

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

22 March 2022

SUPPLEMENTARY INFORMATION

Item:01 Land between 21 and 23 Mode Hill Lane, Whitefield, Manchester, M45 8JF
Application No. 66993

Erection of a detached dwelling (new layout)

Additional comments:

The plans (Revised proposed site layout plan received, PP107(1)21 Rev D) have been amended to exclude the Green Belt land from the application proposals. The blue edge now reflects that this land is within the ownership of the applicant but does not infer any development involving the change of use to residential curtilage. This replicates the approach taken on the extant planning permission (64333).

Therefore, as there is no development proposed on the Green Belt, the proposal would not conflict with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Whilst the amount of garden space available at the rear of the dwelling is relatively small, the amount of private amenity space provided overall is considered to be acceptable.

Condition 9 shall be amended to require a new fence to be installed to the north of the residential curtilage.

Amend Condition 9 to read:

No development shall commence unless and until a scheme has been submitted to and approved by the LPA relating to the provision of fence to the immediate north of the patio area. The approved fencing detail shall be implemented prior to the proposed dwelling hereby approved being occupied and shall be retained in the approved position thereafter.

Reason: To ensure that the openness of the countryside is protected pursuant to UDP Policy OL1 and SPD8.

Condition 2 - to incorporate the new plan number PP107(1)21 Rev D

Revised view point plan (amended red edge)

Item:02 East Lancs Paper Mill, Church Street East, Radcliffe, Manchester, M26 9PG
Application No. 67597

s73 Application - Variation to conditions 2 for consistency and to allow phasing; 3 removing indicative masterplan from list of approved plans; 8 and 42 for consistency; 9, 23, 33 and 39 to amend the trigger point for submitting information; 11 to allow site clearance and preparation to take place prior to commencement of development; 15, 18 and 37 to amend the trigger point for submitting information and consistency; 16, 27, 28 and 34 for flexibility and to amend the trigger point as to when information is submitted; 17 and 30 to increase flexibility and 26 to allow for phasing, following approval of planning permission 62969

Specified Plans - Condition 3 should read:

This decision relates to drawings numbered , SP-05, SP-06 A, which set the design principles and the associated supporting reports, and the development shall not be

carried out except in accordance with the drawings hereby approved.

EV Charging Condition 8 should read:

Prior to occupation, a scheme for electric vehicle charging points for the residential units shall be submitted to the LPA. EV chargepoints shall be chosen from the Electric Vehicle Homecharge Scheme approved chargepoint model list.

Condition 37 originally duplicated cond 39 and should read

Notwithstanding the submitted plans and reports, full details of a scheme showing details of the design, layout and specification of the replacement cricket club facility (of at least equivalent quantity and quality which would be lost or become unusable as a result of the development) at East Lancs Paper Mill Cricket Club Ground shall be submitted to, and approved in writing by, the Local Planning Authority (after consultation with Sport England) at the reserved matters stage affecting this area. The scheme shall include:

- Details of pedestrian and vehicular access including car parking within the site to the replacement playing field provision;
- Details of the design and construction of the clubhouse to meet England and Wales Cricket Board standards;
- A written specification of soils structure, cultivation and other operations associated with grass and sports turf establishment based on the results of the assessment carried out pursuant to the feasibility and agronomy report prepared by PSD Agronomy Labosport Group, dated 12th July 2018);
- A programme of implementation detailing when the existing cricket club facility will be taken out of use, when the replacement cricket club facility will be implemented; and
- A scheme of cricket club facility maintenance and management.

The approved details shall be implemented in accordance with the approved programme.

Condition 39 (requested amended wording) should read:

Notwithstanding the details indicated on the approved plans and in the supporting technical information, any application for reserved matters approval relating to the areas of the site listed below, to include full details of the following highway aspects shall be submitted on a topographical based survey of the site and adopted highways at first reserved matters application stage:

- Formation of the proposed Western Site Access onto Cross Lane at Cock Clod Street, incorporating the provision of a pedestrian crossing facility at the widened junction, parking layby on the northerly side of Cross Lane and all associated

highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P002 Revision P03), or as otherwise agreed in writing by the LPA;

