

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 December 2016

SUPPLEMENTARY INFORMATION

Item:01 Croft End Mill, Bolton Road North, Stubbins, Bury, BL0 0NA Application No. 60212

Demolition of existing buildings and erection of 11 no. dwellings with associated garages and parking (Roseendale BC) along with associated engineering works including the infilling of the filter beds (Bury Council)

Description

For the avoidance of doubt, the description of development has been split as follows:

Rosendale Borough Council - Demolition of existing buildings and erection of 11 no. dwellings with associated garages and parking

Bury Metropolitan Borough Council - Associated engineering works including the infilling of the filter beds and landscaping

An additional plan is attached to the Supplementary Report marking the land within Bury.

Planning history

Further amended plans have been received by Rosendale Borough Council. As such, the determination of the application has been deferred to the January meeting of the Development Control Committee.

Consultations

Drainage Section - No objections as the area within Bury is proposed for landscaping and easement purposes. However, informatives in relation to carrying out development in close proximity to the watercourses are relevant and as such approvals from the Environment Agency would be required under appropriate licence.

Rosendale Borough Council - A separate application is under consideration by the authority. No response has been made to this Council by Rosendale.

Minerals and Waste Planning Unit - No response received.

Issues and Analysis

Flood Risk - Additional information submitted as part of the overall proposals related to the finished floor levels of the proposed dwellings and as such, is not relevant to the proposed development elements within Bury.

Additional Paragraphs relating to Heritage - The boundary for the Chatterton and Strongstry Conservation Area is located on the opposite side of Bolton Road North. As such the site is not within a Conservation Area and the aspect of the development within Bury, subject to this application, is further separated from the Conservation Area by the main mill building. Neither the mill or any part of the site are listed. However, given the relationship of the site to a Conservation Area, the following paragraphs are relevant.

The proposed works (so far as they shall be within the Bury Local Planning Authority area) would relate to the infilling of the filter beds and the landscaping to the south of the brook, which would be located some distance from the boundary to the Conservation area with the mill building in between. The comment made by the representation that there are few remaining examples of such tanks/filter beds in the area must be considered. On assessment, the tanks do appear to have undertaken substantial alteration and indeed have concrete facings. As such, their historic relevance is much reduced and are not of significance in their current form.

As such, it is considered that in addition to the intervening features separating the Bury element from the Conservation area and the significant alterations that have taken place to the filter beds, there would be sufficient distance and separating features to ensure that the proposed development would not impact upon the said conservation area. Furthermore, as described above, the historic relevance of the filter beds are also greatly reduced in terms of heritage asset consideration. It is therefore considered that proposed development would preserve the character and appearance of the Conservation Area and would be in accordance with Section 12 of the NPPF. Rossendale Borough Council will (if applicable) carry out its own separate assessment, but this is not a matter for Bury Council.

Conditions

Therefore, condition 2 should be amended:

2. This decision relates to drawings numbered EH025/TOO, 102-1 C, 103, F06, 6054 01-02, P.673.16.02, P.673.16.03 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

The Supplementary contains the Red Edge Plan for the development relating to the Borough of Bury only.

Item:02 1A Nursery Road, Prestwich, Manchester, M25 3EW Application No. 60226

Demolition of existing bungalow and erection of new two storey dwelling

No additional Neighbour comments received.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to a construction traffic management plan, access alterations and turning facilities.

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

Conditions

Therefore, conditions 8 - 10 should be added in relation to a construction traffic management plan, access alterations and turning facilities.

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

- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials.
- 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 plan shall be adhered to throughout the demolition and construction periods 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 demolition/construction traffic generated by the proposed development on the residential roads and ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods, in the interests of highway safety and to ensure that the adopted highways are kept free of deposited material from the ground works operations 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.

9. The proposed vehicular access alterations indicated on approved plan reference DA15168.3.004 incorporating the construction of an additional footway crossing, widening of the existing driveway to form a parking area and partial removal of the front boundary garden wall, shall be implemented to an agreed specification prior to the dwelling hereby approved being occupied and shall thereafter be maintained.

Reason. To ensure good highway design and adequate off street car parking provision in the interests of road 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.

10. The turning facilities indicated on approved plan reference DA15168.3.004 shall be provided prior to the dwelling hereby approved being occupied and the areas used for the manoeuvring of vehicles 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 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:03 **Land adjacent to Warth Road, Bury, BL9 9NG Application No. 60424**
Residential development (Class C3) comprising 65 no. dwellings incorporating 4 no. four bed houses, 10 no. three bed houses, 21 no. two bed houses and 30 no. one bed apartments with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Warth Road

Recommendation is amended to read "Approved subject to the provisions of the Unilateral Undertaking signed and dated 9th December 2016".

