

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

26 March 2019

SUPPLEMENTARY INFORMATION

Item:01 Land to South of Morris Street and land within Close Park, Radcliffe
Application No. 63559

A series of sheet piled walls and embankments, on land within Close Park and land to the south of Morris Street, which form part of a wider scheme to improve flood protection along the River Irwell.

Consultations

Traffic Section - No objections, subject to the inclusion of a condition relating to a construction traffic management plan.

Sport England - No objections, subject to the inclusion of conditions relating to a scheme to deal with safeguarding issues, replacement playing fields, the location of storage facilities and the provision of sport facilities during the construction works and an informative relating to the scheme to resolve the safeguarding issues.

Issues and Analysis

Recreation - The proposed bund at Close Park would wrap around the existing pavilion, which contains changing facilities and toilet for the football club. The Football Association, Sport England and the club had raised concerns that the proposed bund would significantly reduce the natural supervision of children accessing the toilets during a match. As such, the applicant is going to make a contribution to the club to enable them to provide toilets at first floor level, which would be visible and would resolve this issue. There would be a legal agreement to secure this, but it would take place outside of the planning process. Condition 13 would secure the provision of these facilities. Therefore, the proposed development would be in accordance with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

Conditions

Conditions 14 - 16 relate to the conditions recommended by Sport England and condition 13 should be amended. Condition 17 should be added in relation to the construction traffic management plan.

13. Within 6 weeks of the date of decision, a scheme for the provision of facilities to deal with the safeguarding issue shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The approved details shall be implemented in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason. To ensure that the sports facilities are fit for purpose and to accord with Policy RT1/1 - Protection of Recreation Provision in the Urban Area of the Bury Unitary Development Plan and paragraph 97 of the NPPF.

17. 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:

- Dilapidation survey, to a scope to be agreed, of the footways and carriageways abutting both sites in the event that subsequent remedial works are required following construction of the development;
- Access points for all construction traffic from the adopted highway to both sites;
- In connection with the above, assessment and swept path analysis of the existing junction of the Close Park car park access with Bury Street and route through the car park in terms of their ability to accommodate the size of construction vehicles anticipated to be generated by the proposed development as well as maintain

pedestrian and vehicular access for the general public, including all permanent/temporary measures, highway works and bridge works on and off the adopted highway to establish the security post and formalisation of the area of 'Car Park to be Used for Receiving and Managing Vehicle Movements' and ensure the safe operation of the junction and access route during construction;

- Retention/re-provision of any parking facilities for users of Close Park affected by the above in order to mitigate overspill parking on the adjacent adopted highway;
- All necessary highway remedial works required as a result of the above following completion of the development;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of both sites and their accesses;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of both sites/at the cul-de-sac end of Morris Street, including any requisite phasing of the development to accommodate this;
- Parking on site of or on land within the applicant's control of operatives' and construction vehicles together with storage on site of construction materials, including any requisite phasing of the development to accommodate this;
- Proposed site hoarding/gate positions, including the provision, where necessary of temporary pedestrian facilities/protection measures on the adopted highway and along the routes through the sites available to members of the public;
- 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.

Item:02 McDonald's Restaurant, 103 Bury New Road, Whitefield, Manchester, M45 7EG Application No. 63597

Alterations to elevations to include the construction of extensions totalling 52.9m² and new cladding to roof and an additional drive thru booth. New shop front glazing, relocated entrance and new boundary fencing. The reconfiguration of the drive thru lane to provide side by side ordering and associated works to the site with new and relocated signage including fascia signage.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to details of a retaining wall and car parking.

Conditions

Therefore, conditions 5 should be amended and condition 7 should be added in

relation to details of a retaining wall and car parking.

5. The amended car parking indicated on the approved plans 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.

7. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the replacement retaining wall adjacent to, and pedestrian access alterations at the interface with, Higher Lane, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved along with all associated highway remedial works shall be implemented prior to the development hereby approved being brought into use.

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

Item:03 Aldi Foodstore Ltd, Higher Lane, Whitefield, Manchester, M45 7EA
Application No. 63636

Demolition of food store and retail terrace. Erection of replacement Class A1 foodstore with associated access, car parking, servicing and hard and soft landscaping

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to highway alterations, construction traffic management plan, turning facilities and car parking.

A revised site plan is attached.

Conditions

Therefore, conditions 12 - 15 should be added in relation to highway alterations, construction traffic management plan, turning facilities and car parking.

