

Ward: Bury East

Item 02

Applicant: Bury Council

Location: Geoffrey Kershaw Centre, Deal Street, Bury, BL9 7PZ

Proposal: External alterations to doors and windows; Erection of 2.4 metre high and 3 metre high V mesh fencing; Installation of CCTV

Application Ref: 70467/Full

Target Date: 17/04/2024

Recommendation: Approve with Conditions

Description

The site consists of an existing building, which is in use as a Pupil Referral Unit (PRU) and is located in the southern part of the site. The building is single storey and is constructed from red brick with a pitched roof. The northern part of the site contains a hardstanding, which is in use as a car park and a multi-games use area. There is an existing palisade fence around the perimeter of the site. Access is taken from Deal Street, which leads to a car park.

There are residential properties to all boundaries.

The development involves the erection of 2.4 metres high and 3 metre high mesh fencing. The 2.4 metre high fencing would be located within the around the existing car park and the 3 metre high fencing would be located around the existing play area. The existing palisade fencing would be retained.

CCTV would be located on the building and would be focused on the land within the school boundary.

The works to install the fencing and CCTV have been completed and as such, the application is retrospective.

Relevant Planning History

35006 - Demolition of former gymnasium; the provision of a supervised tarmac play area and 2.4m high palisade security fencing around site at the Arthur Scholes Building/Formal East Ward Gym, Deal Street, Bury. Approved with conditions - 24 February 1999

36939 - Residential development - 24 dwellings at Geoffrey Kershaw Centre, Maxwell Street, Bury. Approved with conditions - 28 February 2001.

41928 - Installation of social seating shelter at New Kershaw play area, Deal Street, Bury. Approved with conditions - 2 March 2004.

Adjacent site

66803 - Conversion of existing house into 2 terraced houses at 73 - 75 Deal Street, Bury. Approved with conditions - 15 June 2021.

68370 - Single storey side/rear extension at 29 Chestnut Avenue, Bury. Approved with conditions - 11 July 2022.

Publicity

60 neighbouring properties were notified by means of a letter on 22 February 2024.

2 comments have been received, which have raised the following issues:

- Work began at the end of January without any communication.
- The fence erected is taller than the fence that is already there. Why? The site looks like a maze.
- What is the use of this building and who are the facilities intended for?
- Has the potential for more traffic been considered?
- Your letter asks for comments, but it's pretty clear that the decision has been made given the building work has already begun. Was there a motive for issuing the letter late?
- As a local resident who is paying taxes what is the centre to be used for?
- The majority of the works have already been completed.

The objectors have been notified of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Pre-start Conditions - Not relevant.

Development Plan and Policies

EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
CF2	Education Land and Buildings
HT6/2	Pedestrian/Vehicular Conflict
SPD6	Supplementary Planning Document 6: Alterations & Extensions
PFE	Places for Everyone
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (Pfe) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and Pfe Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle - Community Facilities - Policy CF2 states that the Council will, where appropriate, consider favourably proposals for the provision, improvement and dual use of educational facilities.

The new paladin fencing is required to increase security at the school and protect the school property. The development would improve the educational facility and as such, would be in accordance with Policy CF2 of the Bury Unitary Development Plan.

Visual amenity - The paladin fence has been located around the car park and pupil play

area and the existing palisade fencing on the perimeter of the site would be retained. As such, the existing palisade fencing would screen the proposed paladin fencing from view. Therefore, the development would not have an adverse impact upon the character of the area and would not be unduly prominent in the streetscene. The development would be in accordance with Policies CF2 and EN1/2 of the Bury Unitary Development Plan.

Residential amenity - The 3 metre high fencing would be 10.2 metres from the nearest residential property. The paladin fencing contains a mesh, which allows light to pass through. As such, the fencing would not have a significant adverse impact upon the amenity of the neighbouring properties in terms of privacy and loss of light.

The cctv cameras would be located on the perimeter of the school building and would be rotated to ensure that they only overlook school property. As such, the CCTV cameras would provide security without having a significant adverse impact upon the privacy of the neighbouring properties.

Therefore, the development would be in accordance with Policies CF2 and EN1/2 of the Bury Unitary Development Plan.

Highways issues - The location of the fencing would be located within the site and the existing fencing on the perimeter would be retained. As such, the development would not impact upon the visibility splays for pedestrians and vehicles. The Traffic Section has no objections to the development. Therefore, the development would not have a detrimental impact upon highway safety and would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

