now shows the previously angled right of way to the rear of the property as squared off to form an oblong plot. Permission to build on this plot has previously been denied on the grounds of access to the rear - this plan directly conflicts with the previous and historic use and cause access issues. Will this amendment be taken into account?

Response to comments raised

The revised block plan 1:500 was submitted to respond to the amendment to the alteration of the dwelling to an 'l shape' footprint. No alterations have been made to boundaries.

The other issues raised have been covered in the main officer report.

Item:05 Masjid - E - Bilal, 52 Bury Old Road, Prestwich, Manchester, M25 0ER
Application No. 60004

Temporary Siting (for 3 years) of 1 no. Portacabin for use as a Classroom and Alterations to Car Park Layout

Amended reason for condition No.1

Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.

Item:06 Dry Gap Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RX
Application No. 60021

Change of use of existing domestic stables to use as equestrian centre for able bodied people and individuals with autism and similar disabilities and creation of 3 no. new parking spaces

Publicity

One letter of support has been received from the occupiers of The Barn, Top O Th Lea Farm, Bury Old Road, which has raised the following issues:

- This would be a small equestrian centre which would suit certain types of people (both able bodied and those with autism or similar disabilities).
- The individuals concerned with the running of the centre have extensive knowledge of horses and riding.

- I can't see that the change of use would have any impact on the local area other than to enhance the lives of those people attending the centre.
- It's a brilliant idea.

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

Conditions

Condition 3 should be amended to read as follows:

3. The use of the stables and riding arena for commercial use hereby permitted shall be operated and managed and shall be personal to Miss Anne-Margaret Holt and shall be for a limited period, being the period during which the premises are occupied by Miss Anne-Margaret Holt.

Reason. To limit the commercial character of the proposed use in the interests of residential amenity and permission has only been granted given the particular circumstances of the applicant pursuant to policies of the Unitary Development Plan listed below:

Policy OL4/7 - Development Involving Horses

Policy EN7/2 - Noise Pollution.

Item:07 4 Moss Lane, Whitefield, Manchester, M45 6HG Application No. 60171

Two storey extension for office and storage

Nothing further to report.

**Item:08 Unit 1, Block 5, Albert Close, Whitefield, Manchester, M45 8EH
Application No. 60173**

First floor office extension

Publicity

Email received from occupants of No. 7 Naden Walk with sketch drawings showing their interpretation of the proposed extension and fire escape.

Comment received in support of the application from 14 Bowland Close reconfirming the height of the proposed extension, that the stairway relates to an emergency fire escape and that the works will improve the visual amenity of the area and will increase local employment.

These issues were considered within the main committee report.

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

**Item:09 Radcliffe Borough Associated Football Club, Colshaw Close East,
Radcliffe, Manchester, M26 3PE Application No. 60206**

Erection of clad steel framed structure over east terrace (lower goal)

Additional consultation.

Environmental Health (noise) - No objection.

Do not scale drawings. All dimensions to be used on site before proceeding with the work. All dimensions given in millimetres unless stated otherwise. All drawings to be read in conjunction with other consultation drawings and specifications.

revision: drawn: date:
 A: Revised following comments from planners: AEP: 09.11.15