12. Notwithstanding the details indicated on approved plan references 1761BOL-112 Revision F and 1761BOL-115 Revision D, no development shall commence unless and until full details of the following have been submitted, on a topographical survey of the site and adjacent adopted highways (where appropriate), to and agreed with, the Local Planning Authority:

- Dilapidation survey, to a scope to be agreed, of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition/construction of the development;
- Alterations to the existing Fountain Place/Higher Lane junction to a specification to be agreed, incorporating the removal of the existing and provision of the replacement pedestrian refuge, provision of dropped crossing facilities for pedestrians on Fountain Place, appropriate tactile paving and extension of the limits of the adopted highway to form the replacement footway from Higher Lane, including all necessary modifications to, and improvement of, any affected street lighting, road markings and highway drainage;
- Reinstatement of all footways abutting the site affected by the construction of the proposed development and modified pedestrian access arrangements, removal of

- any boundary walls/features and as a result of statutory undertakers works to serve the proposed development, to a scope and specification to be agreed and incorporating the demarcation of the limits of the adopted highway;
- Relocation of the bench affected by the construction of the proposed development in a position clear of, or in an extension to, the existing adopted highway, clear of any required visibility splays;
 - Location and details of all replacement boundary treatment abutting Higher Lane, Fountain Place and Frankton Road, with foundations that do not encroach under the adjacent adopted highway;
 - Formation of the proposed site access onto Fountain Place to a specification to be agreed, incorporating visibility splays in accordance with the standards in Manual for Streets, level details at the interface with the adopted highway in view of existing level differences along with appropriate mitigation measures, the provision of the proposed central pedestrian refuge with dropped crossing facilities and appropriate tactile paving within an extension of the limits of the adopted highway and replacement footway facilities on Fountain Place a minimum of 2.0m in width, including all necessary modifications to, and improvement of, any affected street lighting, road markings and highway drainage;
 - Reinstatement of the redundant service yard access onto Frankton Road, incorporating the provision/extension of the footway a minimum of 2.0m in width, to a scope and specification to be agreed, incorporating the demarcation of the limits of the adopted highway;
 - Provision of a street lighting assessment of the modified junction arrangements at Fountain Place/Higher Lane and Fountain Place/site access, and subsequent scheme of improvements to existing street lighting on the adopted highway incorporating the removal of the inward facing flood lights sited on Higher Lane;
 - Decommissioning of all existing street lighting, services, street furniture and signage with the Fountain Place Public Car Park;
 - Submission of staged road safety audits in accordance with requirements in the document entitled 'GG 119 - Road safety audit'.

The details subsequently approved shall be implemented to a programme, which shall be agreed with the Local Planning Authority.

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

13. 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:

- Access point for demolition/construction traffic from the adopted highway and through the site, including measures to maintain vehicular access to the McDonald's Restaurant for customers and delivery vehicles;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this;
- Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;

- Proposed site hoarding/gate positions, including the provision, where necessary of temporary pedestrian facilities/protection measures on the adopted highway and the route to the McDonald's Restaurant;
- 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.

14. The turning facilities indicated on approved plan reference 1761BOL-112 Revision F 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.

15. The car parking indicated on approved plan reference 1761BOL-112 Revision F shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use occupied 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 and SPD11.

**Item:04 Land at Roach Bank Road, Bury, BL9 8RY Application No. 63686
Retention of external lighting scheme and baffling approved by 62835**

Publicity

Comments received from No 18 Redmere Drive. It is noted this correspondence has quoted the previous application reference, 62835, however it is relevant to the current application.

- Some of the lights have been set to shine horizontally towards the flats on the other side of the river and also to light-up the facade of the building.
- all the lights are supposed to illuminate the floor area so that the workers can see what they are doing and unless people are going to climb the wall there is no reason for it to be illuminated.
- the lights should be set to shine downwards.
- photographs submitted.

Response to objection.

To ensure the lights are directed to minimise light pollution to residential properties, a condition would be added.

Conditions.

Condition added to read:

Condition 5 - Within 1 month of the date of the permission hereby approved, details of the direction of the lights shall be submitted to and approved by the Local Planning Authority. The approved position of the lights shall be implemented within 1 month of the approved scheme and thereafter maintained.