Item:04 **258 Whalley Road and adjacent Land, Shuttleworth, Ramsbottom, Bury, BL0 0EF Application No. 60426**
Erection of 1 no. dwelling; First floor patio and garden to no. 258 Whalley Road

A revised plan showing the proposed elevations and sections is attached to the Supplementary Report.

Item:05 Cygnet Hospital, High Bank, Bury, BL8 2BS Application No. 60570

Part two storey and single storey 18 bed low secure accommodation with offices and associated facilities and two storey gatehouse together with internal access route, car parking and associated works following demolition of the existing Whitehouse and Gatehouse

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to a construction traffic management plan, access and car parking arrangements and measures to prevent mud from passing onto the highway.

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

Conditions

Therefore, conditions 9 - 11 should be added in relation to drainage, construction traffic management plan, access and car parking arrangements and measures to prevent mud from passing onto the highway.

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

- 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 of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials.

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. 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 demolition/construction traffic generated by the proposed development on the residential roads and ensure adequate off street car parking provision and materials storage arrangements for the duration of the demolition and construction periods, in the interests of highway safety and to ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to the following Policies of the Bury Unitary Development Plan: Policy CF1/1 - Location of New Community Facilities
Policy EN1/2 - Townscape and Built Development.

10. 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 CF1/1 - Location of New Community Facilities of the Bury Unitary Development Plan.

11. The revised access and car parking arrangements indicated on the approved plans shall be implemented/surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained available for use at all times

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:06 132 Walmersley Road, Bury, BL9 6DX Application No. 60636
Conversion of property into 4 no. apartments

Amendment to text.

The final sentence in the traffic section of the report refers to the previously refused application rather than the application being considered, which is deemed to be acceptable.

Item:07 Laburnum House, 1- 3 Wells Street, Bury, BL9 0TU Application No. 60654
Change of use of existing nursing/care home (Class C2) to an 11 bedroom house in multiple occupation (HMO) (Sui Generis)

See revised layout plan 724/2a showing entrance and exit to site swapped over.

Item:08 13 - 15 Ainsworth Road, Radcliffe, Manchester, M26 4DJ Application No. 60672

Change of use of ground floor vacant shop (A1) to hot food takeaway (A5)

Nothing further to report.

Item:09 Pennine Fold Mill, Bradley Lane, Radcliffe, Bolton, BL2 6RA Application No. 60685

Erection of entry porch at side entrance

Nothing further to report.

Item:10 Al Bosco, 2-4 Robin Road, Summerseat, Ramsbottom, Bury, BL9 5QP Application No. 60710

Erection of first floor balcony to front elevation

Nothing further to report

Item:11 Land between Geoffrey Street, Taylor Street & Brook Street, Bury, BL9 6DN Application No. 60717

Outline residential development of up to 26 units, 50% of which will be starter homes, details of access

Amendment to text

The report makes reference to Starter Homes discount applying for a period of 5 years. "There would be restrictions to ensure that the Starter Homes are not resold or let at their open market value for 5 years following the initial sale".

Whilst this was the original position, the exact period has not been confirmed as yet may well extend to 7 years. It would be more accurate to amend this text to state that:

"There would be restrictions to ensure that the Starter Homes are not resold or let at their open market value for a period to be defined by the Regulations'.

Item:12 Rear of plots 6 & 7, site of Units 1-4 Westgate Avenue, Ramsbottom, Bury, BL0 9SS Application No. 60736

Erection of garage to plots 6 & 7

Publicity

One letter has been received from the occupiers of 56 Longsight Road in response to the revised plans, which has raised the following issues:

- Original objection remains unchanged as the garage would create an unreasonable interruption of aspects from my garden and property.
- I suggested alternative roof designs that would alleviate the issue, but these have not been taken forward.
- I am able to check if there is an 8.5 metre distance between the rear of my house and a 0.92 metre separation between the garage and property boundary and they do not.

Response to objectors

The location of the proposed garage in relation to the existing dwellings would exceed the aspect standards in SPD6 and would be acceptable. If there is a dispute over the position of the boundary, this is not a material planning consideration.

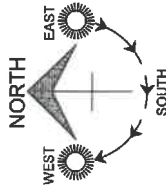
NOTE:
 • DO NOT SCALE FROM THIS DRAWING.
 • ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE EXECUTION OF WORK.
 • ANY DISCREPANCY TO BE FOUND TO EXIST BETWEEN DRAWINGS AND/OR DOCUMENTS IT SHOULD BE REPORTED TO THE TECHNICAL DEPARTMENT IMMEDIATELY.

