

**BURY COUNCIL**  
**DEPARTMENT FOR RESOURCES AND REGULATION**  
**PLANNING SERVICES**

**PLANNING CONTROL COMMITTEE**

**28 February 2017**

**SUPPLEMENTARY INFORMATION**

**Item:01 Eton Hill Business Park, Eton Hill Road, Radcliffe, Manchester, M26 2US  
Application No. 60673**

Erection of 18 no. small industrial units for Class B1 (Business), Class B2 (general industry) and Class B8 (storage and distribution) with associated car parking and service yard

**Consultations**

**Drainage Section** - No objections, subject to the inclusion of conditions relating to drainage.

**Conditions**

Therefore, condition 16 should be added in relation to drainage:

16. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. 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. The final scheme should comply with the principles outlined in the approved Flood Risk Assessment.

Reason. To ensure a satisfactory means of drainage, promote sustainable development and to manage the risk of flooding and pollution pursuant to Policy EN5/1 - New Development and Flood Risk and Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

**Item:02 Victoria Mill, High Street, Walshaw, Bury, BL8 3FS Application No. 60762**

Proposed extension and conversion of existing mill to provide 13 no. 1 & 2 bedroom residential apartments with 16 no. car parking spaces and associated works

Nothing further to report

**Item:03 Site adjacent to 24 Bolton Road, Bury, BL8 2QR Application No. 60767  
Replacement of externally illuminated 48-sheet advertising display with  
48-sheet digital display**

Nothing further to report.

**Item:04 Land at side of 46 Merton Road, Prestwich, Manchester, M25 1PL  
Application No. 60812**

Demolition of existing garage and erection of new dwelling

**Publicity**

Additional objection letter received from No 25 Malvern Close with the following issues raised:

- The report description states the proposed dwelling would 'be designed in a

similar context to the adjacent houses and those on the row' - however the existing dwellings on Merton Road have a depth of 5.8m and the proposed dwelling has a depth of 8.2m at single and second storey - proposed dwelling would be out of scale;

- The house may follow the front building line but it is not in keeping at the rear;
- There would be no tree screening at the rear boundary as the trees have already been removed - grateful a landscaping scheme has been included as a condition - will this be along the boundary?
- Has the response from UU regarding proximity of their equipment been taken into consideration?
- Can a planning condition be included to prevent window type and size being changed post completion?
- Can the distance of the other window be increased from 19.3m to 20m as required?
- What is a difference in level defined as - No 25 Malvern is approx 1m above ground level - would this equate to requiring a further 3m of separation between properties?

In response to my objection letter of 13/2/17:

- The dwelling does not have a 2.4m single storey rear projection - this is at 1st floor and would not be permitted development;
- The proposal would not comply with aspect standards at 19.3m;
- Can it be confirmed the proximity of UU equipment would not have implications for a landscaping scheme;
- Do not believe the revised plans sufficiently reflect the objections made and the 2.4m projection at the rear should be removed from the scheme;
- The proposal would not comply with UDP Policy H2/6 - No 25 Malvern Close would lose privacy and be directly overlooked and would damage the enjoyment of occupants of No 25.

### **Response to objector**

- Whilst the proposed dwelling would have a larger footprint at ground floor and extend further back than other properties on the row, permitted development rights would enable other properties to similarly extend at ground floor at the rear without the need for planning permission.
- The 1st floor rear projection of the proposed dwelling would not be of such a scale and massing to be considered out of character with the proposed dwelling, nor would it have a detrimental impact on No 25 Malvern Close in terms of proximity and overlooking given the separation distances and the oblique relationships of the two properties.
- The applicant has been informed of the response from UU which identifies that a public sewer crosses the site and permission would not be granted by UU to build over or within 3m of the centreline. This would be a matter for the applicant to address directly with UU with regards to location of servicing equipment on the site.
- The trees which have been removed were not protected and could be removed by the landowner at any time without the need for a planning consent. The landscaping scheme required by the condition would need to meet the approval of the Local Planning Authority prior to the commencement of development.
- The levels difference between the two properties would not necessitate or require an increase in separation distances between the proposed dwelling and No 25 Malvern Close. As stated in the main body of the report, the relationship between the two properties is considered to be acceptable due to separation distances and the positioning of the new build.
- The objections stated above have been covered in the main report.

**Item:05 Bast House Farm Barns, Manchester Road, Ramsbottom, Bury, BL9 5LZ**  
**Application No. 60870**

Conversion of two redundant agricultural outbuildings to create 6 no. dwellings

**Consulation.**

**Traffic** - No objection subject to conditions.

**Impact on Listed Building** - The proposal, albeit in the form of the conversion, would help preserve the existing barn complex within its traditional setting. In doing so it would also help to preserve and enhance the historic setting of the listed building located immediately to the west. Allowing the building complex to fall into further dereliction with possible demolition, would leave the listed farmhouse in a more incongruous situation. As such the proposal would preserve and enhance the character and setting of the listed building and comply with UDP Policies EN2/3 Listed Buildings.