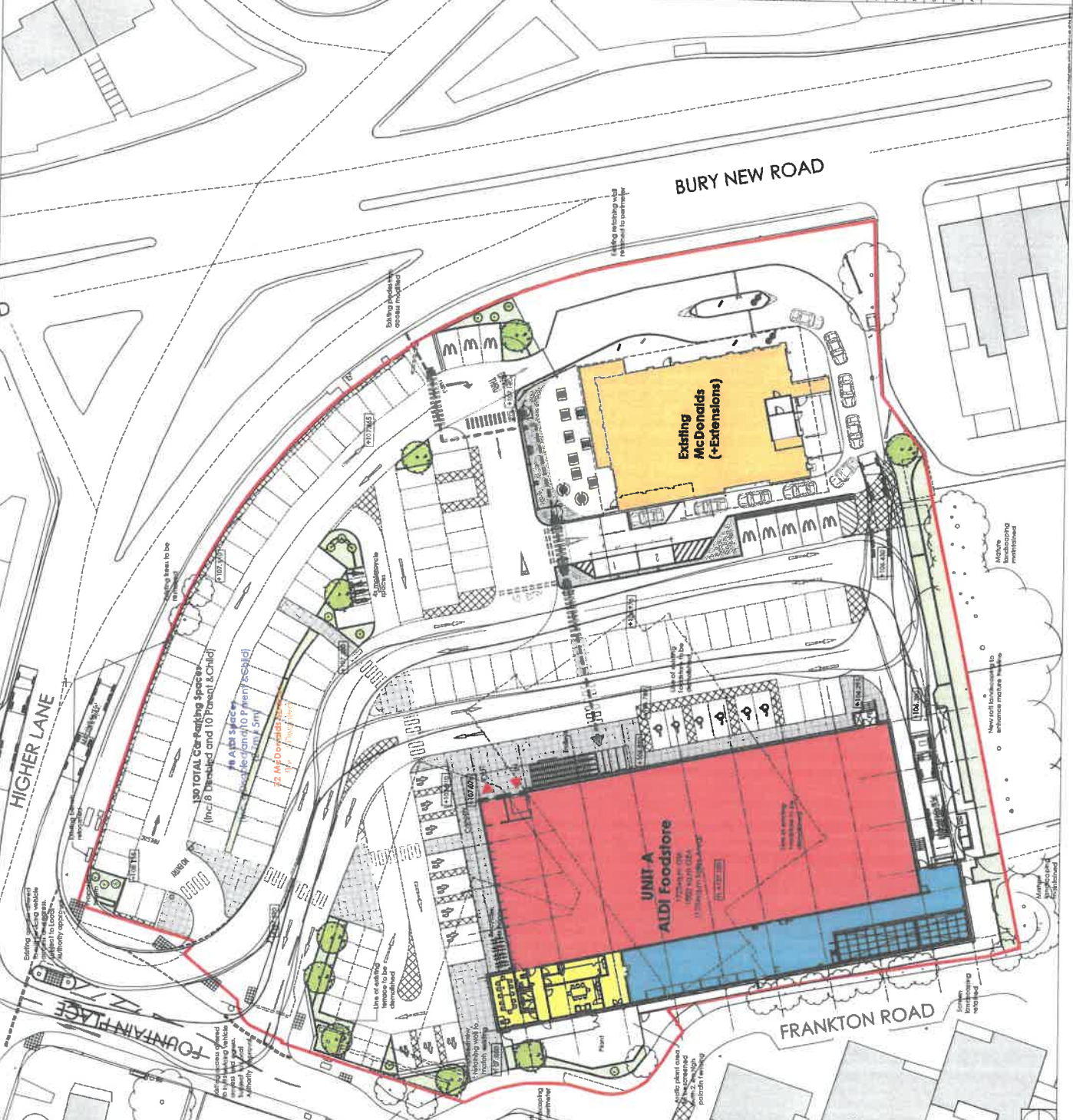
Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, EN7 - Pollution and EC6/1 - New Business, Industrial and Commercial Development.

Item 03 - 63636

TOTAL Site Boundary
(Red Line)
2.44 Acres/0.98 Hectares

Notes:
1. Based on the boundary and the constraints subject to confirmation.
2. All elevations and extent of existing underground services locations are subject to confirmation.
3. Levels shown are indicative and subject to confirmation from a structural engineer.