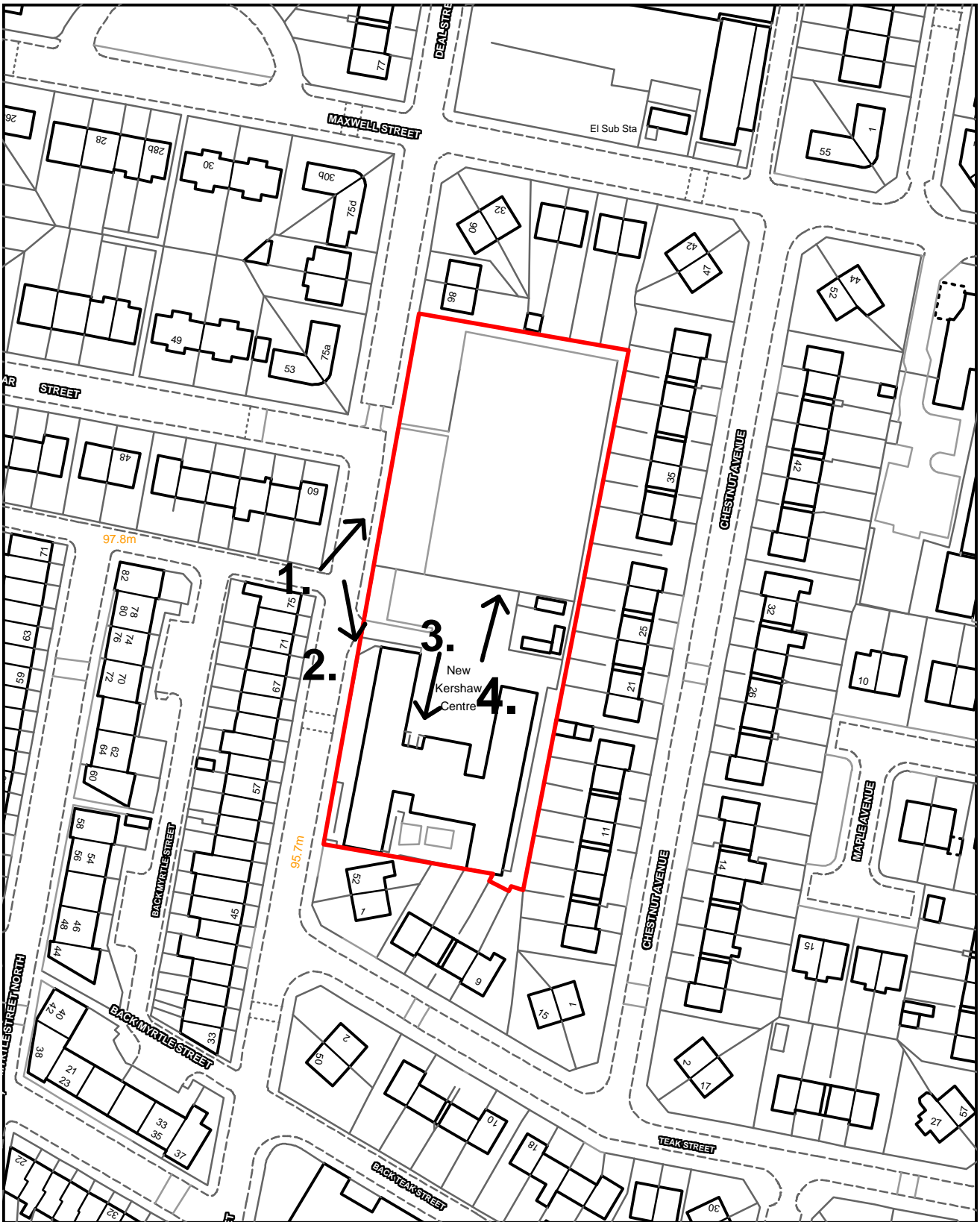
Conditions/ Reasons

1. This decision relates to drawings numbered NKC-RYD-00-ZZ-DR-A-0100 P2, NKC-RYD-00-ZZ-DR-A-3602 P3, NKC-RYD-00-ZZ-DR-A-8902 P1, NKC-RYD-00-ZZ-DR-A-0101 P4, NKC-RYD-00-ZZ-DR-A-0103 P2, NKC-RYD-00-00-DR-A-0401 P5, NKC-RYD-00-00-DR-A-3001 P9, NKC-RYD-00-ZZ-DR-A-3600 P3, NKC-RYD-00-ZZ-DR-A-3601 P3 and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

For further information on the application please contact **Helen Leach** on **0161 253 5322**

Viewpoints 70467



PLANNING APPLICATION LOCATION PLAN

ADDRESS: Geoffrey Kershaw Centre

Planning, Environmental and Regulatory Services

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Bury
Council

70467

Photo 1



Photo 2



70467

Photo 3



Photo 4



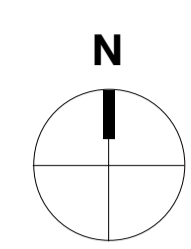
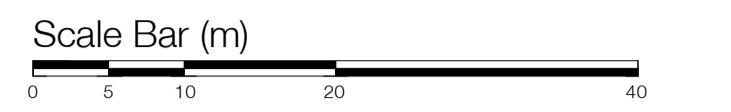
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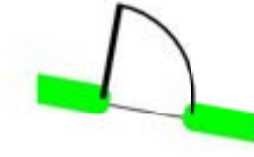
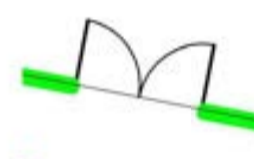
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- Ownership boundary
- Existing fence
- - - To be removed
- New fence, 2.4m High, V mesh fencing. Refer to specification data sheet
- New fence, 3000mm High, V mesh fencing. Refer to specification data sheet
-  New 1500mm wide gate - pedestrian access
-  New 3600mm wide gate - vehicular access
- Approximate areas for vegetation scrub tidy up. To be confirmed on site.



View A



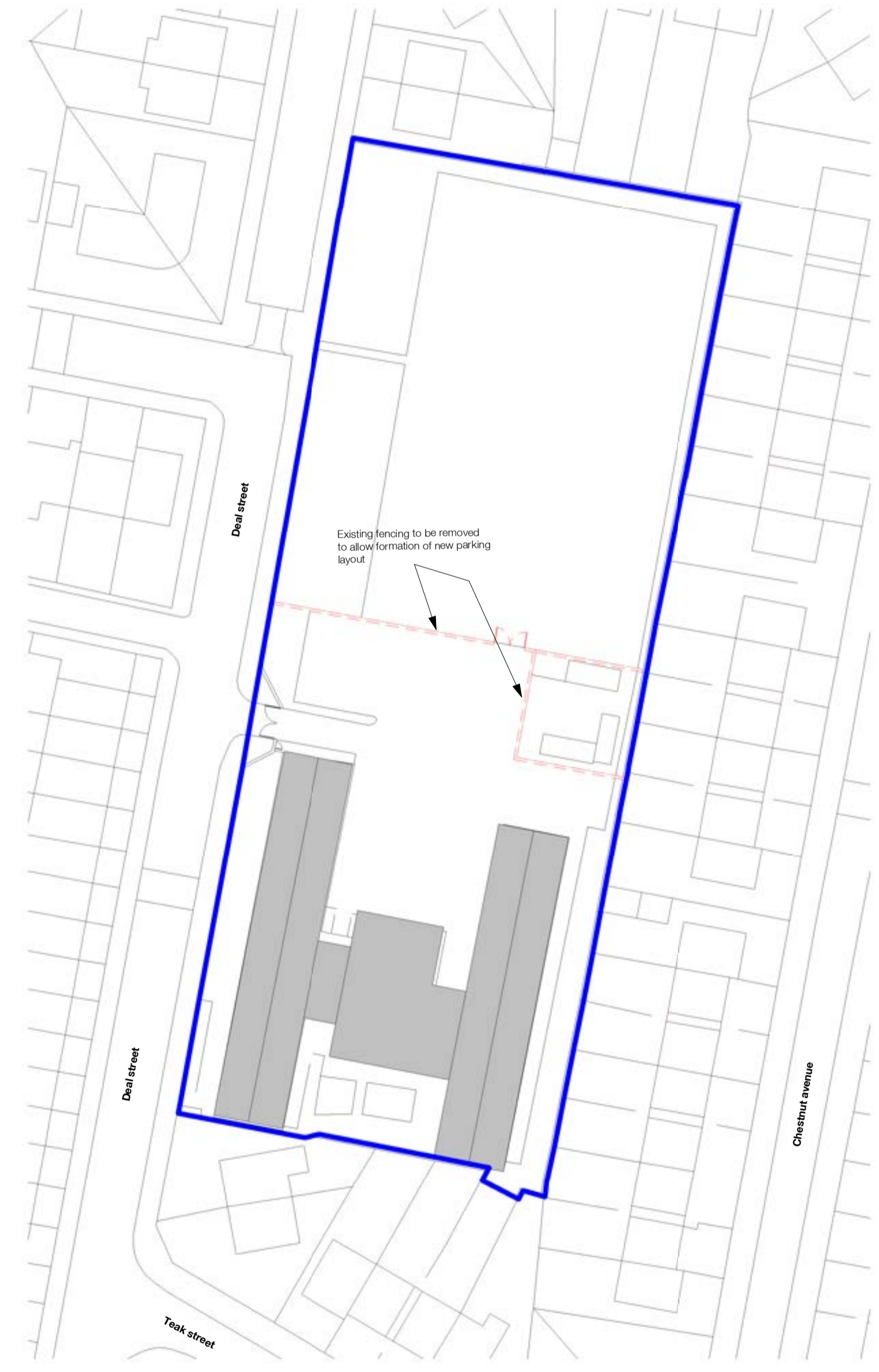
View B



View C



View D



1 Existing Site Plan
1:500



2 Proposed Site Plan
1:500



3 Approximate areas for tree removal
1:500

Rev	Description	Drawn	Checked	Date
P4	Issued for planning	HRL	KPE	25/01/24
P3	Issued for planning pre-app discussion	HRL	KPE	17/01/24
P2	Issued for Costing	KPE	PAL	22/12/23
P1	First Issue	PAL	DFO	15/12/23

