

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 June 2017

SUPPLEMENTARY INFORMATION

Item:01 Land at 4 Mile Lane, Bury, BL8 2DS Application No. 61286
Erection of 1 no. dwelling at side

Publicity

1 letter has been received from the occupiers of No 2 Mile Lane, which has raised the following issues:

- Concerned as the proposed new build will take the daylight from our property being a single storey bungalow.
- The proposed dwelling would be a three storey dwelling and would be in an elevated position.
- The proposed dwelling would tower over our property.

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

Further letters of objection received from No 12 Turton Close. Aerial photographs also submitted to show an overview picture to show the openness of the Seddons farm estate and photograph submitted to show location of a manhole cover to drainage facilities which seems close to the site.

Issues raised by the objector are summarised as:

- Note the amendments which have been made to the proposals, with some measurements not recorded;
- Again I ask - the house be moved forward, remove dormer and replace with velux only, and do not understand why this is a problem; or reduced to 2 storey or a bungalow type;
- My amenity rights are just as viable as others;
- The applicant purchased the property with a permission in place and let it expire;
- Not totally against the build but the plot is still in the same spacious estate and should be considered;
- If drainage needs to be diverted, it has been agreed but to be supervised by the water authority.

Letter received from Councillor Walker (Church ward) with the following comments:

- The new development would overlook three homes to the rear in Turton Close and physically close to two of the houses;
- The new house would be 2m higher than No 12 Turton Close and overlook the property, and with the border trees removed by the applicant would impact on the privacy of the occupier;
- Should consider whether the density of housing is already sufficient;
- The site visit will demonstrate the close proximity of Nos 12 and 14 Turton Close;
- The location of the drainage system should be considered around No 4 Mile lane as it would be close to the new build, and the effects of past coal mining investigated.

Response to objectors

- The issues regarding the proximity of the new build and impact on residential amenity have been covered in the Officer Report. Aspect standards and separation distances would be satisfied and comply with the Council's policy guidance;
- The Coal Mining Authority have been consulted and raise no objection subject to a condition to carry out remedial measures;
- It is the applicant's responsibility to contact United Utilities regarding the location of the drainage system;

- All other issues have been covered in the main report.

Item:02 Higher Tops Barn, Moor Road, Ramsbottom, Bury, BL8 4NU Application No. 61363

Change of use of agricultural land to horse manege

Update

The application is recommended to be deferred until the next Planning Committee Meeting due to the receipt of additional information on proposed levels.

Item:03 Land off Salisbury Road, Radcliffe, Manchester, M26 4WG Application No. 61391

Material amendment following grant of planning permission 58233 for residential development for 86 dwellings and associated infrastructure:

Retrospective increases to finished floor levels to plots 76 - 85 and decrease to finished floor levels to plot 86

Recommendation - Mind to approve

The recommendation is minded to approve in order to allow a legal agreement to be completed to link the application to the Section 106 agreement for the previous application (58233)

Publicity

2 letters have been received from the occupiers of 122, 124 Salisbury Road, which have raised the following issues:

- Received the letter after they were built.
- Concerned about how near they are.
- Who would maintain the small area between the fences?
- The footpaths on Salisbury Road are a disgrace and the road needs repairing.

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

**Item:04 Pilot Mill, Alfred Street, Bury, BL9 7EJ Application No. 61447
Erection of 6 no. industrial/warehouse units (Classes B1/B2/B8)**

Consultations

Drainage Section - No response received.

Environmental Health - Commercial Section - No response received.

Environmental Health - Pollution Control - No response received.

Environment Agency - No response received