- Formation of the proposed Eastern Site Access onto Cross Lane to the west of Croft Lane, incorporating the provision of a pedestrian crossing facility at the new junction and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03);
- Widening of Cross Lane, incorporating the provision of pedestrian crossing facilities and build outs at the Park Street and Hutchinson Street junctions, relocation of affected bus stops, closure of the existing Croft Lane junction, provision of alternative means of vehicular access to No. 62 Cross Lane and to the rear of No.'s 62 - 102 Cross Lane and all associated highway and highway drainage remedial works (as shown indicatively on WYG plan reference A090070-193-P003 Revision P03);
- A scheme of carriageway reconstruction/resurfacing works on Cross Lane in between, and in the vicinity of, the proposed western and eastern site accesses;
- New loop road connecting Cock Clod Street, Church Street East and Croft Lane and the proposed internal road layout, incorporating the provision of visibility splays and forward visibility envelopes in accordance with the standards in Manual for Streets and 20mph traffic calming scheme;
- Proposals for the prohibition of vehicular access to the site from Rectory Lane (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists;
- Proposals for the prohibition of vehicular access to the site from Church Street East/Sandford Street (other than for emergency access purposes), incorporating the provision of access for emergency service vehicles, pedestrians and cyclists;
- Proposals for the provision of vehicular access to the part of the site to be served from Rectory Lane/Glebe Street/Brook Street;
- Proposals for improvements to/localised widening of the bend at Bury Street/Cross Lane, incorporating all measures to improve forward visibility at this point on the highway network in accordance with the standards in Manual for Streets and for a design speed to be determined;
- Provision of the proposed easterly pedestrian access into the site incorporating the provision of guard railing at the junction with Bury Street;
- Provision of a controlled pedestrian crossing facility on Bury Street in the vicinity of the proposed easterly pedestrian access into the site;
- Reinstatement of all redundant vehicular accesses around the perimeter of the site to a scope and specification to be agreed;
- Proposed phasing of construction of the development.

The highway works subsequently approved shall be implemented to an agreed

programme before phase of the development subsequently agreed is first occupied.

Cond 45 (duplication of 26 CTMP) – deleted

Conditions 46 and 47 renumbered to 45 and 46 respectively

Consultation responses

Highways - No objection

Item:03 22 Cockey Moor Road, Radcliffe, Bury, BL8 2HB Application No. 68038
Erection of detached dwelling

Consultation

Traffic Team - No objection to revised site plan showing amended access arrangements subject to the following conditions.

11. 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:

- Photographic dilapidation survey of the footway and carriageway abutting the site in the event that subsequent remedial works are required following construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwelling;
- Access point for construction traffic from the adopted highway;
- Site hoardings (if proposed) clear of the adopted highway;
- Hours of operation and number of vehicle movements;
- A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;
- Parking on site (or on land under 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;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highway as a result of the groundworks operations or 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

12. The development hereby approved shall not be first occupied unless and until the car parking, driveway and boundary wall alterations and bin storage arrangements

indicated on approved plan reference RAD/2289/20/8 Revision A, incorporating the extension of the existing footway crossing, splayed boundary walls as shown with foundations that do not encroach under the adjacent adopted highway, inward opening vehicular and pedestrian gates, hardstanding in a permeable/porous material and/or measures to prevent the discharge of surface water onto the adopted highway, demarcation of the limits of the adopted highway and all associated footway remedial works required to reinstate the footway to its former condition prior to commencement of the development, have been implemented in full to an agreed specification and to the written satisfaction of the Local Planning Authority.

Reason. To ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway' in the interests of highway safety pursuant to UDP Policy H2/3 Extensions and Alterations.

Revised Site plan - A revised site plan has been submitted which indicates an improved visibility splay at the access to Cockey Moor Road. Plan is attached.

Additional Comments

Policy - Paragraph 149 states that local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the Local Planning Authority.

This proposal would fall within the exemption set out in Paragraph (g) as it is constitutes "limited infilling or the partial or complete redevelopment of previously developed land" – subject to it not having a greater impact on the openness of the Green Belt than the existing development.

There are a number of factors to be considered within the context of any individual assessment of 'Openness'. Prominent among these will be factors relevant to how built up the Green Belt is, how built up it would be if redevelopment occurs (in the context of which, volumetric matters may be a material concern, but are by no means the only one) and factors relevant to the visual impact on the aspect of openness which the Green Belt presents.

With regard to the impact of the development on the openness of the Green belt in

this particular area, whilst the property would be larger than the previous building on the site, the impact is not considered to be significant given the nature of the existing built development along Cockey Moor Road. Therefore with regard to sub-section g), it is considered that the applicant has demonstrated that the proposed new house would not have a materially greater impact on the openness of the Green Belt than the previous development. The proposal is therefore compliant with Green Belt Policy.

Additional Neighbour comment (No 20 Cockey Moor Road) (who cannot attend committee meeting)

This application is an overbearing development of a small site that is without consideration for the neighbouring properties. With every application submitted over the last 8 years this development just keeps getting bigger.

The height of the building will be astonishing, at more than 1.5 metres above my roof line, this is more than the refused application in 2014, it is insulting to then add a front porch extension which even on this application is still 4.2 metres high, this development is not in the interest of the the local community, the garage has been removed and I believe parking will be an issue with vehicles using the street instead.