Subsidiary INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ
Drawing
 Site Plans - Existing & Proposed

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
NKC	11348-01	RYD	00	ZZ	DR	A	0101

Project Number	Scale at A1	Status	Revision
11348-01	1:500	S2	P4

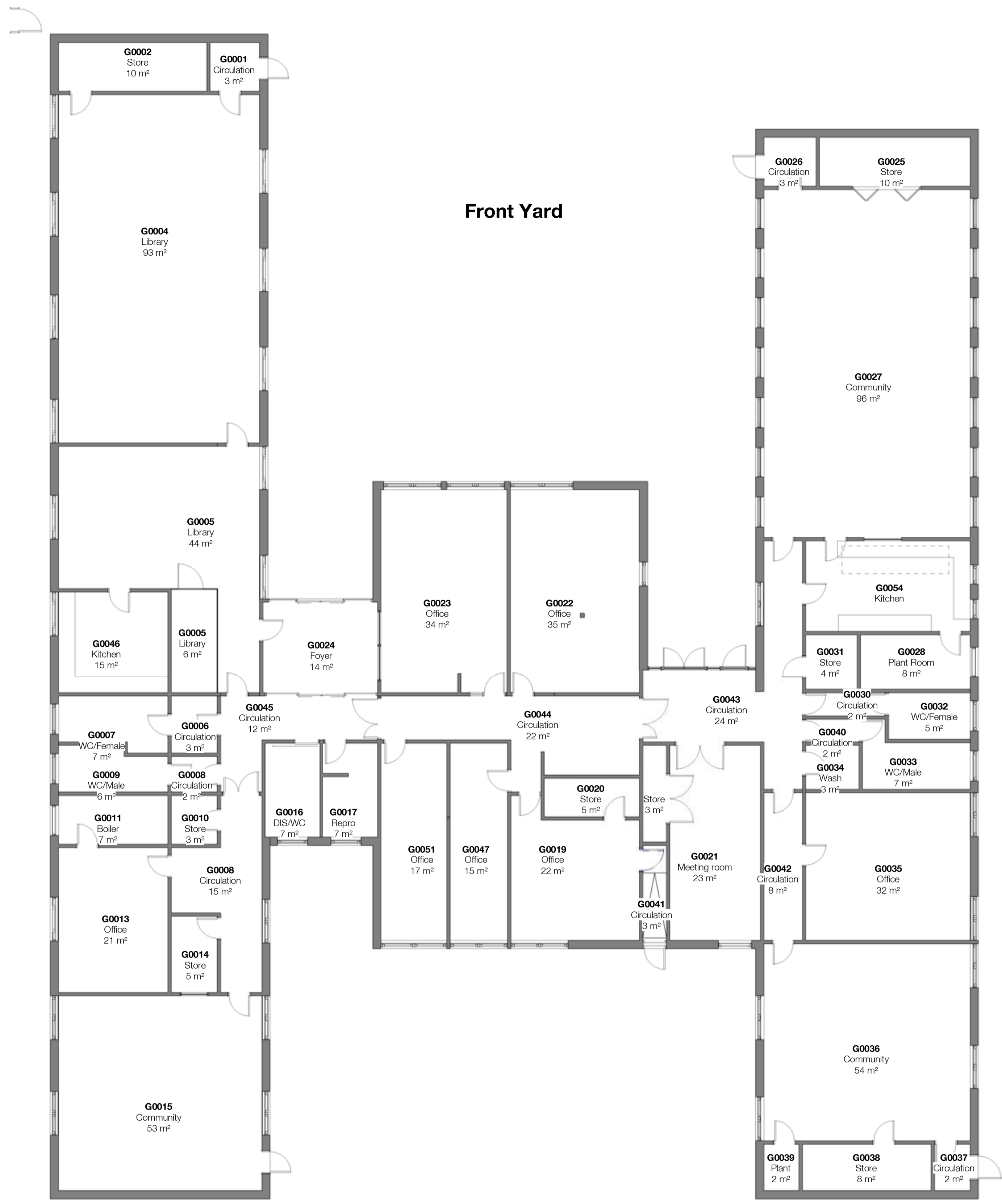
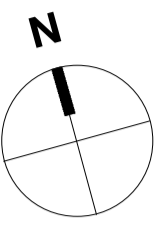
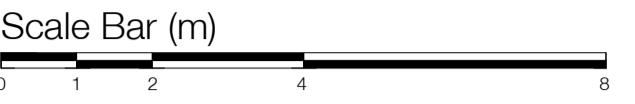
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1 Existing GA Plan
1 : 100

Rev	Description	Drawn	Checked	Date
P5	Issued for planning	HKL	KPE	25/01/24
P4	Issued for planning pre-app discussion	HKL	KPE	17/01/24
C1	Update to show accurate extent of existing partitions.	KPE	DFO	11/01/24
P3	Issued for Costing	KPE	PAL	22/12/23
P2	Draft Issue	PAL	DFO	01/12/23
P1	WIP revision (internal)	ASO	JNG	07/11/2023

Subsidiary INFORMATION

Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ

Drawing
Existing GA Plan

Project ID	Originator	Zone	Level	Type	Role	Number
NKC	- RYD	- 00	- 00	- DR	- A	- 0401

Project Number	Scale at A1	Status	Revision
11348-01	1 : 100	S2	P5



1 Proposed GA Plan
1:100

Schedule of Accommodation		
Name	Number	Area
Circulation	00.01	3 m ²
Breakout room	00.02	5 m ²
Store	00.03	4 m ²
Class 6	00.04	53 m ²
Class 5	00.05	31 m ²
Breakout Room	00.06	5 m ²
Calm Room	00.07	4 m ²
Class 3	00.08	31 m ²
Breakout Room	00.09	6 m ²
Store	00.10	5 m ²
WC/Female	00.11	6 m ²
Lobby	00.12	3 m ²
Staff WC (including cleaners area)	00.13	7 m ²
Lobby	00.14	2 m ²
Boiler	00.15	7 m ²
Breakout Room	00.16	3 m ²
Class 4	00.17	31 m ²
Food Class	00.18	50 m ²
Circulation	00.19	10 m ²
Circulation	00.20	7 m ²
Foyer	00.21	14 m ²
DIS/WC	00.22	7 m ²
Office	00.23	7 m ²
Reception	00.24	14 m ²
SLT Office_3P	00.25	20 m ²
SLT Office_1P	00.26	12 m ²
Exam	00.27	5 m ²
SLT Office_2P	00.28	10 m ²
Circulation	00.29	7 m ²
Circulation	00.30	16 m ²
Staff Workroom	00.31	22 m ²
Building Manager/IT	00.32	9 m ²
Staff Room	00.33	27 m ²
Circulation	00.34	3 m ²
MTG Room	00.35	27 m ²
Circulation	00.36	6 m ²
Circulation	00.37	8 m ²
Class 1	00.38	54 m ²
Plant	00.39	2 m ²
Store	00.40	3 m ²
Breakout Room	00.41	5 m ²
Circulation	00.42	2 m ²
Class 2	00.43	32 m ²
Cloak Room	00.44	13 m ²
WC/Female	00.45	5 m ²
Lobby	00.46	2 m ²
Boiler Room	00.47	8 m ²
Calm Room	00.48	3 m ²
Kitchen	00.49	20 m ²
Circulation	00.50	5 m ²
Community	00.51	96 m ²
Store	00.52	10 m ²
Circulation	00.53	3 m ²
Circulation	00.54	11 m ²
Circulation	00.55	8 m ²
Staff Room - Kitchen	00.56	7 m ²
Corridor	00.57	20 m ²
Grand total:	57	795 m²

