

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 January 2017

SUPPLEMENTARY INFORMATION

**Item:01 Texaco Petrol Station, Bury Old Road, Prestwich, Manchester, M25 0EY
Application No. 60045**

Demolition of existing structures and erection of 2 retail (A1) units and synagogue with associated car parking, landscaping and access arrangement

Consultations

Traffic Section - Recommend refusal as the car parking provision would be inadequate and the proposed servicing is inadequate.

A summary of the parking issues has been provided by the agent and is available on the e-planning pages of the website. The issues raised will be addressed in turn.

1.0 Introduction - An application (56526) for a retail development was submitted in 2013 and was approved in October 2013. No pre-commencement conditions have been discharged and the development has not commenced. As such, this consent has now lapsed.

2.0 The current site at Park View Road has a floorspace of 250 square metres and there are no function rooms.

5.0 Pre application discussions.

Following the withdrawal of the first application, a meeting was held with the relevant officers of the Council, the agent and applicant in January 2016. However, no assurances were given that the application would be supported. But a series of mitigation measures were put forward that must form part of any subsequent planning application. A residents parking scheme was proposed and it was acknowledged that this may resolve some issues. However, it was made clear that additional land would be required for parking and more information on how the synagogue would operate along with current and proposed congregation attendance would be required.

6.0 Other queries

Q1 The Transport Report states that the car and cycle parking provision is for the retail units only and compares the journeys for retail use only. The trip rates for the synagogue use are not provided as the use of the motor car on the Sabbath is not permitted for religious reasons and the weekday prayer services take place outside of the peak hour periods.

Q3 The statement confirms that no weddings or functions are held at the existing site. However, it should be noted that there is no function facility at the existing site, but the proposed development includes a function room and kitchen of 92 square metres. As such, it is unclear as to whether functions would take place at the proposed site.

Q4 - It is unclear as to what impact the proposed retail units would have upon a function at the synagogue. If there is a strong degree of certainty that there will be no need for facilities for weddings and other events in the future, it is unclear why a function room has been included on the proposed floor plans.

Q5 - A personal permission should only be used in exceptional circumstances and would need to comply with the six tests for a planning condition. In addition, the use of a personal permission would not overcome the issue of parking provision and additional parking spaces should be provided.

Q6 - The recent permission granted for the redevelopment at Salford City Football Club was subject to a number of conditions, which ensured that the applicant would need to assess the traffic levels and undertake mitigation measures as the attendances at the stadium increased. As such, appropriate measures were put into place to ensure that the proposed development would not impact upon the neighbouring residents. No sensible comparison could be made between a football stadium and a synagogue. Any conditions would need to be commensurate to the scale of the development.

Q7 - The previous application for retail units was approved and the level of parking provision was considered to be acceptable in that instance. However, the proposed development includes a synagogue of 500 square metres and the level of parking provision proposed would not be acceptable considering cumulative impacts.

Q8 - SPD11 states that the maximum parking standards for the two uses (retail and place of worship) would equate to 83 spaces. The proposed development would provide 15 spaces for 3 separate planning units.

A rationale for a reduction in the number of spaces for the synagogue has been provided for the days of the Sabbath and on Jewish festivals, but not for the remainder of the week or other times. As such, the proposed level of parking would not be sufficient for the level of development proposed, which would lead to parking taking place on the adjacent streets. This in turn would have an adverse impact upon the safe and efficient operation of the highway network.

7.0 The application was received by the Council in April 2016. However, the information required to validate the application was not received until June 2016.

8.0 The comments and objections received are summarised in the main report and have been taken into consideration.

Item:02 Unit 5, Croft Lane Industrial Estate, Croft Lane, Bury, BL9 8QG

Application No. 60527

Change of use from light industrial (Class B1) and general industrial (Class B2) to personal training studio (Class D2)

Nothing further to report.

Item:03 Prestwich Heys A.F.C, Adie Moran Park, Sandgate Road, Whitefield, Manchester, M45 6WG Application No. 60567

Variation of conditions 4, 6 & 11 of planning permission 59412

Publicity

1 letter from the occupiers of 42 St Josephs Avenue has been received, which has raised the following issues:

- Planning permission was agreed to **subject to** the conditions. Now an application has been received to vary the conditions.
- The conditions were enforced in that Prestwich heys would carry out the work which they agreed to do for the upkeep of the area and residents, and in doing so, were granted planning permission.
- We feel that the original conditions should be enforced.
- Concerned that an application can be varied at a later date to the applicant's

advantage.

The objector has been notified about the Planning Control Committee meeting.