**Additional conditions**

15. Unless the section of Public Footpath No. 229 Ramsbottom, located within the application site, is first diverted, details of an alternative location for the parking spaces which obstruct its line shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The parking spaces should be provided prior to the first occupation of the dwellings and subsequently retained.

Reason. To ensure that the Public Right of Way that crosses the site is adequately accommodated pursuant to UDP Policy RT3/3 Access to the Countryside.

17. The turning facilities indicated on the approved plans shall be provided before the development is first occupied and the areas used for the manoeuvring of vehicles shall be subsequently maintained free of obstruction at all times.

Reason. In the interests of highway safety pursuant to the NPPF and UDP Policy H2/2 The Layout of New Residential Development.

18. In the event that the section of Public Footpath No. 229 Ramsbottom, located within the application site, is to be diverted, no development shall commence unless and until full details of following have been submitted to and approved by the Local Planning Authority:

- the provision of a gate at the interface between the existing access track with the open field/diverted route of the Public Right of Way;
- details of materials and construction specifications for the diverted footpath and any fencing;

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied/ Public Footpath No. 229 Ramsbottom is diverted.

Reason. To ensure that the Public Right of Way that crosses the site is adequately accommodated pursuant to UDP Policy RT3/3 Access to the Countryside.

19. 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:

- proposals to install residential sprinkler systems to BS 9251:2005 or equivalent standard, or other measures as required by the Greater Manchester Fire and Rescue Service to overcome the site's emergency access deficiencies;

The details subsequently approved shall be implemented before the dwelling is first

occupied.

Reason. No details have been submitted and in the interests of fire safety pursuant to The NPPF and UDP Policy OL1/4 Conversion and re-use of Buildings in the Green Belt and H2/2 The Layout of New Residential Development.

**Item:06 Land at Bank Street, Whitefield, Manchester, M45 7JF Application No. 60901**

Demolition of existing buildings and erection of two storey office (Class B1) building and associated car parking, hard and soft landscaping works and associated works

Nothing further to report

**Item:07 Side of 10 Scotland Place, Ramsbottom, Bury, BL0 9BD Application No. 60974**

Erection of 1 no. attached dwelling

Nothing further to report.

**Item:08 Land to the rear of Sandy Lane, Prestwich, Manchester, M25 9PS Application No. 60997**

Demolition of existing garages and erection of 2 no. semi detached houses

**Conditions.**

UDP Policy reasons added to conditions 5 to 9 - HT2 Highway Network and H2/2 The Layout of New Residential Development.

**Item:09 45 Bury Old Road, Prestwich, Manchester, M25 0EY Application No. 61022**

Extension and change of use to existing dwelling to form a mixed use comprising first floor self contained flat (Class C3) with post graduate study centre on ground floor (Class D1); Formation of new vehicular access from Kings Road.

**Further Information.**

Further information has been submitted:

A list of the Kolliel member's addresses has been supplied 23 of the 31 members have an M25 (Prestwich area) postcode. The remaining 8 have an M7 (Broughton, Kersal areas) postcode.

Supplementary Parking Document 11 - Parking Standards in Bury indicate a maximum of 1 parking space per 2 full time staff for a D1 Higher Education Use.

**Consultations**

**Environmental Health (Noise Pollution).** In the absence of detailed information as to what constitutes 'Rabbinic study', assurances should be sought as to the nature of the proposed studies, and any consent which may be given, be conditioned such that more noisy group activities (eg.singing/chanting/stamping) are not permitted.

**Traffic comments** - No objection subject to the following conditions:

8. The development hereby approved shall not be brought into use unless and until the vehicular access alterations indicated on approved plan reference M2258 11

Revision C, incorporating the formation of the proposed footway crossing off Kings Road and reinstatement of the redundant footway crossing to adjacent footway levels at the junction with Bury Old Road, have been implemented to an agreed specification and to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to UDP Policy HT2 Highway Network.

9. The turning facilities within the proposed car parking area indicated on approved plan reference M2258 11 Revision C 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 UDP Policy HT2/4 Car Parking and New Development.

10. The car and cycle parking indicated on approved plan reference M2258 11 Revision C shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to UDP Policy HT2/4 Car Parking and New Development.

11. The proposed boundary railings shall be powder coated black.

Reason. In the interests of visual amenity pursuant to UDP Policy EN1/2 Townscape and Built Design.

**Item:10 57 Parr Lane, Bury, BL9 8JR Application No. 61048**  
Second floor extension to form three storey building

#### **Consultation**

**Traffic Team** - No objection subject to the following condition.

5. No development shall commence unless and until full details of the following have been submitted to and agreed in writing by the Local Planning Authority:

- a method statement to cover all works/activities abutting the unadopted footway on Parr Lane, including the provision, where necessary, of temporary pedestrian facilities/protection measures;
- parking on site or on land within the applicant's control of operatives' vehicles together with storage on site of construction materials.

The details subsequently approved shall be implemented to an agreed programme with the measures retained and facilities used for the intended purpose for the duration of the construction period.

Reasons. To secure the satisfactory development of the site in terms of pedestrian safety 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 H2 Highway Network.