

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 April 2021

SUPPLEMENTARY INFORMATION

Item:01 55 Rochdale Road, Bury, BL9 0QZ Application No. 66058
Extension to form workshop (Class B2)

Nothing further to report

Item:02 Former Tarmac Building Materials Ltd, Stopes Road, Little Lever, Bolton, BL3 1NR Application No. 66064

Reserved Matters for means of access to the site (Bury Council) and outline planning application for the demolition of the existing structures on the site, and redevelopment of the site for a future residential development of up to 132 no. dwellings and associated public open space, with all matters reserved except for access (Bolton Council)

Consultees

Greater Manchester Fire and Rescue Service - Confirmation received that the proposed emergency vehicle access and strategy would be deemed acceptable subject to -

- Details of how the emergency access provision on the eastern end of Stopes Road will be accessible in the event of an emergency (for example: removable bollards that are maintained to ensure access is available when required)
- Confirmation that the emergency access road will be designed and constructed to meet the requirements of Table 13.1 of Approved Document B, Volume 1:
 1. Carrying capacity 12.5 tonnes
 2. Minimum width 3.7m
- Details of how the emergency access road will be maintained to ensure it will be suitable for use

The details can be addressed by suitable conditions which are recommended as follows:

Condition 7 added to read:

Notwithstanding the details indicated on the approved plans, on or before submission of the first reserved matters application to Bolton Council for application reference 09616/20, full details of the following highway aspects shall be submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- Identification of all areas of existing adopted highway within the Bury Borough boundary affected by the proposed access to the development site;
- Formation of the proposed site access onto Stopes Road in a revised position relative to the westerly/northerly kerbline to be formed on the bend in Stopes Road following the undertaking of a full swept path analysis of the bend;
- Provision of a level/1 in 40 plateau at the junction onto the existing adopted highway;
- Scheme of works to a scope to be agreed to reinstate the areas of redundant access/block paved hardstanding to adjacent footway levels, incorporating all reconstruction/accommodation works on both approaches to the site access and the proposed secondary emergency access to the residential site onto Stopes Road;
- Scheme of measures/bollards to prevent vehicular access onto/use of the footway areas to be created;
- Alteration of/improvements to the existing pedestrian refuge at the junction of A6053 Stopes Road/Stopes Road junction;

- Scheme of works to a scope and specification to be agreed to provide the proposed remote secondary emergency access in an agreed position at the easterly end of the unclassified section of Stopes Road incorporating fixed and removable bollards and all associated highway remedial works, as shown indicatively on plan reference VN201653-D104;
- Proposals for the introduction of waiting restrictions to scope to be agreed at and in the vicinity of the junction of the proposed site access to be formed with Stopes Road, following a review of on-street parking at, and on the approaches to, the bend;
- Demarcation of the limits of the existing/future adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of the proposed development, boundary treatment removal and statutory undertakers connections;
- White lining scheme for the proposed junction onto Stopes Road, the proposed estate roads and on the bend, to a scope to be agreed, incorporating all necessary alterations to existing road marking/lining required as a result of the proposed development.

The highway works subsequently approved shall be implemented to an agreed specification and programme with the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Condition 8 added to read:

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

- Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following the demolition works and construction of the development;
- Access route for vehicles from the highway network;
- Access point(s) to the site including any temporary works required to facilitate vehicular access;
- Hours of operation and number of vehicle movements;
- Proposed site hoarding/gate positions clear of appropriate visibility splays onto Stopes Road;
- A scheme of appropriate warning/speed limit signage in the vicinity of the demolition/construction site access;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on site of demolition, operatives' and construction vehicles together with storage on site of demolition and 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 and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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 pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, H1/2 - Further Housing Development, H2/2 - The Layout of New Residential Development, HT4 - New Development and HT6/2 - Pedestrian/Vehicular Conflict.

Informatives added in relation to other details of the proposed Emergency Vehicle Strategy and for agreement by the Applicant to a traffic regulation order and Section 278.

Scale of development

To confirm, the scale of the proposed residential development, the proposal involves a capacity for up to 132 no. dwellings and not 140 no dwellings as it is currently referred to in the main Officer Report.

Item:03 18-20 Holcombe Village, Ramsbottom, Bury, BL8 4LZ Application No. 66177

Rear extension to form a storage area

Publicity (representations received prior to the March Committee meeting)

32 Holcombe Road -

I have been informed that there is a new plan which alters the leased area this will be the third in as many months - what are we to make of this. I have also taken legal advise and our right of way will be up held in a Court of Law if I have to go that far I will seek a judicial review of the whole of the right of way and seek an award for cost.