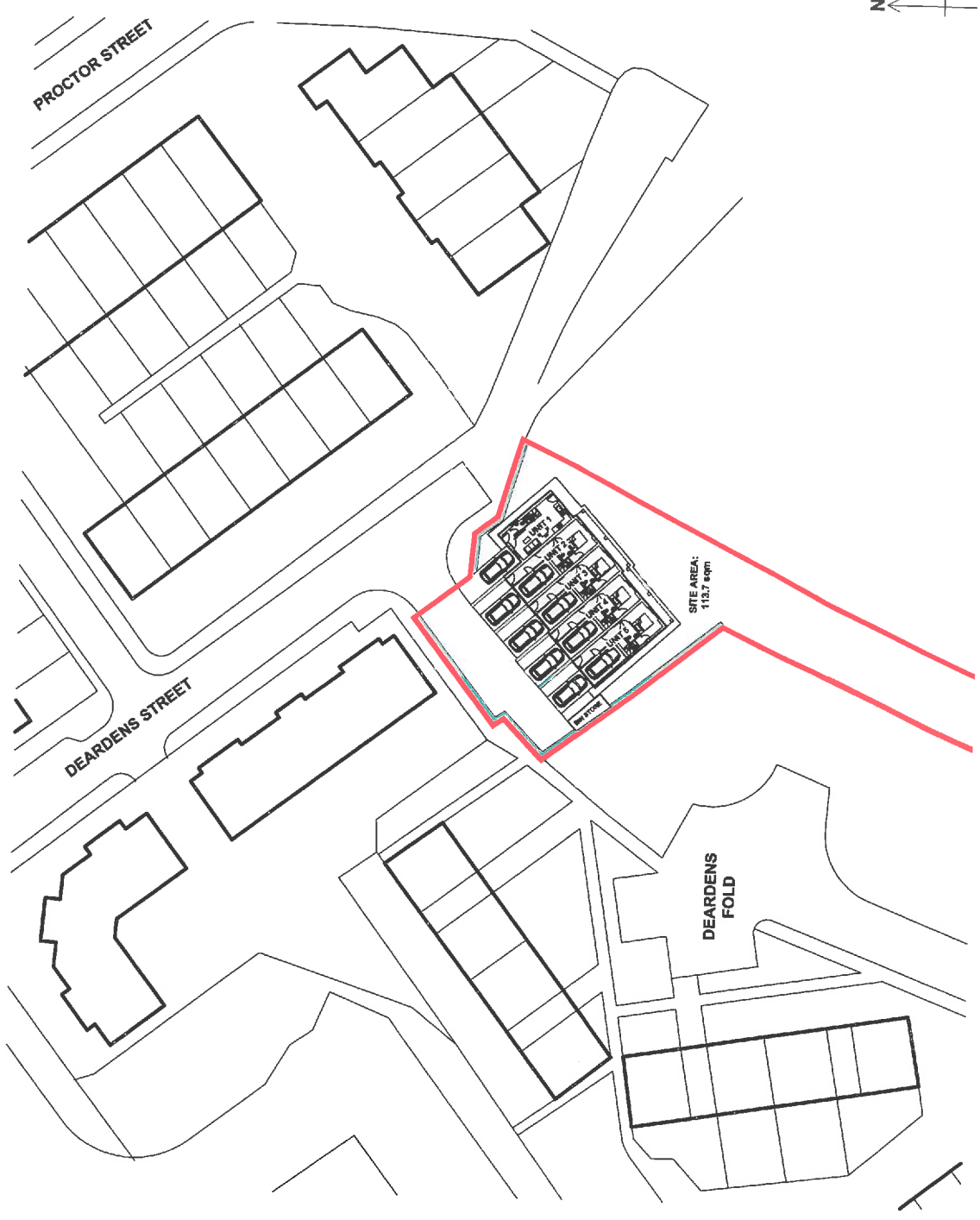
ITEM 1 54398

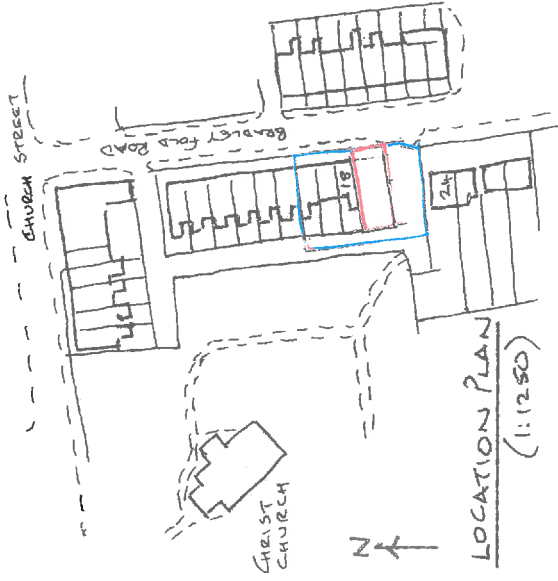
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 UNIT 2: 3 Bedroom Townhouse
 UNIT 3: 4 Bedroom Townhouse
 UNIT 4: 3 Bedroom Townhouse
 UNIT 5: 4 Bedroom Townhouse

