

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

19 June 2018

SUPPLEMENTARY INFORMATION

Item:01 Land at Hutchinson Way, Radcliffe, Manchester, M26 3SB Application No. 62166

Proposal A - Erection of 7 dwellings

Proposal B - Erection of 1 dwelling (plot 8)

Publicity

In relation to the revised plans, which residents were notified of on 5 June, 13 letters have been received from the occupiers of 2, 4, 11, 19 Mulberry Close, 37, 41, 94 Hutchinson Way, 1 Ulundi Street, 73 School Street, which have raised the following issues:

- The revisions do little to allay my objections.
- The bins are off the road side, but the lorries will stop to collect them.
- The fence does little to alleviate the eyesore that would replace the coppice.
- The building work and traffic will be atrocious and there are not enough parking spaces.
- The felling of the trees took place before permission.
- The proposal is a cramped, poorly thought out scheme that if planning exists at all should be thrown out and the applicant made to restore the site.
- There are no revised plans to view online. What a waste of paper!
- Has the case officer considered any of the residents views or comments to date or responded because to my knowledge you have just ignored the felling of the trees and not responded to any of the comments or objections.
- This is so very wrong. It is disgraceful behaviour. Rishi Shori put in an objection due to illegal felling of the trees like so many residents did and this has just been ignored.
- The site has overflowing drains and the area floods when it rains.
- The render and stone quoins are not in keeping with the houses in the area.
- Parking is an issue especially when the bowling green is in use.
- If the new houses are rental properties, this means 8 more poorly maintained houses.
- There is inadequate parking, especially if the houses are used as HMOs, which would mean 64 cars for 16 spaces.
- The road the houses would be built on is a blind bend with a school near by for children with special needs.
- Cutting down the trees before the application is a big issue and will set a precedent that land owners can do anything to get planning granted.
- What will happen to the dog waste bin, which is much used and needed.
- If the application is passed, what is the timeline for the build.
- Myself and the other residents would like to see the land reinstated back to how it was. How has the removal of the trees been allowed?
- Query as to whether any surfacing works or curbs will be provided on Hindle Street.

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

Response to objectors

- The issues in relation to the design, layout, parking and the felling of the trees have been addressed in the main report
- All comments received have been reported and taken into consideration. The felling of the trees did not require planning permission and the application cannot be refused for this reason. However, condition 8 seeks replacement trees should the development be implemented.
- Condition 10 requires the applicant to submit a scheme for surface water

- drainage.
- Condition 3 requires the applicant to submit details of red bricks, which would match the existing properties in the area.
- Given the scale of development, the type of tenure of the dwellings (for sale or for rent) is not a material planning consideration and cannot be taken into consideration.
- The dwelling on plot 8 is recommended for refusal to ensure that there is forward visibility on the bend on Hutchinson Way.
- Condition 13 requires a scheme of improvements, including surfacing works and curbs to Hindle Street.

Consultations

Traffic Section - Proposal A - No objections, subject to the inclusion of conditions relating to forward visibility envelopes, intervisibility, a scheme of highway works, a construction traffic management plan and car parking.

Proposal B - Recommend refusal as the proposed dwelling (plot 8) would impact upon the forward visibility splay on Hutchinson Way.

Recommendation: Split decision:

Proposal A - Erection of 7 dwellings is recommended for approval

Proposal B - Erection of 1 dwelling (Plot 8) is recommended for refusal

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

Proposal A

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Proposal B

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

Conditions and reasons

Condition 12 relates to car parking. Conditions 13 and 14 should be added in relation to forward visibility envelopes, intervisibility, a scheme of highway works, a construction traffic management plan and car parking.