Home Meadow Barn, Lumb Carr Road -

- I do support a local business investing in its future, especially in these exceptional times.
- However, I cannot support these plans without further detail.
- Given the strict planning requirements in this village, I would expect to see a visual of the completed extension i.e a visual of the new exterior and specific details of the materials, colour etc. being proposed.
- I would also be interested to know what is proposed to minimise disruption during the build for neighbours and whether the route behind the Mala will close for a period, especially as this is a well used route for horse riders, cyclists and walkers.

Response to publicity

- Rights of access are private matters and not a material planning consideration.
- A condition has been included which would require the submission of a sample panel for all materials to be approved by the LPA. Given the relatively small scale and size of development, this is considered to be totally adequate and reasonable.

Item:04 26 West Drive, Bury, BL9 5DN Application No. 66226

New dwelling in garden of existing house

Planning history

The applications in 1988 and 1991 were both refused for the following reasons:

- The size of the site was inadequate to accommodate the scale of the proposed development
- The proposal would have an adverse impact upon residential amenity.

On both applications, the proposed dwelling was orientated to front onto West Drive (northern) and would face No. 69. On the current proposal the house has been located adjacent to No. 26 and would face Nos 51 and 53, which are located to the west.

The Traffic Section had no objections to either application and recommended conditions. The officer report for the 1988 application confirms that the Traffic Section would not support refusal of the scheme on highways grounds.

Further Representation from the Applicant

The applicant wanted to set out their rationale to build and our personal experience of living on West Drive. As a resident on West Drive for 28 years they are trying to make plans for retirement with the intention to downsize and move into the new property - an energy efficient, sustainable dwelling, built to a high specification.

They wish to stay on West Drive, are part of a WhatsApp group where we exchange neighbourhood watch issues, family updates etc. There is a real community feel to the neighbourhood.

They have taken professional advice from a highly recommended architect, worked closely with the town planners, appreciating their advice and have remained open to all suggestions and accepted all conditions.

Positive comments received from neighbours including those closest to the proposed building i.e. numbers 24, 49,55, 28 and 69 and they say they have received compliments on the design.

The issue of road safety is unfounded, the speed limit is set at 20 mph There is no through traffic on West Drive and therefore no reason for cars to pass through other than residents/deliveries therefore it remains very quiet. The officer from the Highways department was happy that there were no issues.

In addressing the comments made by (no.51) and to emphasise that they do not represent the majority view of residents. Neighbours have advised us that support from objectors has been canvassed but they have refused to do so. Her assertion that residents are 'concerned and this is having an adverse effect' seems rather distorted in view of the supportive comments they have had from neighbours.

We have not lobbied MP's or councillors we have put our trust in you & the experts. This is a rather stressful process but exciting too as it will secure our retirement, in a place they enjoy living.

Item:05 Land to the south of Moorbottom Road, Holcombe, Bury, BL8 4NS Application No. 66503

Variation of condition 12 of planning permission 64786 to remove the green sedum

seeded roofing system to the agricultural building from the condition.

Publicity

1 Lumb Carr Road - Previous objection to the application still stand (roof would be visible, the condition for the sedum roof was to conceal and disguise the build, any planting would be eaten by the animals).

20 Westwood Road -

- A s73 application cannot be used to vary the time limit for which a development must be started. This condition must remain unchanged from the original permission and the development begun no later than 3 years from the date of the original permission under 64786.
- Drawing 454/01 rev E confirms the height of the wall is c.0.62m high relative to Moorbottom which is a significant difference from 2m as originally reported and is a detail which strikes at the heart of the issue under consideration.
- A mere 28 plants are proposed. No specification for tree guards is given.
- GMEU comments are referred to in the report but not available on line with this report.

Response to objections

- GMEU were not consulted on this planning application but were consulted on the discharge of condition application, for condition 12 (landscaping scheme) for application reference 64786. Whilst GMEU did not recommend the inclusion of a sedum roof they made comment that there would be no issue from their perspective to it being removed from the scheme.
- The Officer Report acknowledges that part of the roof would be visible from Moorbottom Road and views from the west and that the wall would not fully screen the building. However, the wall would provide partial screening together with the additional planting which is proposed along this boundary.

Comments on the time limit and landscaping scheme noted - see amendment to recommended conditions below.

Conditions

Condition 1 amended to read:

The development hereby approved shall be carried out within 3 years of the date of the original consent of planning reference 64786 (original consent dated 29/7/20).

Reason. A planning permission to extend the time for which a development must be started cannot be granted under a section 73 of the Town & Country Planning Act 1990.

Condition 12 amended to read:

The development hereby approved shall be carried out in accordance with the details and timetable submitted for condition 12 of planning application 64786 and in accordance with Landscape Layout drawing 454/01 Rev E and timetable for the implementation within the first available planting season of Autumn/Winter 2021/2022.

Details, timetable and maintenance proposals of the tree guards shall be submitted for approval prior to implementation of the landscaping scheme and thereafter retained as approved. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies OL4/5 - Agricultural Development, EN1/2 -

Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.