

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

12 November 2019

SUPPLEMENTARY INFORMATION

Item:01 Rayhome House, Walshaw Road, Bury, BL8 1PR Application No. 63857

Change of use of existing business and general industry use (Class B1 & B2) to mixed use leisure (Class D2), cafe (Class A3), partial retention of office use (Class B1) and pedestrian access and parking works.

Publicity

4 letters of support received from 10 Greenway Close, Bodyinfluence Unit 6 Bolholt Ind Est, Maymount Bolholt Villas, Bodysmart Pilates centre

- Having another fitness facility in the area will be of a valuable asset to myself as a retired resident and like minded people;
- It will encourage more people to get out of the house and partake in physical activity and improve their social, physical and mental well being;
- The location is ideal close to a housing estate and within easy reach and walking distance;
- Being local, it will be a bonus leaving your car at home;
- Understand there have been a number of objections based on parking - my clients do not have trouble parking in the area and many are local residents who walk to and from the building;
- Up until last year, staff from rayhome parked all day and there were constant wagons delivering and collecting from the site;
- The new use would only have a need for car parking and not frequent large vehicles blocking the street on a regular basis;
- I and many of my clients would welcome additional local leisure and cafe facilities;
- I have 6 instructors who work for me but would be able to increase jobs if we were able to offer more leisure services in the area;
- Less congested area as there are no longer big delivery vehicles blocking the road

Conditions

Condition 8 added to read:

Prior to the first occupation and use of the development hereby approved, details of a scheme for signage and its implementation to demarcate spaces annotated as 'es' on the approved site plan 19/1214/200C shall be submitted to the Local Planning Authority for approval. The approved scheme only shall be implemented prior to the first occupation and use of the development hereby approved and thereafter maintained.

Reason. To ensure adequate car parking provision is provided for the development pursuant to Bury Unitary Development Plan Policies EC6/1 - Assessing New Business, Industrial and Commercial Development, EN1/2 - Townscape and Built Design and HT2/4 - Car Parking and New Development.

Item:02 Land between 60 and Unit 6 Millett Street, Bury, BL9 0JA Application No. 63992

Erection of a building to contain 36 no. apartments with associated external works, car parking and landscaping

Nothing further to report

Item:03 Davises Farm, Mather Road, Bury, BL9 6TJ Application No. 64437
Retention of timber storage building granted temporary consent and addition of brown corrugated steel lean to extensions

Publicity

Additional objections received from No. 17 Chestnut Drive in relation to:

- Who owns the land? It says Siverry on the application but the person making the application (Graham Sanders) is adamant that he owns the land.
- The land has been used for business purposes for several years now and has become a large enterprise.
- The application states it is for domestic purposes but this is untrue, and although a site visit was arranged I'm sure nothing untoward was found because all vehicles and signs of business were removed before it.
- If the development was elsewhere it really wouldn't be a problem but this is in Green Belt and will affect traffic on the bridleway and so should be linked with the retrospective application 64022.
- As a community we feel so helpless when we're up against ruthless developers with money and a council who seems to assist and condone their illegal activities.
- Please don't allow any further development here.

Response to Objector

There are two owners that own parcels of land within the red edge of the application site, which includes access to the site. Therefore as is required under planning law the applicant has served notice on the other land owner and signed Certificate B.

As stated within the main body of the committee report, this application is for the retention of the timber store only and Application 64022 - Increase in width of existing access road (incorporating a bridleway) is a separate matter, applied for by a separate applicant and will be considered in due course against relevant material planning and policy considerations.

The use of the storage building, has been conditioned so that it remains ancillary to the residential use of the dwelling known as Davises Farm. It should be noted that whilst this temporary permission lapsed in 2014 no complaints have been received by the planning department in relation to this particular building prior to the submission of the application.

Item:04 Land at Hutchinson Way, Radcliffe, Manchester, M26 3SB Application No. 64461
Proposed additional dwelling to create a terrace of 5 no. dwellings

Nothing further to report.

Item:05 45 Bury Old Road, Prestwich, Manchester, M25 0EY Application No. 64493

Variation of conditions no.2 (approved plans) and no.3 (materials) of planning permission 62557 for extensions and change of use to existing dwelling to form a post graduate study centre (Class D1) and formation of new vehicular access from Kings Road. Changes are:

External alterations to include a render finish to front, render and coursed stone to side and part of rear, changes to windows on front and side elevations and minor

internal layout modifications.

Nothing further to report.

Item:06 1-3 Haslam Street, Bury, BL9 6EQ Application No. 64603
Change of use from shop (Class A1) to mixed use comprising of
hairdressers/restaurant/cafe/bar/tattoo studio with storage at rear (Classes
A1/A3/A4/B8/Sui Generis); Alterations to shop front with timber cladding

Nothing further to report.

Item:07 Land at side of 35 Greenbank Road, Radcliffe, Manchester, M26 4FR
Application No. 64708
Erection of 1 no. dwelling

Nothing further to report.

Item:08 79 Bury New Road, Whitefield, Manchester, M45 7EG Application No.
64719
Change of use from existing 6 bed HMO (Class C4) to 8 bed (8 person) house in
multiple occupation (HMO) (Sui Generis)

Publicity - Neighbours notified by letter dated 1/10/19 were as follows: apartments at
64, 66, 77 - 91(odd) Bury New Road, 2- 8(even) Oak Avenue, United Reformed
Church, Nursery Frankton Road.

Tree Preservation Order Confirmation No.348
156-158 Bury Old Rd, Whitefield

Photographs

