

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES



PLANNING CONTROL COMMITTEE

23 May 2017

SUPPLEMENTARY INFORMATION

Item:01 77 Bury Road, Radcliffe, Manchester, M26 2UT Application No. 59984
Outline - Demolition of existing care home and erection of 13 no. dwellings

Consultations

Coal Authority - Require further information in relation to the exact location of the mine entry and the zone of influence and a remedial strategy detailing what, if any, measures are required to ensure the safety and stability of the development.

The application is **deferred to the June committee meeting** to allow the applicant to submit the information requested by the Coal Authority.

Item:02 Texaco Petrol Station, Bury Old Road, Prestwich, Manchester, M25 0EY
Application No. 60045
Demolition of existing structures and erection of an retail (A1) unit and synagogue with associated car parking, landscaping and access arrangement

Conditions

Condition 3 should be amended to allow demolition works to take place, condition 11 should be amended to reflect the correct opening hours and conditions 14 - 17 should be added in relation to access alterations, turning facilities, car parking and a construction traffic management plan.

3. No development, excluding demolition, shall commence unless details/samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

11. The place of worship hereby permitted shall only be occupied and available for use between the following times:

06.30 - 09.00 and 18.30 - 22.30 - Monday to Friday and Sunday

06.30 to 22.30 on Saturdays

Reason. To ensure there would be no conflict of uses and to secure maximum parking provision is available pursuant to the following Policies of the Bury Unitary Development Plan and SPD11 - Parking Standards in Bury:

Policy H2/4 - Car Parking and New Development

Policy CF1/1 - Location of New Community Facilities

14. The development hereby approved shall not be brought into use unless and until the access alterations and associated footway works indicated on plan references 1240_100 Rev P1 & 099-01/GA-01 Rev B as part of application 56526, incorporating the demarcation of the limits of the adopted highway to be agreed on site, have been implemented.

Reason. To ensure good highway design in the interests of road safety and to maintain the integrity of the adopted highway pursuant to Policy S2/1 - All New Retail Proposals - Assessment Criteria of the Bury Unitary Development Plan.

15. The turning facilities indicated on approved plan reference DA14079.003.4 shall be provided before the development is brought into use and the area used for the

manoeuvring of delivery 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 Policy S2/1 - All new Retail Proposals - Assessment Criteria of the Bury Unitary Development Plan.

16. The car parking indicated on approved plan reference DA14079.003.4 shall be surfaced, demarcated and made available for use 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 Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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

- Access route for demolition/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 demolition/construction vehicles together with storage on site of demolition/construction materials.

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

Item:03 Land at Shaw Street/Gladstone Street, Bury, BL9 7QD Application No.

61163

Erection of 3 no. dwellings

Nothing further to report.

Item:04 Sheep Hey Farm House, Leaches Road, Shuttleworth, Ramsbottom, Bury, BL0 0ND Application No. 61223

Retention of shed to store hay, feed and associated equipment; retention of boundary fencing

Nothing further to report.

Item:05 Land at 4 Mile Lane, Bury, BL8 2DS Application No. 61286
Erection of 1 no. dwelling at side

Publicity

Further objection received from No 12 Turton Close with the following issues:

- Photographs submitted of the front of the site and the adjacent properties to show that the footprint of the proposed dwelling could be moved forward to give a more uniform look on the street scene and in relation to the adjacent houses which would reduce impact on my privacy, whilst still maintaining ample parking area;
- The proposed style of house on an already elevated plot would effect my amenities and overlook my private living spaces along with my garden and patio area, and does not fit in with the surrounding homes or landscape; at more than twice the height the objections raised are more robust;
- The previously approved scheme in 2004 (outline consent for 1 dwelling) suggested a bungalow or a 2 storey house forward to the front of the plot and further across towards No 2 Mile lane to form a natural building line;
- Not totally against the construction of a further house but ask the final build does not come passed the original building line of No 4 - ie move forward and off set at the rear - would certainly improve the frontage leaving ample parking as well as giving a more uniform look;
- Ask that the dormer be declined in favour of velux type roof lights or side windows;
- Making the house a 2 storey or a bungalow is a better idea;
- Mile Lane is a prestigious road with houses that are not packed in - they are spaces apart and protect the roominess feel that Seddons farm is recognised for;
- Would be better seen if Committee did a site visit.

Response to objection

- The siting of the proposed dwelling in relation to the surrounding properties would comply with the Council's aspect standards and separation distances in SPD6.
- Whilst the dwelling would essentially be 3 storey, to include a dormer window, and incorporate some unique design features, there are a mix of housetypes of varying design in the locality and as such it is considered that the proposed dwelling would not be of detriment to the character of the streetscene.

Item:06 130 Bury New Road, Prestwich, Manchester, M25 0AA Application No. 61296

Two storey side extension to provide additional retail space (Class A1) at ground floor level and office space (Class B1a) at first floor level with associated car park alterations and landscaping works

Revised/ Additional conditions (Traffic)

Revised condition (No.4)

The replacement car parking indicated on approved plan reference 4772-01-07/A, incorporating revised vehicular and pedestrian access arrangements from the unadopted access road, 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.

Additional Condition

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:

- 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 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 Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

Item:07 Site of former police station, Bridge Street, Ramsbottom, Bury, BL0 9AB
Application No. 61299

Creation of car park for temporary period of 3 years

Consultations

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

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

Conditions

Therefore, condition 4 should be amended and condition 5 to 8 should be added in relation to access alterations, bollards, turning facilities, car parking, surface water drainage and the temporary consent.

4. The car parking indicated on approved plan reference C-0332-02 Revision B shall be surfaced and demarcated and made available for use prior to the use 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.

5. The development hereby approved shall not be brought into use unless and until the access alterations, bollards set back from the adopted highway and measures to prevent vehicle encroachment at the back of the footway on Bridge Street indicated on approved plan reference C-0332-02 Revision B have been implemented.

Reason. To ensure good highway design in the interests of road and pedestrian safety and to maintain the integrity of the adopted highway pursuant to Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

6. The turning facilities within the car park indicated on approved plan reference C-0332-02 Revision B shall be provided before the development is brought into use 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 Policy EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

7. 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 and no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

8. 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:08 60 Bolton Street, Bury, BL9 0LL Application No. 61300

Change of use from solicitors office (Class A2) to private hire taxi booking office (Sui Generis)

Additional representations

Further objection received from resident at 25 Pheonix Street, Bury.

Two letters of support have been received from Harringtons Advisory Ltd, Inwood House, 5 Castlecroft Road and a resident at 1 Castlecroft Mews. Both express the view that the private hire business would provide a useful service to the public.

Item:09 17 Beverley Close, Whitefield, Manchester, M45 8BB Application No. 61320

Single storey rear extension

Nothing further to report

Item:10 Land adjacent to 23 Meadway, Bury, BL9 9TY Application No. 61369
Outline application for 2 no. detached dwellings with detached double garages with details of access.

Publicity

Objection received from No 19 Meadway with the following comment:

- Due to the fact that the applicant does not own the whole piece of land, if any dwellings are built for resale, the properties would not be mortgagable due to the lack of land registry details

Land ownership and future occupation/ownership of the dwellings would be private matter between the interested parties.