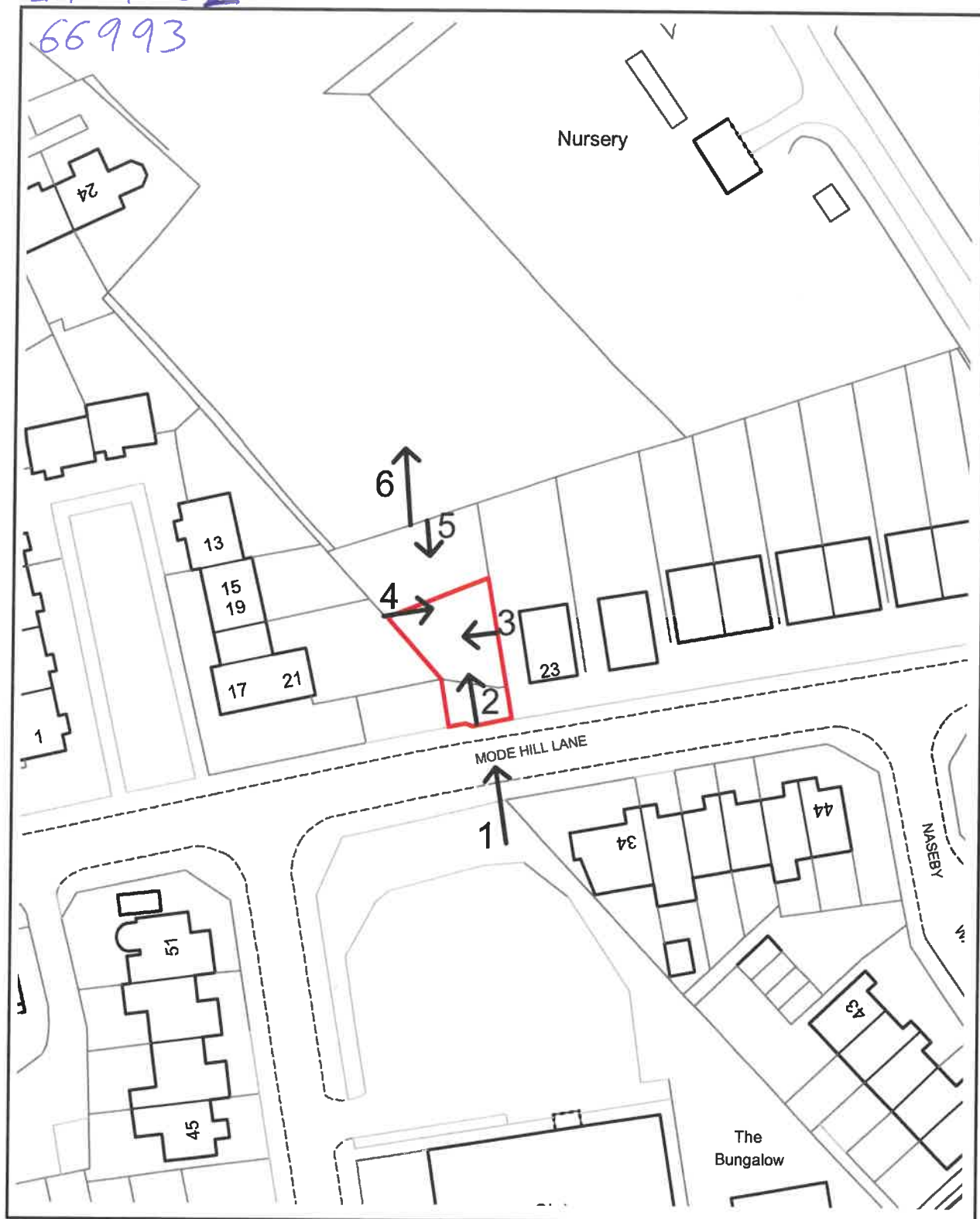
I do not accept this development can't be more sympathetic and consider the properties on each side. It represents a footprint increase of 80% over the original bungalow that combined with the intended height will seriously impact the neighbouring properties and peoples quality of life.

I would like to see the site turned from the ruin that has blighted our road for the last 9 years to a property which is in harmony with its surroundings and enhance the area, but since this development has continued without any planning approval for the last 18 months shows consideration to the neighbours and planning requirements is not a priority.

I ask that the views of the people who will be left with the impact if this application is approval be considered.

Item 02
66993

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 66993

ADDRESS: Land between 21 and 23 Mode Hill Lane
Whitefield



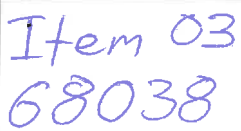
Bury
COUNCIL

Planning, Environmental and Regulatory Services

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Item 02
66993





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24	M	11/02/2012

Notes

RAD

22 COCKET MOOR ROAD BURN BLD 2416	PROJ RA
NOVEMBER 2021	DATE
12:00 @ A1 / 1:200 @ A3	SCALE
PROJ. NUMBER R0027282021-0000-A	PROJECT NUMBER
PROPOSED SITE PLAN	TITLE