PLANNING

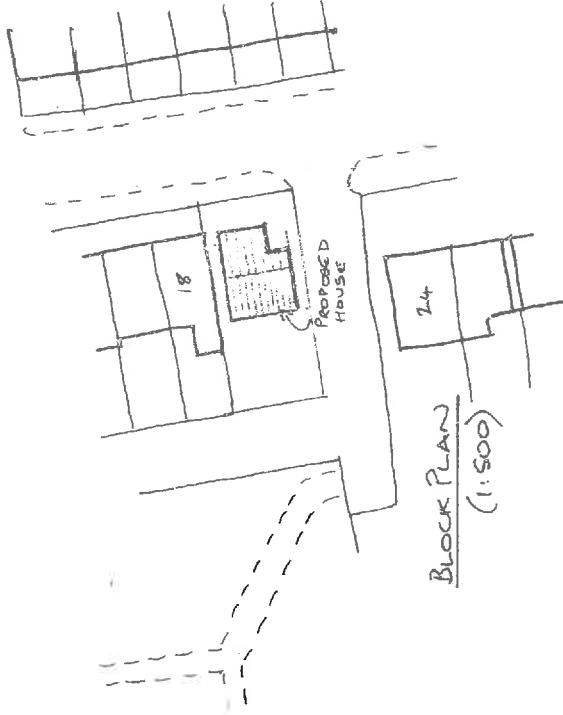
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 REVISION: A
 DRAWING NO: 003
 DRAWING TITLE: PROPOSED SITE PLAN
 SCALE: 1:500@A3
 DATE: 18.03.15
 DRAWN BY: AEP

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LOCATION PLAN
(1:1250)

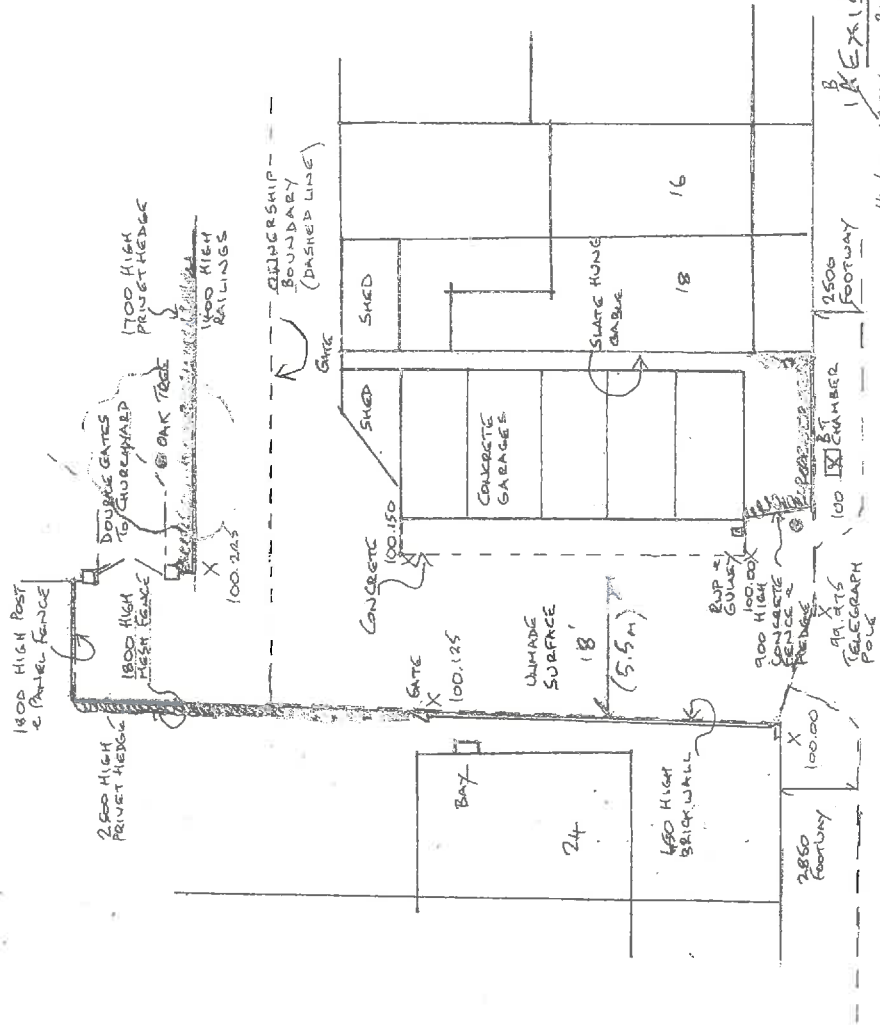


BLOCK PLAN
(1:1500)

16/2/18/01 KB

EXISTING SITE PLAN

14/07/2016
21/05/2016
08/04/2016
BLOCK PLAN AMENDED
LEVELS ADDED



SCALE 1:2000 A3

DETACHED DWELLING
LAND BETWEEN 18 & 24 BRADLEY FOLD ROAD, AINSWORTH