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Scale Bar (m)

N

KEY

- Existing walls
- Proposed partition A, full height, 30min fire rating, severe duty
- Proposed partition B, wall lining, severe duty

Rev	Description	Drawn	Checked	Date
P9	Issued for planning	HKL	KPE	25/01/24
C2	Update of 00.26, 00.27, 00.28 office	HKL	DPO	22/01/24
P8	Issued for planning pre-app discussion	HKL	KPE	17/01/24
C1	Addition of schedule of accommodation, addition of key setting out dimensions, partition between Class 5 and Class 6 to be new.	KPE	HKL	11/01/24
P7	Addition of corridor door and circulation area 00.54 following discussion with building control. Issued for Costing	KPE	PAL	22/12/23
P6	Updated to reflect discussions with design team and user group held on 11th and 15th of December '23	KPE	DPO	15/12/23
P5	Draft Issue	PAL	DPO	01/12/23
P4	Revised following site meeting discussion on 15th Nov	EMA	JNG	16/11/23
P3	WIP Revisions Following Site Visit	ASO	JNG	13/11/23
P2	WIP revision (Internal)	ASO	JNG	07/11/2023
P1	First Issue	ASO	JNG	03/11/23

Submittal INFORMATION

Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ

Drawing
Proposed GA Plan

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
		RYD	00	DR	A		3001

Project Number	Scale at A1	Status	Revision
11348-01	As indicated	S2	P9

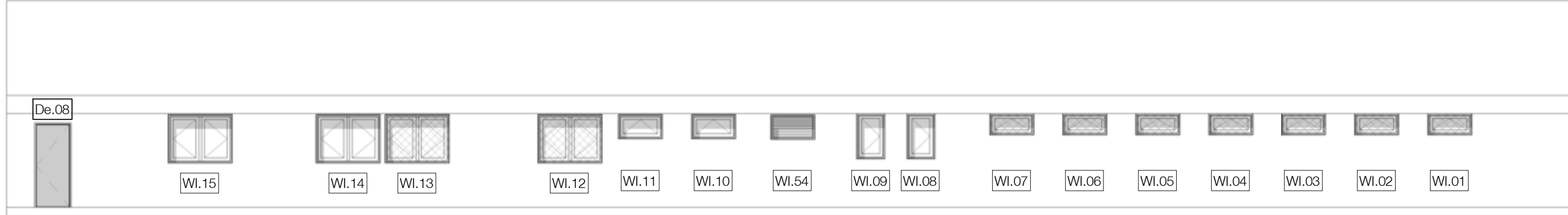
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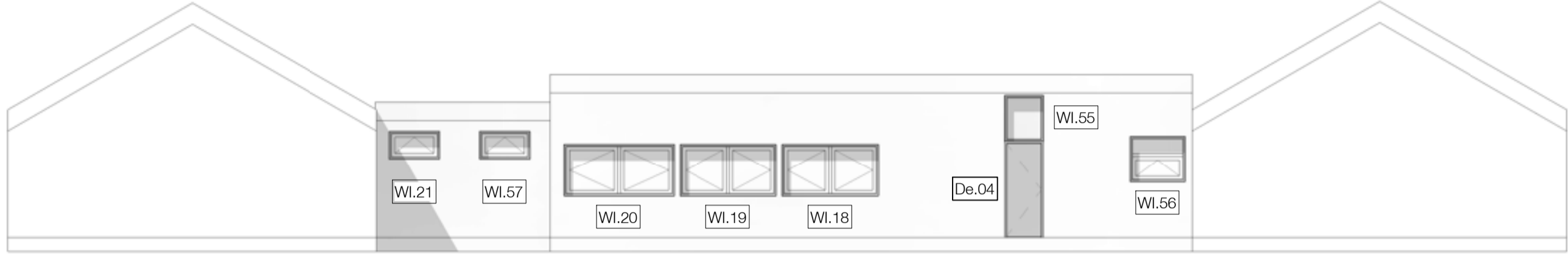
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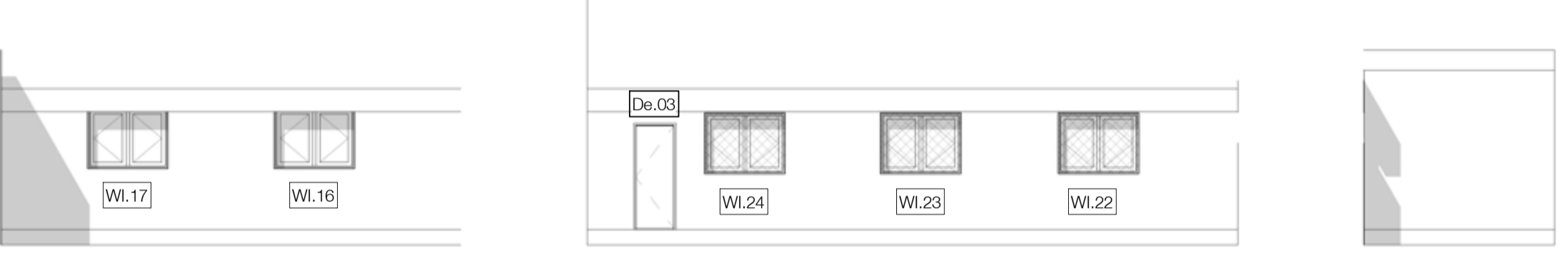
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1 Elevation 1
1:100