| | | | | |
|-----|------------|------------------|----|---------|
| NO | DATE | DESCRIPTION | BY | CHECKED |
| 1 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 2 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 3 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 4 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 5 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 6 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 7 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 8 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 9 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 10 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 11 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 12 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 13 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 14 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 15 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 16 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 17 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 18 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 19 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 20 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 21 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 22 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 23 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 24 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 25 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 26 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 27 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 28 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 29 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 30 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 31 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 32 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 33 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 34 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 35 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 36 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 37 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 38 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 39 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 40 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 41 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 42 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 43 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 44 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 45 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 46 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 47 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 48 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 49 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 50 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 51 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 52 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 53 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 54 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 55 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 56 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 57 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 58 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 59 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 60 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 61 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 62 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 63 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 64 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 65 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 66 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 67 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 68 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 69 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 70 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 71 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 72 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 73 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 74 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 75 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 76 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 77 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 78 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 79 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 80 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 81 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 82 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 83 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 84 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 85 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 86 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 87 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 88 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 89 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 90 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 91 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 92 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 93 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 94 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 95 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 96 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 97 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 98 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 99 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |
| 100 | 12/11/2024 | ISSUE FOR PERMIT | JG | JG |

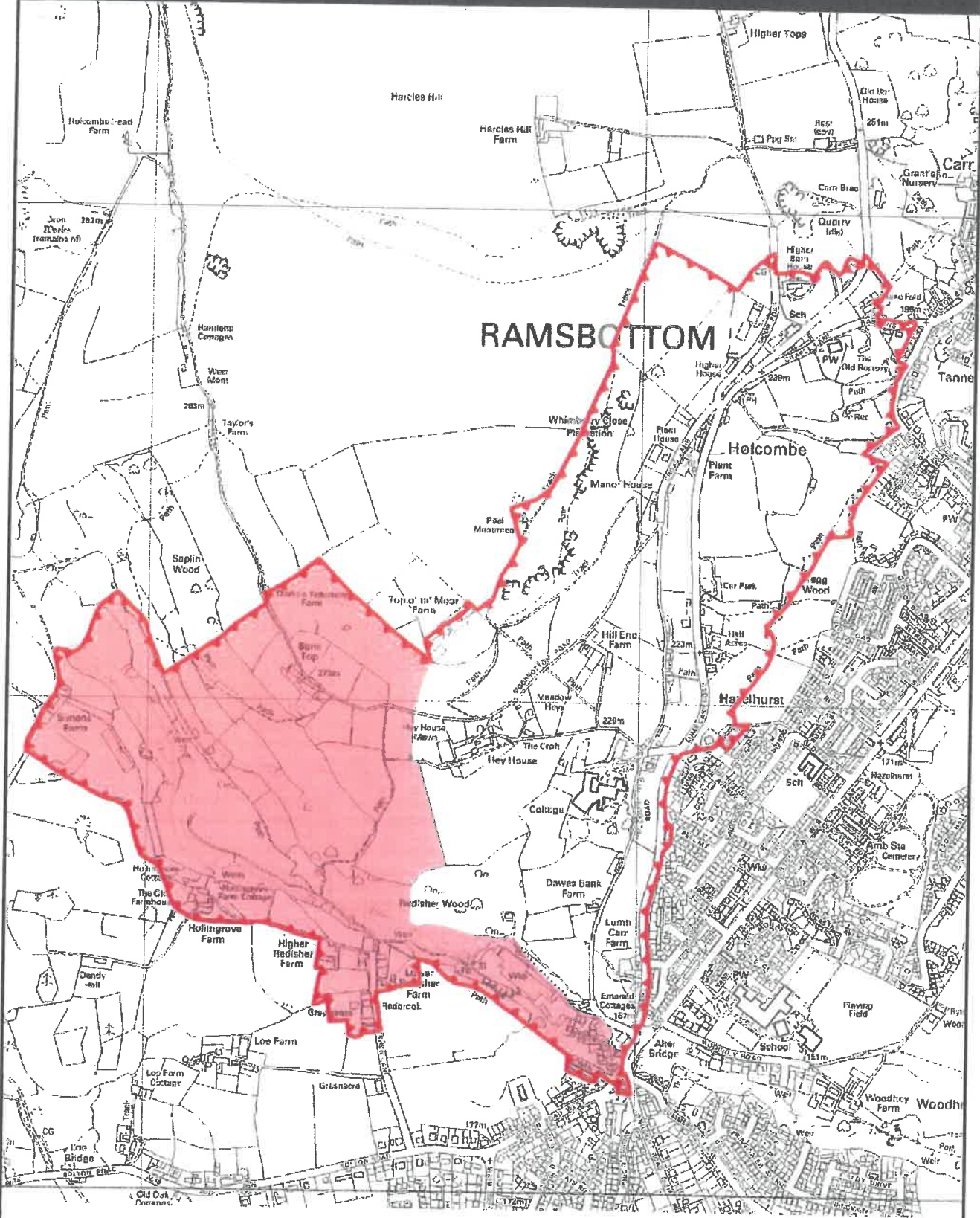


PROPOSED SITE PLAN
SCALE 1:250 @ A1
SCALE 1:500
SCALE 1:500 (DIMENSIONS)

0 2.5 5 7.5 10 12.5m

© 2024 HARRIS CONSULTANTS LTD. ALL RIGHTS RESERVED.