Item:04 29 Bolton Road, Bury, BL8 2AB Application No. 60688
Change of use from A1 (retail) to A5 (hot food takeaway) with addition of flue to rear elevation

All respondents have been informed of the Planning Control Committee meeting.
Nothing further to report.

Item:05 Former Ramsbottom Police Station, Bridge Street, Ramsbottom, Bury, BL0 9AB Application No. 60708
Demolition of former police station and erection of building to include 2 no. shop units with 8 no. apartments above

Publicity

1 letter has been received from the occupiers of 7 Garden Street, which has raised the following issues:

- Has the building been assessed for asbestos?
- If so, it is being removed professionally?

The objector has already been notified of the Planning Control Committee meeting previously.

The issue of asbestos would be dealt with under other legislation and would not be a material planning consideration.

Item:06 Hatfields, Manchester Road, Bury, BL9 9XX Application No. 60732
Demolition of showroom section of existing facility and erection of new showroom, refurbishment and extension of workshop to include new MOT and valet bays and amendments to site parking and display layouts.

Nothing further to report.

Item:07 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF Application No. 60784
Change of use of stable to dwelling with single storey extension

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to turning facilities and car parking.

The revised site plan is attached to this report.

Conditions

Therefore, condition 2 should be amended to include the revised plan and conditions 9 and 10 should be added in relation to turning facilities and car parking:

2. This decision relates to drawings numbered 16/262/01, 16/262/02, 16/262/03,

16/262/04 A 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.

9. The turning facilities indicated on approved plan reference 16/262/04 Revision A shall be provided prior to the use hereby approved commencing 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 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. The car parking indicated on approved plan reference 16/262/04 Revision A shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained 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:08 **Land at Bolton Street/Holly Bank Street, Radcliffe, Manchester, M26 3SS**
Application No. 60810
Erection of 9 no. garages

All respondents have been informed of the Planning Control Committee meeting.
Nothing further to report.

Item:09 **7 Fairfax Road, Prestwich, Manchester, M25 1AS** **Application No. 60836**
Change of use from Citizens Advice Bureau (Class A2) to wine bar (Class A4) and alterations to front/rear elevations

Revised plan - Revised layout plan LU054- P04/A has been submitted indicating an enlarged area for bin storage at the rear and reduction of one parking space.

Additional Condition - Related to the revised bin store area, the following condition is recommended.

The bin storage area indicated on the revised plan LU054- P04/A shall be maintained for this purpose and for no other use.

Reason. In order to maintain effective refuse storage pursuant to UDP Policy S2/6 Food and Drink

Item:10 **Land adjacent to 12 Est Bank Road, Ramsbottom, Bury, BL0 9RA**
Application No. 60878

Change of use of land for the extension of residential curtilage and erection of boundary fencing

Nothing further to report.

**Item:11 Land adjacent to 361 Bolton Road West, Ramsbottom, Bury, BL0 9QZ
Application No. 60879**

Change of use of land for the extension of residential curtilage and erection of boundary fencing

Nothing further to report.

Item:12 478 Bury Old Road, Prestwich, Manchester, M25 1NL Application No. 60929

Alterations to shop front, conversion from 1 no. unit to 2 no. units and change of use from retail (Class A1) to retail and hot food takeaway (Class A1 & A5) with flue at rear

Additional Condition.

Notwithstanding the details indicated on approved plan reference 00110 2/2, no development shall commence unless and until full details of the following have been submitted to and approved by the Local Planning Authority:

- Proposed alterations at the rear boundary incorporating a gate that does not open into the adjacent adopted highway, the limits of which to be clearly indicated on any revised submission;
- The provision of refuse collection facilities for both uses located within the rear yard area and thereafter maintained clear of the adopted highway.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority prior to the uses hereby approved commencing.

Reasons. To ensure good highway design in the interests of highway safety, compliance with the requirements of Section 153 of the Highways Act 1980 which prohibits the opening of doors, gates or bars outwards onto the street and to maintain the integrity and free passage of the adopted highway.