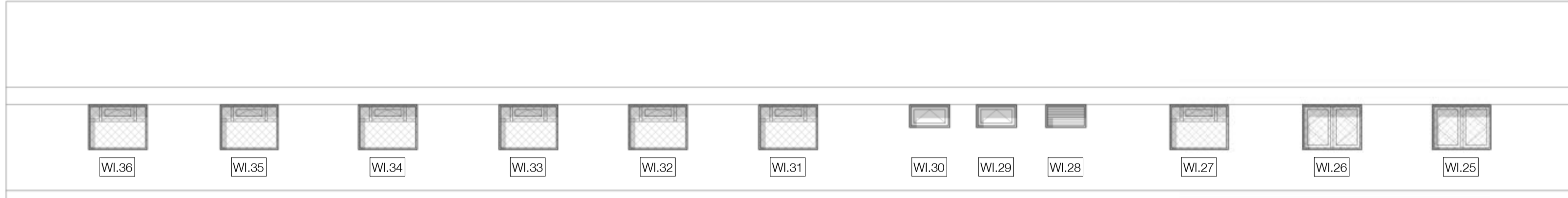
2 Elevation 2
1:100



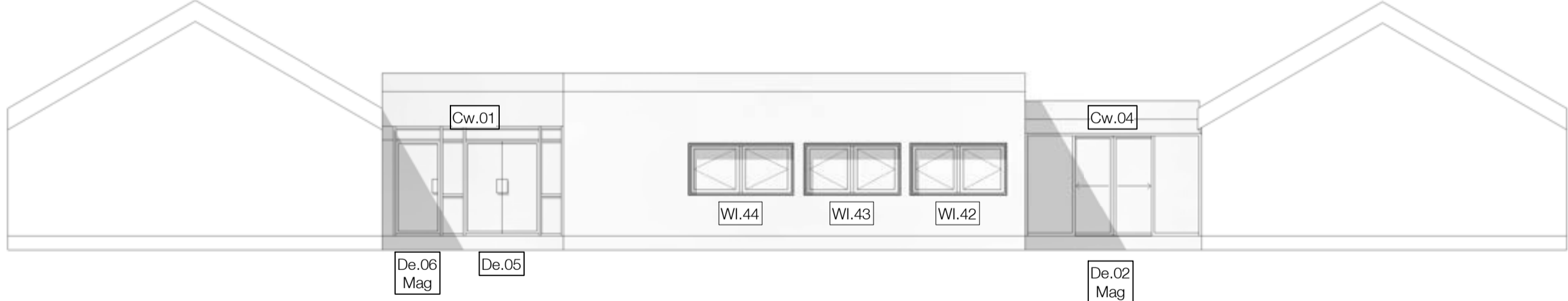
BY1 Back Yard - Elevation 1
1:100

BY3 Back Yard - Elevation 3
1:100

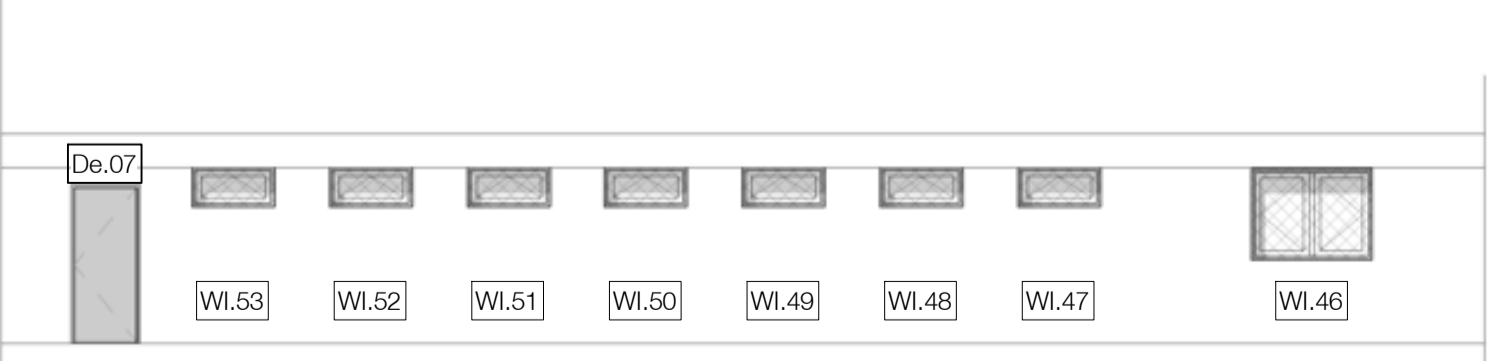
BY2 Back Yard - Elevation 2
1:100



3 Elevation 3
1:100



4 Elevation 4
1:100



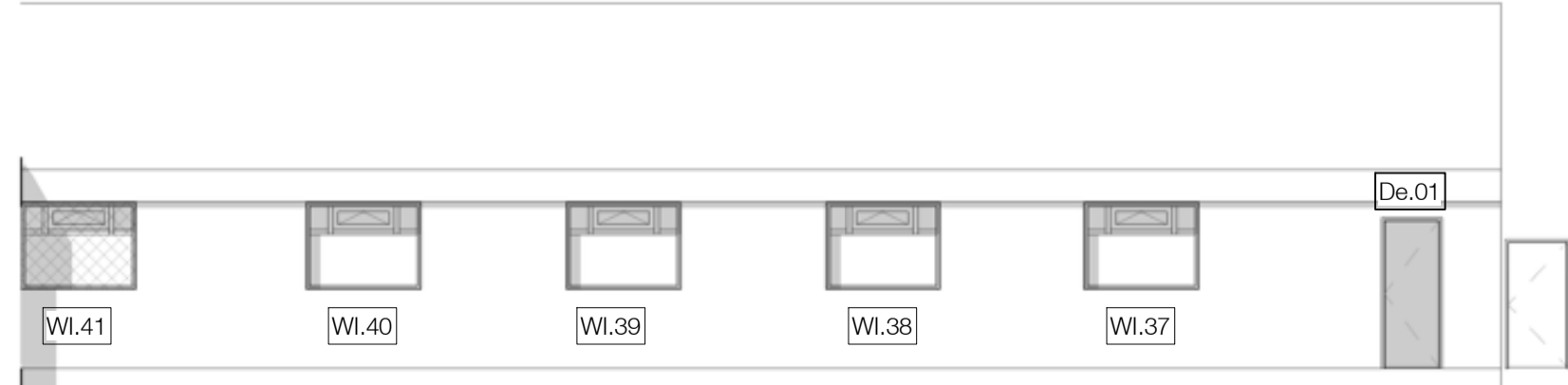
FY1 Front Yard - Elevation 1
1:100



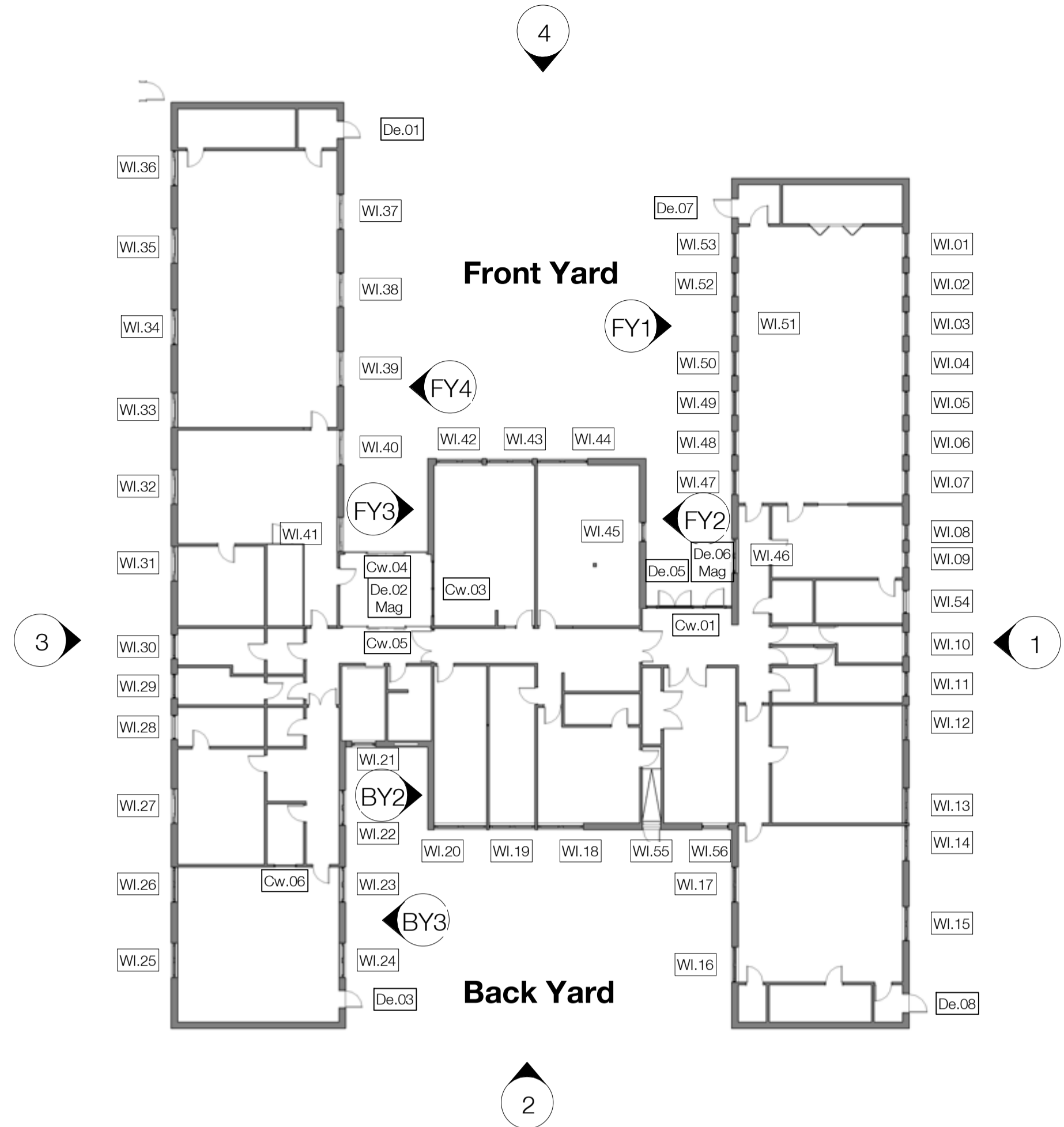
FY2 Front Yard - Elevation 2
1:100



FY3 Front Yard - Elevation 3
1:100



FY4 Front Yard - Elevation 4
1:100



Window Schedule - Existing					
Mark	Room		Construction		
	Name	No.	Width	Height	Shutter
WI.01	Community	G0027	Measured on Site	Measured on Site	•
WI.02	Community	G0027	Measured on Site	Measured on Site	•
WI.03	Community	G0027	Measured on Site	Measured on Site	•
WI.04	Community	G0027	Measured on Site	Measured on Site	•
WI.05	Community	G0027	Measured on Site	Measured on Site	•
WI.06	Community	G0027	Measured on Site	Measured on Site	•
WI.07	Community	G0027	Measured on Site	Measured on Site	•
WI.08	Kitchen	G0054	Measured on Site	Measured on Site	•
WI.09	Kitchen	G0054	Measured on Site	Measured on Site	•
WI.10	WC/Female	G0032	Measured on Site	Measured on Site	•
WI.11	WC/Male	G0033	Measured on Site	Measured on Site	•
WI.12	Office	G0035	Measured on Site	Measured on Site	•
WI.13	Office	G0035	Measured on Site	Measured on Site	•
WI.14	Community	G0036	Measured on Site	Measured on Site	•
WI.15	Community	G0036	Measured on Site	Measured on Site	•
WI.16	Community	G0036	Measured on Site	Measured on Site	•
WI.17	Community	G0036	Measured on Site	Measured on Site	•
WI.18	Office	G0019	Measured on Site	Measured on Site	•
WI.19	Office	G0047	Measured on Site	Measured on Site	•
WI.20	Office	G0051	Measured on Site	Measured on Site	•
WI.21	DIS/WC	G0016	Measured on Site	Measured on Site	•
WI.22	Circulation	G0008	Measured on Site	Measured on Site	•
WI.23	Community	G0015	Measured on Site	Measured on Site	•
WI.24	Community	G0015	Measured on Site	Measured on Site	•
WI.25	Community	G0015	Measured on Site	Measured on Site	•
WI.26	Community	G0015	Measured on Site	Measured on Site	•
WI.27	Office	G0013	Measured on Site	Measured on Site	•
WI.28	Boiler	G0011	Measured on Site	Measured on Site	•
WI.29	WC/Male	G0009	Measured on Site	Measured on Site	•