13. Proposal A

Notwithstanding the details indicated on the approved plans, 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:

- Undertaking of speed surveys on Hutchinson Way to determine prevailing vehicles speeds in the vicinity of the site;

- Submission, on a topographical based survey of the site and adjacent highways, of a forward visibility envelope at the bend in accordance with the standards in Manual for Streets based on the appropriate stopping sight distance determined by the surveys, with no obstructions above the height of 0.6m within it;
- Submission, on a topographical based survey of the site and adjacent highways, of visibility splays at the junctions of the car park access to 'Block 1' with Hindle Street, car park access to 'Block 2' with Buckley Street and Hindle Street with Hutchinson Way bend, in accordance with the standards in Manual for Streets based, in relation to the latter, on the appropriate stopping sight distance determined by the surveys, with no obstructions above the height of 0.6m within them;
- Submission, on a topographical based survey of the site and adjacent highways, of measures to ensure adequate intervisibility between users of the existing crossing facility on Hutchinson Way and north-bound approaching vehicles;
- Submission of a scheme of highway works within the limits of the existing adopted highway on Hindle Street to a specification to be agreed, incorporating the resurfacing of the carriageway, formation of the proposed car park access, extension of the footway to the west of the car park access, formation of a kerb and verge on the northerly side of Hindle Street, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works;
- Submission of a scheme of footway works on Buckley Street to a specification to be agreed, incorporating the formation of a car park access in a position determined by the provision of appropriate visibility splays, reconstruction of the footway abutting the site, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works;
- Boundary treatments abutting the adopted highway to ensure that the required forward visibility envelope and visibility splays are not obstructed and that there will be no encroachment of adjacent footways by parked vehicles;
- Measures at the interface with the adopted highway to ensure that there will be no level differences between the back of the footway and the site;
- Foundation details for 'Block 1' to ensure that there will be no adverse impact on the adopted highway at Hutchinson Way;
- Bin storage arrangements within the curtilage of each dwelling in accordance with Waste Management's 'Guide To Refuse Collection Requirements & Storage Methods For New Developments'.

The details subsequently approved shall be implemented to an approved programme. The forward visibility envelope and visibility splays shall be implemented before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure good highway design, maintain the integrity of the adopted highway and ensure the intervisibility of the users of the site and the adjacent highways 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

14. Proposal A

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

- Hours of operation in relation to the number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
- Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

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 and construction periods. 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. Information not submitted at application stage. 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 and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

1. Proposal B

The proposal (Plot 8) with regard to the position of the dwelling and the associated boundary fencing would restrict forward visibility at the adjacent bend on Hutchinson Way and intervisibility between users of the existing crossing facility and north-bound approaching vehicles to sub-standard levels, which would be detrimental to highway safety. Therefore, the proposed development would conflict with 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:02 Bramley Fold Farm, Hawkshaw Lane, Tottington, Bury, BL8 4LG
Application No. 62473**

Proposal A: Alterations to existing shed

Proposal B: Two storey extension at rear and two storey extension at side

Nothing further to report.

Item:03 22 Newlands Drive, Prestwich, Manchester, M25 3BU Application No. 62750

Raised timber deck at rear (approx 800mm above ground level) with steps to garden level

Nothing further to report.

Item:04 34-36 Fountain Place & Aldi Foodstore Ltd, Higher Lane, Whitefield, Manchester, M45 7EA Application No. 62751

Demolition of 34-36 Fountain Place and the extension of existing car park

Conditions

Conditions 7 and 8 should be added in relation the reinstatement of the gable end and boundary treatments.

7. Prior to the commencement of development, details relating to the reinstatement of the gable end to Nos 32 & 44 Fountain Place shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.

Reason. To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

8. Prior to the commencement of development, details relating to the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development.

