

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

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**PLANNING CONTROL COMMITTEE**

**13 November 2018**

**SUPPLEMENTARY INFORMATION**

**Item:01    31 Quarlton Drive, Tottington, Bury, BL8 4JY    Application No.   62715**  
Demolition of existing dwelling house and erection of replacement dwelling house with detached garage

Additional representation received from the occupants of Bramley Fold Farm, stating that the ordinary water course flows north to south with the garage being built close to the path of the ordinary water course. The respondent wanted to ensure that the suggested solution will work in practice and that any works should not in any way reduce the flow rates of the existing ordinary water course.

These comments have been passed to the Council's drainage engineer who has stated that the applicant will have to look at the site, and determine a suitable scheme applying the hierarchy of options as stated within condition 5 and submit for approval. If levels make one or more options impractical, then an alternative should be utilised. However this can not be restricted at this stage and the applicant will need to provide evidence of their assessment when they seek to discharge the condition.

**Item:02    Former Texaco Garage, Bury Old Road, Prestwich, Manchester, M25 0EY    Application No.   63054**

Demolition of existing structures and erection of an A1 retail unit and synagogue with associated car parking, landscaping and access arrangement and addition of basement for use as storage and plant space

Nothing further to report.

**Item:03    Summerseat Football Ground, Waterside Road, Summerseat, Ramsbottom, Bury, BL9 5QL    Application No.   63100**

Siting of storage container with enclosure

Nothing further to report.

**Item:04    4 Glebelands Road, Prestwich, Manchester, M25 1NE    Application No.   63191**

Change of use from House of Multiple Occupation (Class C4) to a nursery (Class D1 non-residential Institution); External alterations for vehicular access to a rear car park and drop off area; Resurfacing of car park and landscaping to gardens

Nothing further to report

**Item:05    St Pauls C of E Primary School, Porritt Street, Bury, BL9 6LJ    Application No.   63273**

Siting of a single storey portakabin building to be used for meetings for a temporary period of 3 years.

Nothing further to report.

**Item:06    Land off Claybank Drive, (rear of Victoria Street), Tottington, Bury**

**Application No. 63275**

Erection of 3 no. dwellings with associated access off Claybank Drive

**Additional public objection**

The resident at No.66. Claybank Drive objects on the following grounds:

- It is profiteering from the misery of neighbours.
- It is a blight, and does nothing to help alleviate the shortage of affordable housing in our area.

**Item:07 35 Heywood Street, Bury, BL9 7EB Application No. 63312**

Change of use from residential (Class C3) to 7 bed/9 person house of multiple occupation (HMO) (Sui Generis)

**Residents Parking Scheme.**

For clarification, the residents parking scheme allows individual occupiers to apply for their own permit which is valid for 12 months, this includes a visitors permit. As such 9 permits could be applied for including visitors permits. The assessment of additional parking therefore would be the impact of additional residents (3 to 6) given the permitted development fall back position of 6 persons occupying the property as not requiring planning permission, assuming all occupiers are car owners. Consideration is also given to the possibility that previous occupiers might also have had parking permits. As such the consideration of the operation of the existing parking scheme does not change the officer recommendation.

**Further Representations.**

Following the publication of the Planning Control Committee agenda a further objection has been received:

The area is over saturated with HMO type properties which are being let out to SERCO, to house asylum seekers .

Bury Council have currently capped the area and will not allow any further properties to be procured by Serco who offer an incentive to landlords of 5 year guaranteed rent leases ,due to this over saturation it will ultimately lead to this are to be ghettoised

There is no market for young professionals to let around the property as majority of the homes are family residential properties .

There is an abundance of housing stock appealing to young professionals around the Newly built Rock development .

The young professional outlook is just a ploy,once the developer secures planning - there are no conditions on who he lets it out to. More than likely be let out to single tenants on housing benefits, asylum seekers, alcohol and substance miss users.

This will be a further burden on local services and have detrimental impact on local community cohesion.

**Response.**

The letting of private properties is not a planning material consideration.

Market needs should be left to market conditions.

There is no evidence of saturation that changes the character of the area.

The applicant is not a material planning consideration.

The other issues raised have been addresses in the main report.

**Item:08    25 Hilda Avenue, Tottington, Bury, BL8 3JE    Application No. 63322**  
Single storey extension at rear

Recommendation - Approve with conditions

Otherwise nothing further to report