SCHEDULE OF ACCOMMODATION

TYPE A	TYPE B	TYPE C	TYPE D	TOTAL
4 BED DETACHED HOUSE	1024	2	2	1028
WHITTINGTON	1800sqft	7	1170sqft	1917
MANSFIELD 2	1800sqft	2	3600sqft	5400
5 BED DETACHED HOUSE	1780sqft	2	3560sqft	7120
TOTAL				18117

SITE AREA: 1.11 Acres
 8.91 Units/Acre
 18118 Sqft
 1042 Suppliers

SITE DENSITY:
 TOTAL FOOTAGE
 SITE FOOTAGE



REV	DESCRIPTION	DATE	BY
C	ISSUE FOR TENDER PRELIMINARY BOUNDARIES TO PLOT 1 & 11 AMENDED.	16.03.18	JSM
B	BOUNDARIES TO PLOT 1 & 11 AMENDED.	22.03.18	JSM
A	PLOTS 1 & 11 AMENDED.	16.03.18	JSM



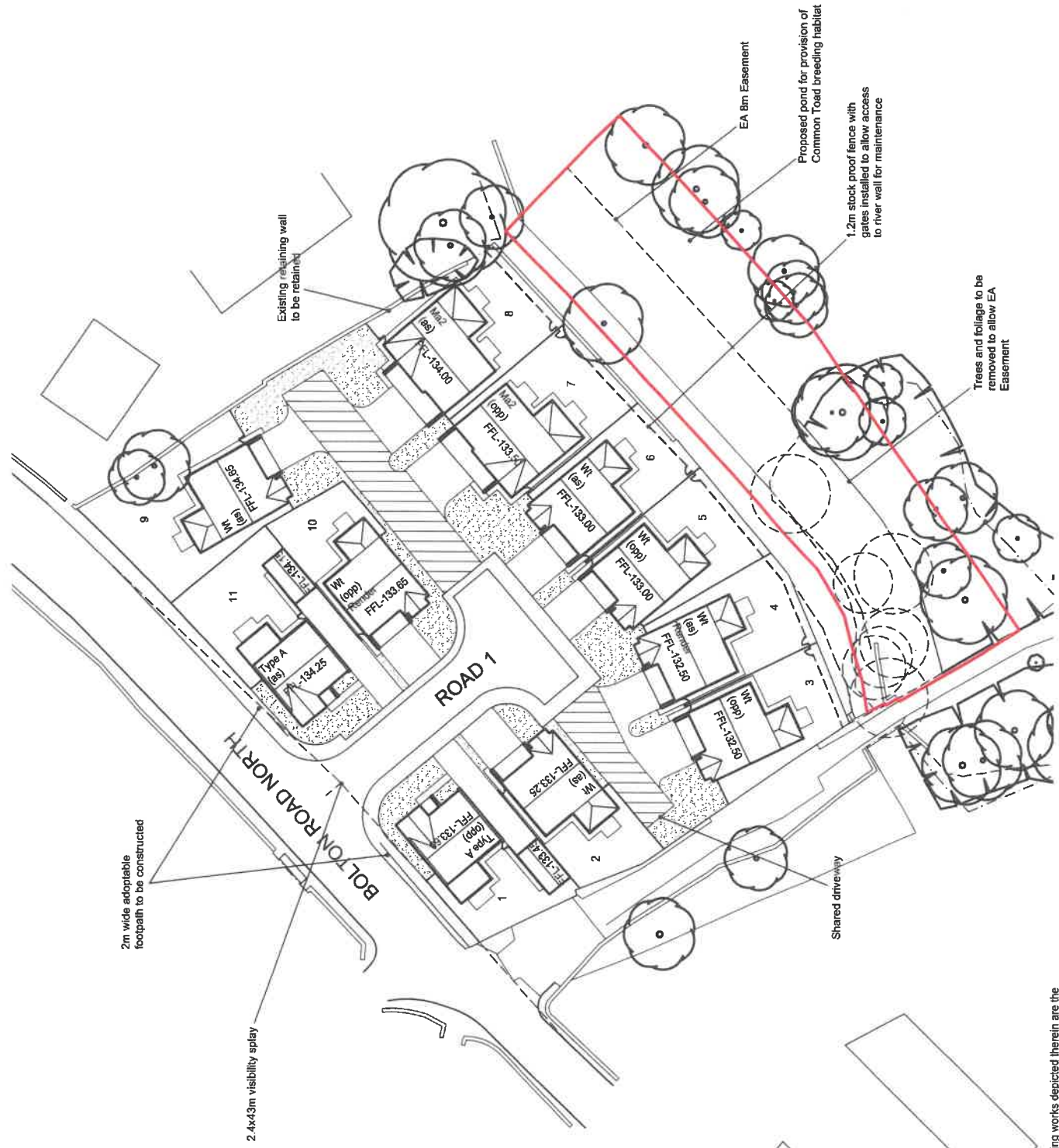
PROJECT