Item:13 Land adjacent to 32 Nuttall Street, Bury, BL9 7EW Application No. 60939
Erection of 1 no. attached dwelling

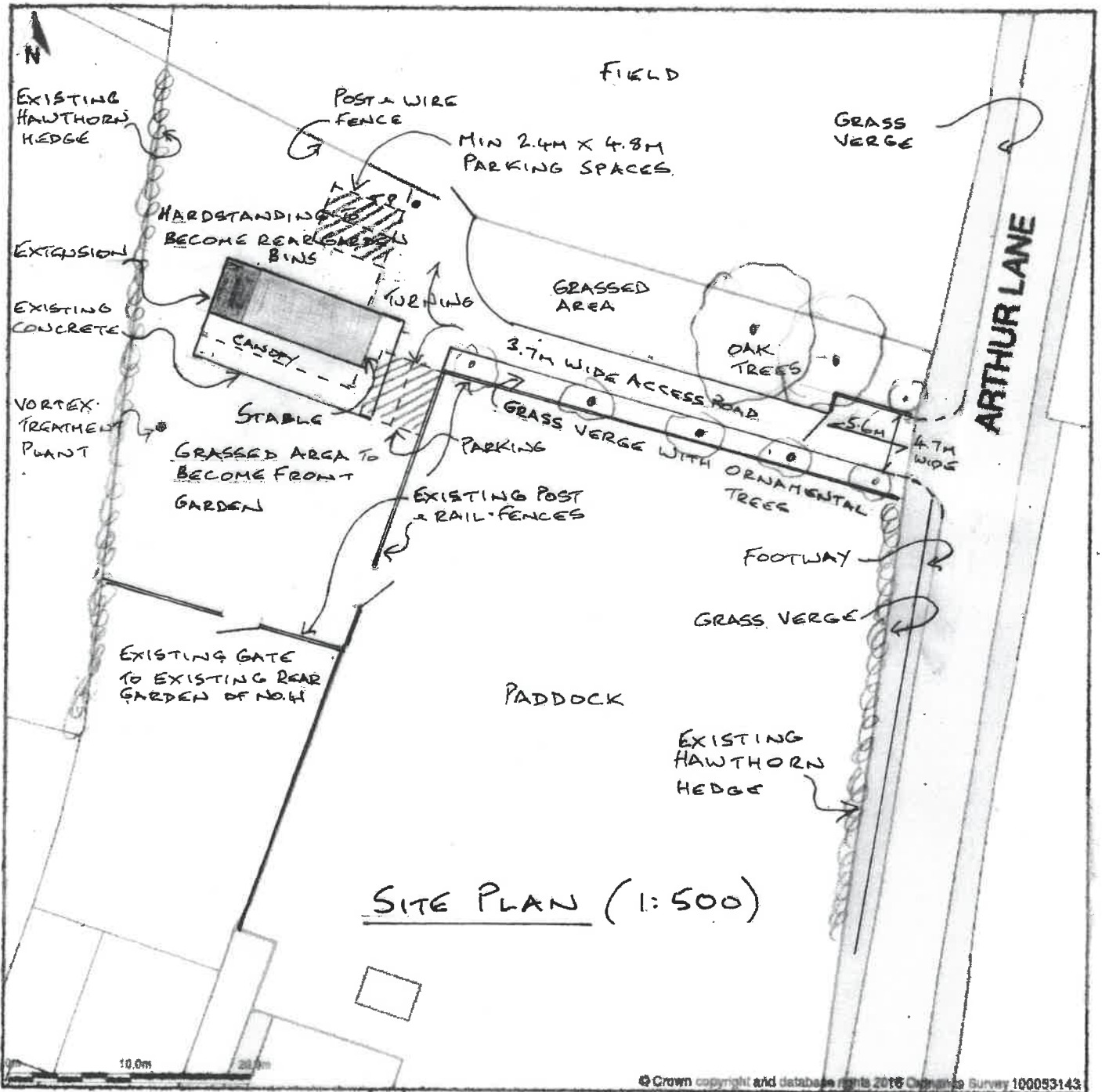
All respondents have been informed of the Planning Control Committee meeting.
Nothing further to report.

Item:14 Fairfield Primary School, Rochdale Old Road, Bury, BL9 7SD Application No. 60957

Classroom extension and covered corridor; Replacement parking spaces at front

All respondents have been informed of the Planning Control Committee meeting.
Nothing further to report.

