

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

19 December 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

Conditions

Condition 20 should be added in relation to coal mining:

20. As part of the reserved matters relating to layout, the following information shall be provided at the reserved matters application:

- A report to assess the actual/potential for coal mining following intrusive site investigations;
- A layout plan to identify the appropriate zones of influence for the mine entry on site, and the definition of suitable 'no-build' zones;
- Details of any treatment works or mitigation measures to address the risks posed by the mine entry for approval;
- Where mitigation measures are required, a timetable for implementation.

A Site Verification Report detailing the actions taken, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. The scheme does not provide full details of the actual risk from coal mining, which is required to secure the satisfactory development of the site in terms of human health, coal mining and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

Item:02 Land off Factory Street, Ramsbottom, Bury, BL0 9BT Application No. 62046

Variation of conditions 3,7,8 & 11 of planning permission 59005 to allow demolition of the buildings

Nothing further to report.

Item:03 122 Hollins Lane, Bury, BL9 8AH Application No. 62114

Variation of condition no. 2 (approved plans) of planning permission 60576 for amendment to the red edge site to permit a revised car parking arrangement and relocation of double garage

Publicity

Further objection received from the owner of No 118 Hollins Lane. The objector has provided photographs of the site, the view from their upstairs room has been included in this supplementary report. The following issues were also raised:

- The proposed plan shows an area behind No 120 Hollins Lane which is annotated as 'garden'. This is a hardstanding area which is used for parking.
- The proposed scheme would result in the loss of the garden for No 120, which would change the character of these row of terrace cottages.
- The works have been ongoing for some time which are loud and inconvenient and are not conducive to anyone one to rent my property.
- The wall at the end of the access road is starting to crumble due to the construction vehicles which are frequently entering the site which may start to impact on No 118 and the row in general.

Response to objections:

- The site already benefits from planning permission and is in the process of being

implemented. The scheme under consideration relates to the relocation of parking spaces and a slight repositioning of the garage and not the principle of the development nor the main constituent parts e.g. the access, the siting of the dwelling and annex nor the reducing of the property to the side of the access road.

- UDP Policy H2/1 - The Form of New Residential Development and H2/6 - Garden and Backland Development, amongst other considerations, has regard to the impact of developments on residential amenity and specifically that reasonable standards of privacy and residential amenity are maintained for neighbouring properties.
- Whilst there would be a loss of 'grassed' or enclosed garden area for No 120 that would reduce the amount of private/enclosed amenity space which is currently provided, there would be 8m behind this property that would remain as their outdoor amenity space. This area is already a hardstanding and is used for the parking of one car by this property. However, it is not uncommon for terrace properties to have more limited amenity space than other types of houses, or to utilise their outdoor space for car parking. This area could also be enclosed by a fenced boundary, without the need for permission, and become a more 'private' area for these occupants if desired. As such, it is considered that the proposed development would not impact on the amenity of the occupiers of this property in the future, and the proposals would comply with H2/1 and H2/6.
- In terms of character of the area, No 120 Hollins Lane is situated at the end of the row of the terrace houses. Many of the other houses on this row, by fencing or enclosed their 'grassed' garden areas, have separated of these areas from where they park a car behind the houses. This would also be the case as a result of the proposed development, albeit unrelated and therefore the 'perception' or change to the character of these terrace houses would not be readily observed, nor is it readily open to the public and therefore is considered not to cause undue harm to the character of the area.
- Noise and disturbance associated with a development works are controlled under by separate legislation, under the Environmental Protection Act and are matters for Environmental Health.
- Matters of damage to property as a result of the works would be private matters between the developer and those affected and not a concern of the planning decision.

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