WI.30	WC/Female	G0007	Measured on Site	Measured on Site	•
WI.31	Kitchen	G0046	Measured on Site	Measured on Site	•
WI.32	Library	G0005	Measured on Site	Measured on Site	•
WI.33	Library	G0004	Measured on Site	Measured on Site	•
WI.34	Library	G0004	Measured on Site	Measured on Site	•

Window Schedule - Existing					
Mark	Room		Construction		
	Name	No.	Width	Height	Shutter
WI.35	Library	G0004	Measured on Site	Measured on Site	•
WI.36	Library	G0004	Measured on Site	Measured on Site	•
WI.37	Library	G0004	Measured on Site	Measured on Site	•
WI.38	Library	G0004	Measured on Site	Measured on Site	•
WI.39	Library	G0004	Measured on Site	Measured on Site	•
WI.40	Library	G0005	Measured on Site	Measured on Site	•
WI.41	Library	G0005	Measured on Site	Measured on Site	•
WI.42	Office	G0023	Measured on Site	Measured on Site	•
WI.43	Office	G0023	Measured on Site	Measured on Site	•
WI.44	Office	G0022	Measured on Site	Measured on Site	•
WI.45	Office	G0022	Measured on Site	Measured on Site	•
WI.46	Circulation	G0043	Measured on Site	Measured on Site	•
WI.47	Community	G0027	Measured on Site	Measured on Site	•
WI.48	Community	G0027	Measured on Site	Measured on Site	•
WI.49	Community	G0027	Measured on Site	Measured on Site	•
WI.50	Community	G0027	Measured on Site	Measured on Site	•
WI.51	Community	G0027	Measured on Site	Measured on Site	•
WI.52	Community	G0027	Measured on Site	Measured on Site	•
WI.53	Community	G0027	Measured on Site	Measured on Site	•
WI.54	Plant Room	G0028	Measured on Site	Measured on Site	•
WI.55	Circulation	G0041	Measured on Site	Measured on Site	•
WI.56	Meeting room	G0021	Measured on Site	Measured on Site	•
WI.57	Repro	G0017	Measured on Site	Measured on Site	•

Glazing Schedule - Existing				
Mark	Length	Height	Comments	
Cw.01	Measured on site	Measured on site	Door De.05 removed, and partial Cw.01 replaced by brickwall	
Cw.03	Measured on site	Measured on site	Internal Screen	
Cw.04	Measured on site	Measured on site	Sliding Door Screen	
Cw.05	Measured on site	Measured on site	Sliding Door Screen	
Cw.06	Measured on site	Measured on site	Internal Screen	

External Door Schedule - Existing		
Mark	Room	
	Number	Name
De.01	G0001	Circulation
De.02	G0024	Foyer
De.03	G0015	Community
De.04	G0041	Circulation
De.05	G0043	Circulation
De.06	G0043	Circulation
De.07	G0026	Circulation
De.08	G0037	Circulation