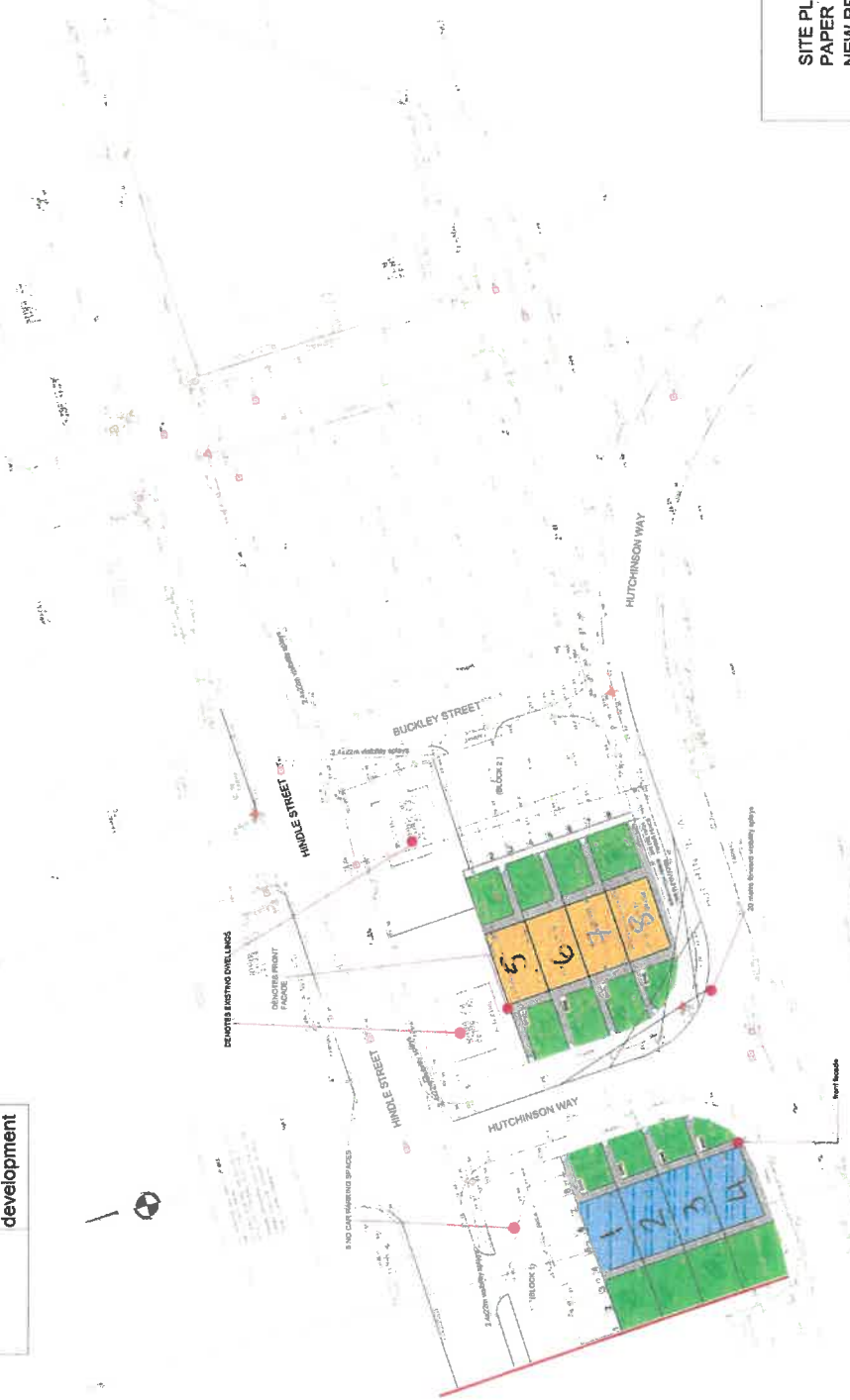
Reason. To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

62166-Item 01



ALL DRAINAGE
TO EXISTING
PUBLIC SEWER

	block 2
	garden
	block 1
	Paving within development



SITE PLAN: 1:200 ON A0
PAPER
NEW RESIDENTIAL
DEVELOPMENT AT LAND
OF BUCKLEY STREET
RADCLIFFE

BARRY CULLEN
ARCHITECTURE
email: barrycullen_bc@yahoo.co.uk
mob: 07851282695



Item: 08

Representation from Michael Lewis on behalf of owner of 44 Rectory Lane

We write on behalf of the Applicant who has been in contact with Mr.Marno.

We formally object to the proposed confirmation of the draft TPO, as amended, which is on the June 19 th Agenda.

The stated reason for the Order is that the trees contribute to the visual amenity of the street scene.

However,the trees are not visible from the street.

In addition we submitted a Report / Survey from a suitably qualified Arborealist prior to the March 30 th deadline.

We submit the the Report is a compelling , factual argument against the Order, now amended.

The Report referred to the trees / shrubs , their generally poor condition, and there is nothing to add in this regard.

There was a formal pre - app prior to submission of the Planning Application, confirming that the proposed scheme was acceptable on Planning grounds, and subsequent discussions, but no mention of trees until the draft served just before the relevant Committee.

As it is impossible for the Applicant to appear in person at Committee,or to appoint an advocate , we respectfully request that this letter of objection be read out .

Thank you