 CROFT END MILL,
 BOLTON ROAD NORTH,
 STUBBINS

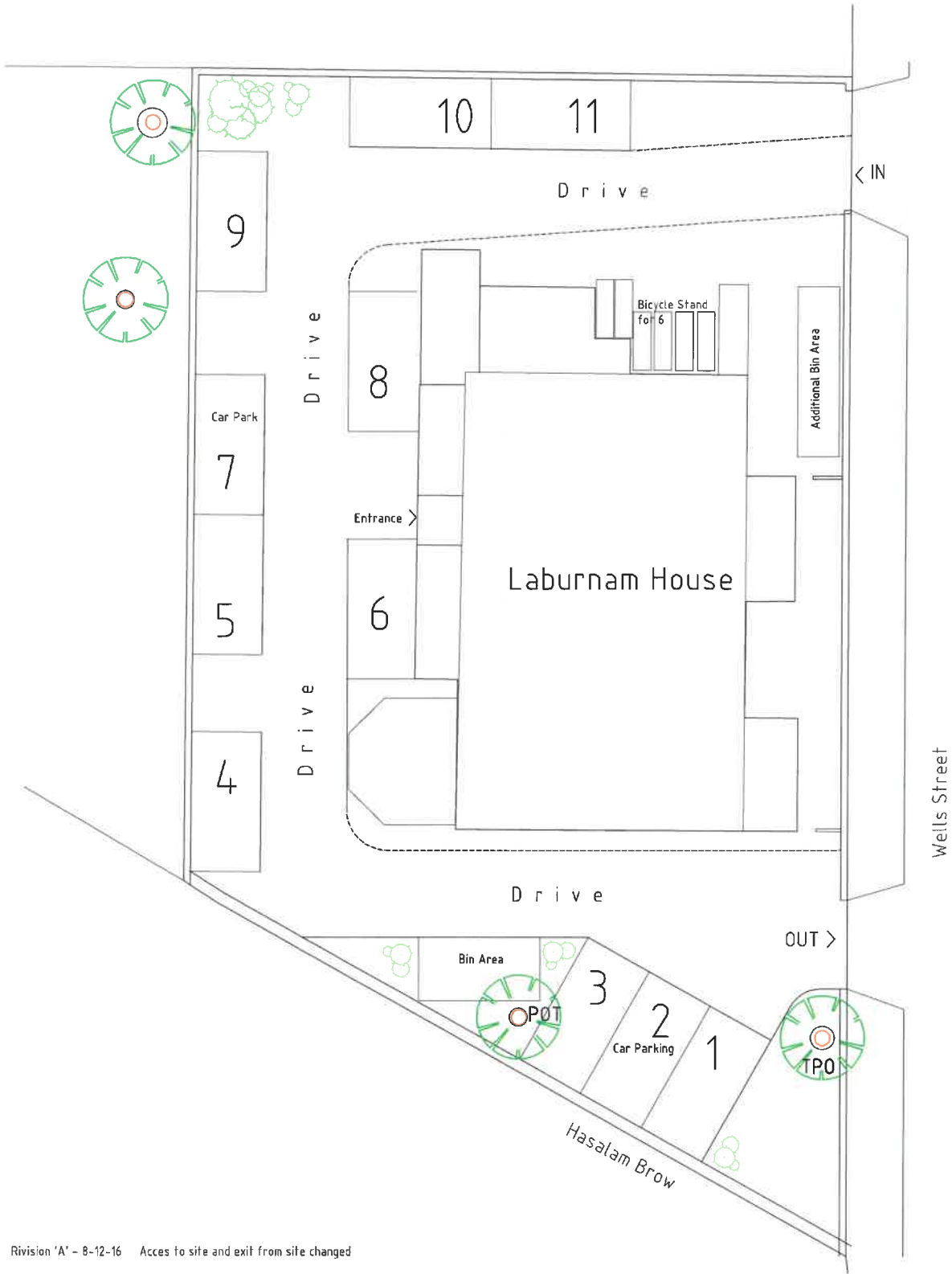
DRAWING TITLE
 PLANNING LAYOUT
 BURY MBC
 APPLICATION BOUNDARY

JOB NUMBER	REV
012	C

DRAWING NUMBER	SCALE
1024	1:500

DRAWN	CHECKED
JSM	





Revision 'A' - 8-12-16 Access to site and exit from site changed

Proposed Change of use from Care Home to HMO,
 1-3 (Laburnham House),
 Wells Street, Bury BL9 0TU
 For Dr. Lal Khan

Amar Egan Associates
 Chartered architects
 42 Woodhall Avenue, Whitefield
 Manchester M45 7 QF Tel:- 0161 766 8754

Site Layout Plans	Scale :- 1:200,	Project No.
Date :- 25/10/16		724/2a