P3	Issued for planning	HRL	KPE	25/01/24
P2	Issued for planning pre-app discussion	HRL	KPE	17/01/24
P1	Issued for Costing	PAL	KPE	22/12/23

Rev	Description	Drawn	Checked	Date

Submittal INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ

Drawing
 GA Existing Elevations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
	NKC	RYD	00	ZZ	- DR	- A	- 3600

Project Number	Scale at A1	Status	Revision
11348-01	As indicated	S2	P3

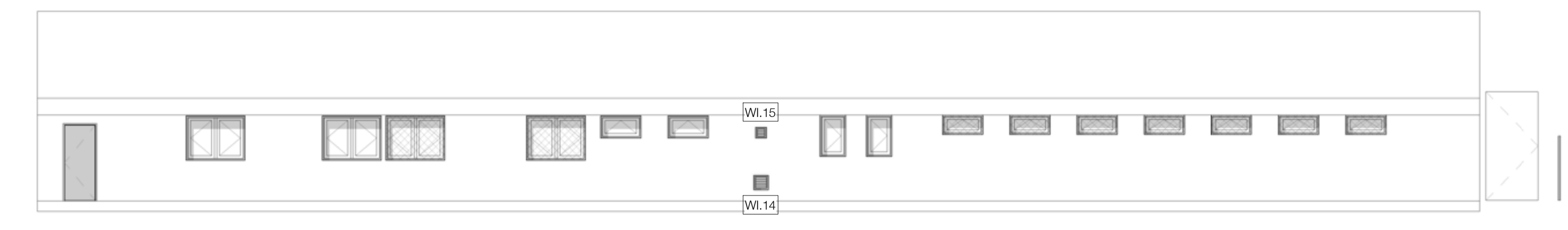
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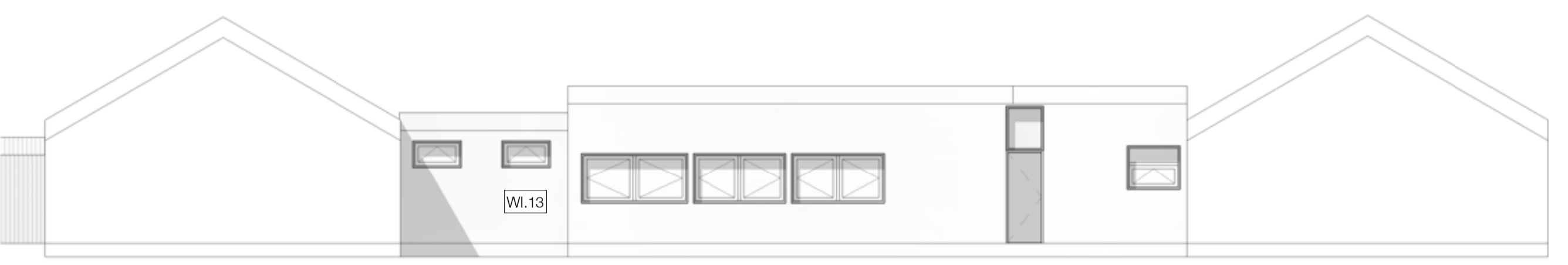
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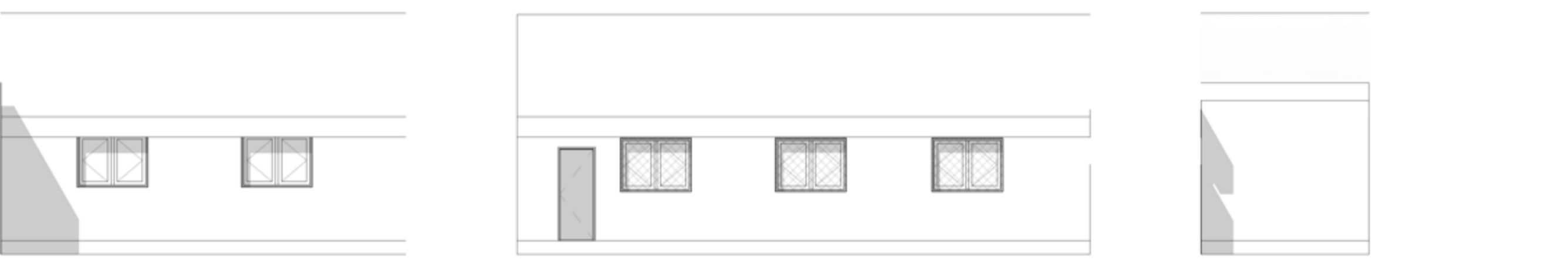
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1 Elevation 1
1:100