HOLCOMBE VILLAGE CONSERVATION AREA - BOUNDARY EXTENSION



 EXTENSION TO CONSERVATION AREA - APPROVED BY PLANNING CONTROL COMMITTEE ON 20TH DECEMBER 2011
 HOLCOMBE VILLAGE CONSERVATION AREA BOUNDARY



MAP SCALE
1 to 10,000

AGENDA ITEM 7 – CONSERVATION AREA REVIEWS

HOLCOMBE CONSERVATION AREA

Attached are the representations received from the Holcombe Society. They have correctly identified that some points of the action plan have been carried out and completed. However, some have not. The impediment to this centres around funding, but importantly, the management plan proposals should remain as many of the points will be achievements to deliver.

Helpfully, the Society have also identified additional actions, which are welcomed and further clarification is needed on others, which are as follows.

1. Dry stone wall enclosing Lumb Carr Rd car park to be repaired.

Response: This would be a matter for the Highway Authority and need not be included in the management plan.

2. The unique high semi-circular dry stone wall supporting Higher Cottage yard to 'listed' as being of historic and architectural interest and possibly floodlit after dark.

Response: This would be for Heritage England to determine listing. From the Local Planning Authority's point of view, this can be included within the Council's draft Local List work.

3. The horse trough in the same wall (opposite the Shoulder car park) to be reinstated to full working order.

Response: Ownership would determine whether this would be achievable but in any event, this can be included within the Council's draft Local List work.

4. Plus Items Nos 1,3.4.6.8, 9 &10 outstanding from the above 2010 survey to be revisited.

Response:

1 – Conservation Boundary has been amended towards the west but following consideration, the inclusion of Harcles Hill Farm, the former sandstone quarry and Old Barr House but did not merit extending north east as this did not meet the criteria for Conservation Area designation. No Action Required.

3 – Resisting replacement doors where planning permission is needed – this need not change from the current management plan. No Action Required.

4 – Resist cladding with inappropriate materials – the cladding of any part of the exterior of a dwellinghouse in a Conservation Area with stone, artificial stone, pebble dash, render, timber, plastic or tiles requires planning permission and does not need to be included. No Action Required.

6 – The Council will resist proposed extensions that are too dominant, in a prominent location or are otherwise detrimental to the character or appearance

We (FB/JI) are anxious to highlight that there are many actions carried through from the original 2010 Appraisal which have not been processed and are now simply rolled on , sometimes with little hope expressed as to their final resolution. The key issues are traffic calming , visitor amenities and protection.of all tourists and residents generally.

2.

Recommendations in 2010 appraisal - John Ireland – 22/3/2019

My ref. for transmission to Planning Committee

Holcombe – draft Conservation Appraisal – 2-actions suggested

My back ref. Holcombe-570-220319-Conservation draft appraisal-4

John Ireland back ref.

Hol status of recommendations from 2010 appraisal-2 - enabled

Hol status of recommendations from 2010 appraisal-1 – John Ireland protected

Still outstanding in 2010

1. Poor and unsympathetic street lighting particularly in the nucleus of the village.
2. High Speed traffic
3. Limited parking facilities in the village
4. Interpretation boards on car park
5. Over grown pavements on Lumb Carr Rd.
6. Spread of Japanese knotweed & Himalayan Balsam
7. Adding list al of 25 properties, water troughs, stone cobbles etc on page 242/3/4 to be added to local list.
8. Remove unsightly telegraph poles.
9. Replace vandalised benches by Peel Tower with more substantial benches
10. Minimise street signage where possible.

Achievements since 2010

1. Extended Conservation Area
- 2 Instituted Article 4
2. Higher house rejuvenated

Additional / new activities required.

6. Dry stone wall enclosing Lumb Carr Rd car park to be repaired.
7. The unique high semi-circular dry stone wall supporting Higher Cottage yard to 'listed' as being of historic and architectural interest and possibly floodlit after dark
8. The horse trough in the same wall (opposite the Shoulder car park) to be reinstated to full working order.
9. Plus Items Nos 1,3.4.6.8, 9 &10 outstanding from the above 2010 survey to be revisited..
10. Bench installed opposite Rake Fold in the entrance to the 'Old Vicarage' residents consultation and agreement essential.