41 Bury Old Road, Bolton, BL2 5PF



Block Plan shows area bounded by: 375790.34, 410323.71 375880.34, 410413.71 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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**CONVERSION OF STABLES TO DWELLING
REAR 41, BURY OLD ROAD, AINSWORTH BL2 5PF**

13/01/17 4 CAR PARKING SPACES ADDED
25/10/16

16/262/04A

60836
ITEM 9



LU054-P04A

Revisions

revision	date	comments
A	20.01.17	Bin store to be extended

Job Title

Change of Use from A2 to A4 and changes to frontage

Site Address

7 Fairfax Rd, Prestwich, M25 1AS

Drawing Title

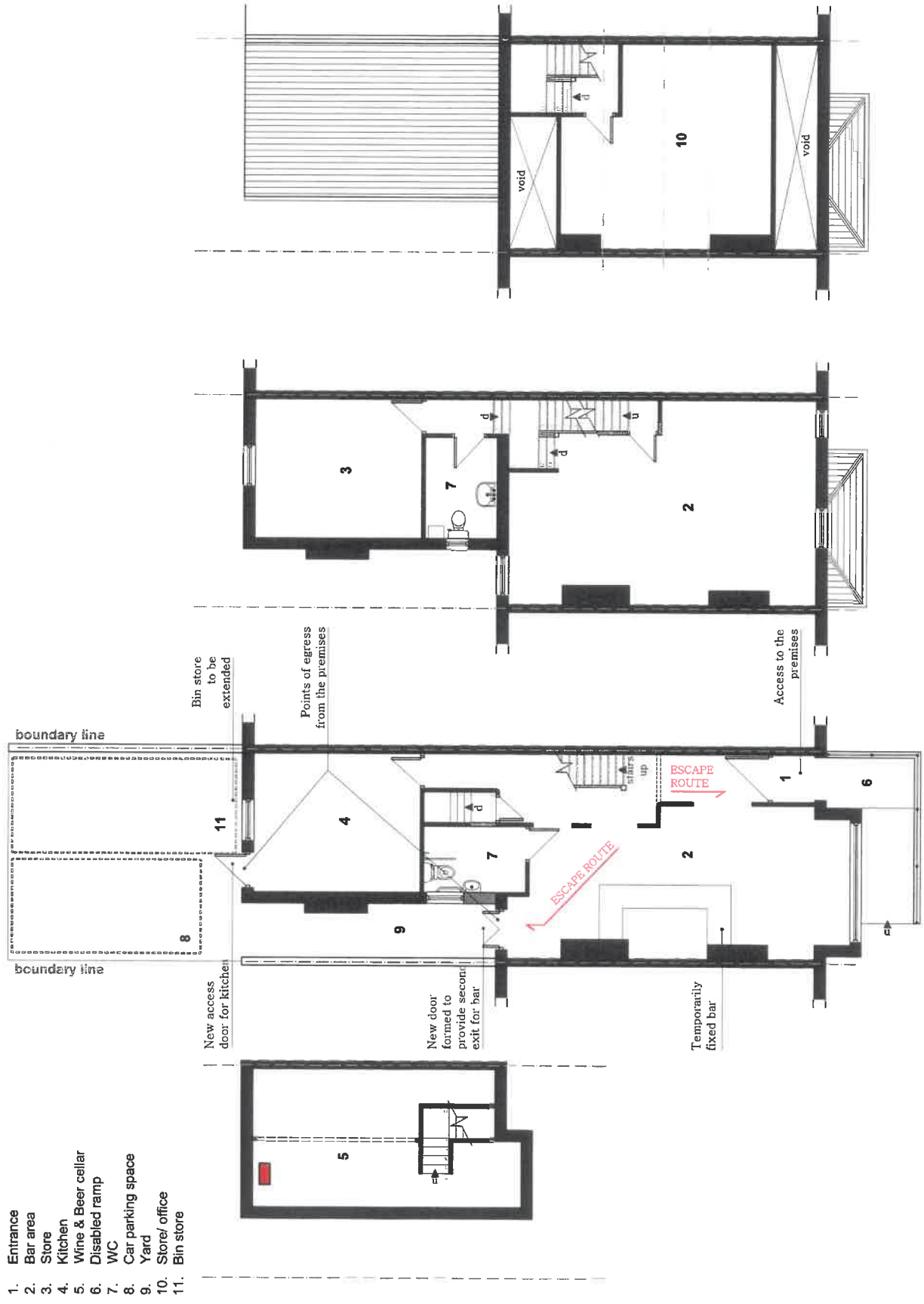
Proposed plans

Scale
1:100 @ A3

Date
07.11.16

Drawn
uf

A. Unit 4
Springbank Buildings
226 - 248 Every St
Nelson
BB9 7BS
T. 07804401574
E. info@lumitekton.com



Key

Mains Gas

- 1. Entrance
- 2. Bar area
- 3. Store
- 4. Kitchen
- 5. Wine & Beer cellar
- 6. Disabled ramp
- 7. WC
- 8. Car parking space
- 9. Yard
- 10. Store/ office
- 11. Bin store

Proposed second floor plan

Proposed first floor plan

Proposed ground floor plan

Proposed basement plan