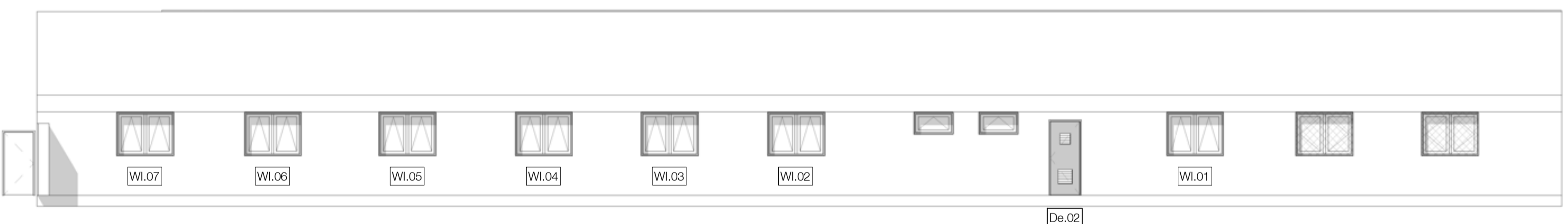
2 Elevation 2
1:100



BY1 Back Yard - Elevation 1
1:100

BY3 Back Yard - Elevation 3
1:100

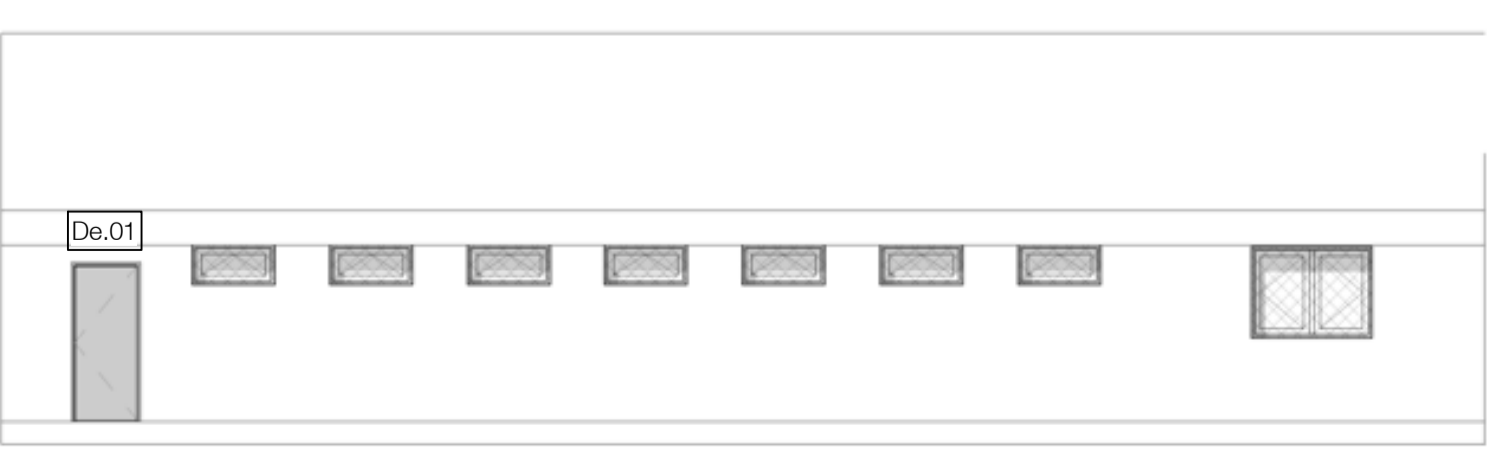
BY2 Back Yard - Elevation 2
1:100



3 Elevation 3
1:100



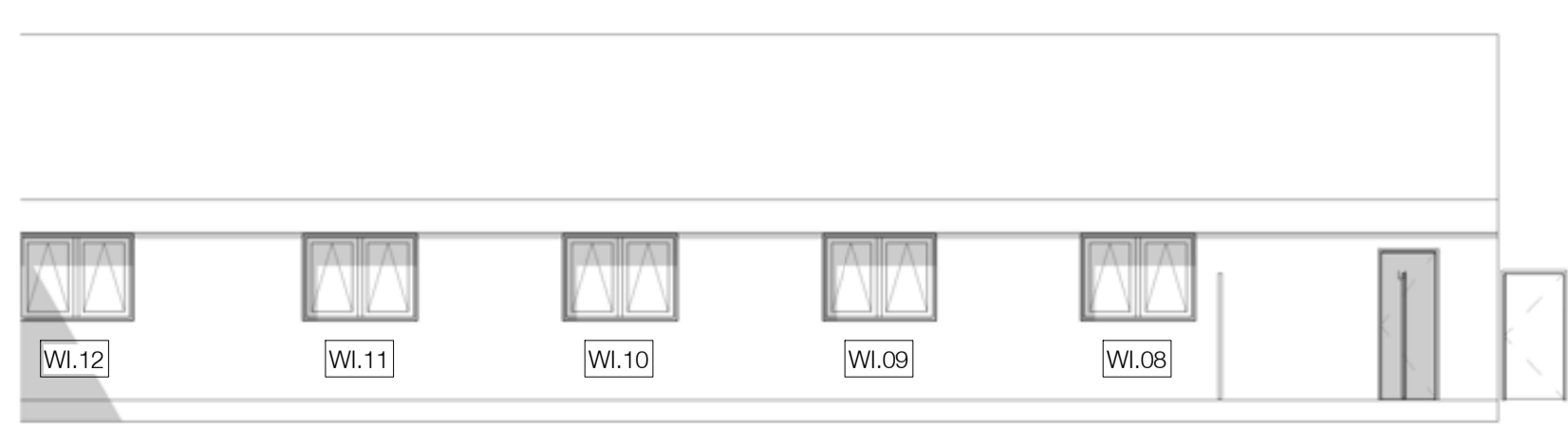
4 Elevation 4
1:100



FY1 Front Yard - Elevation 1
1:100

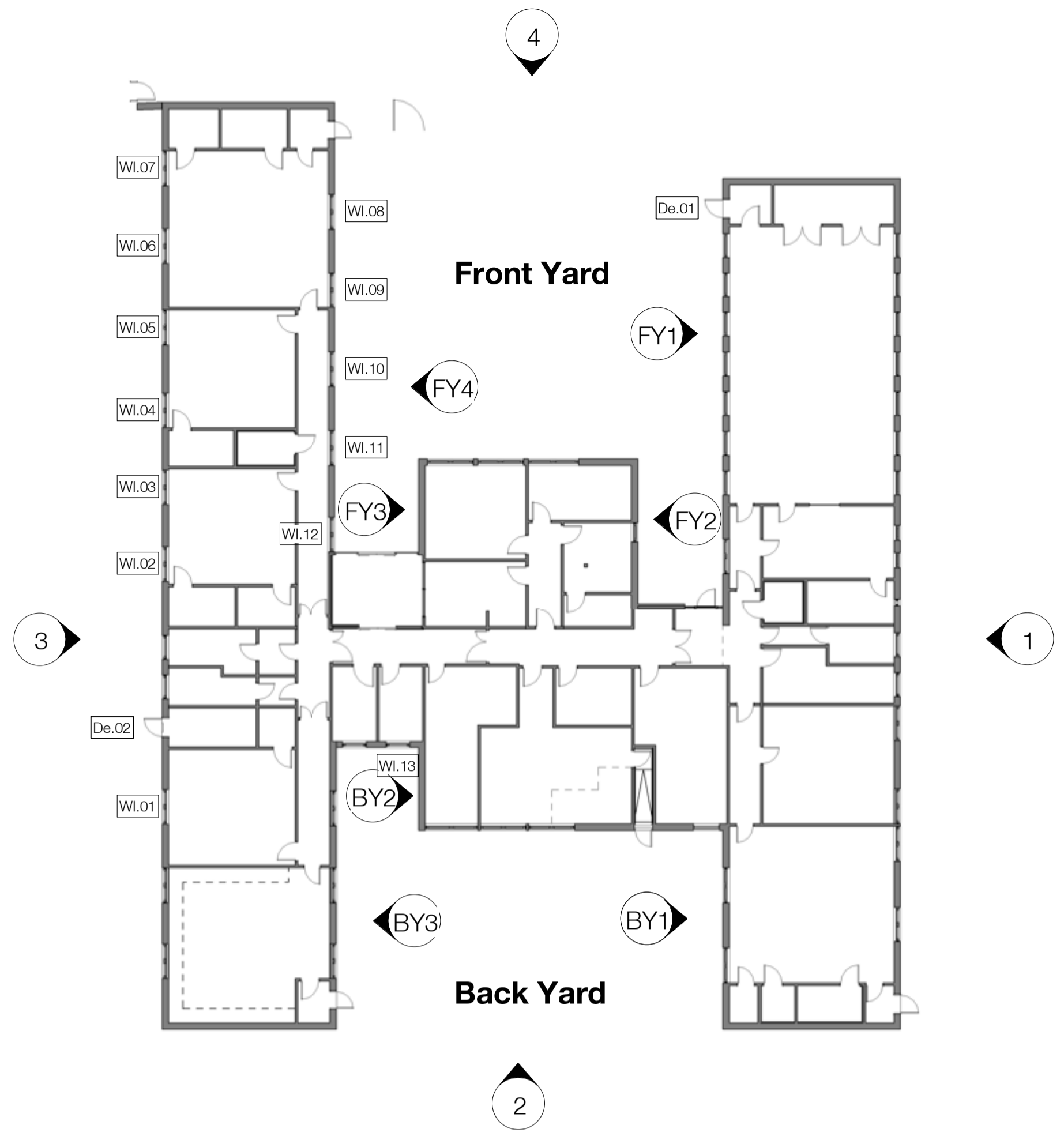


FY2 Front Yard - Elevation 2
1:100



FY3 Front Yard - Elevation 3
1:100

FY4 Front Yard - Elevation 4
1:100

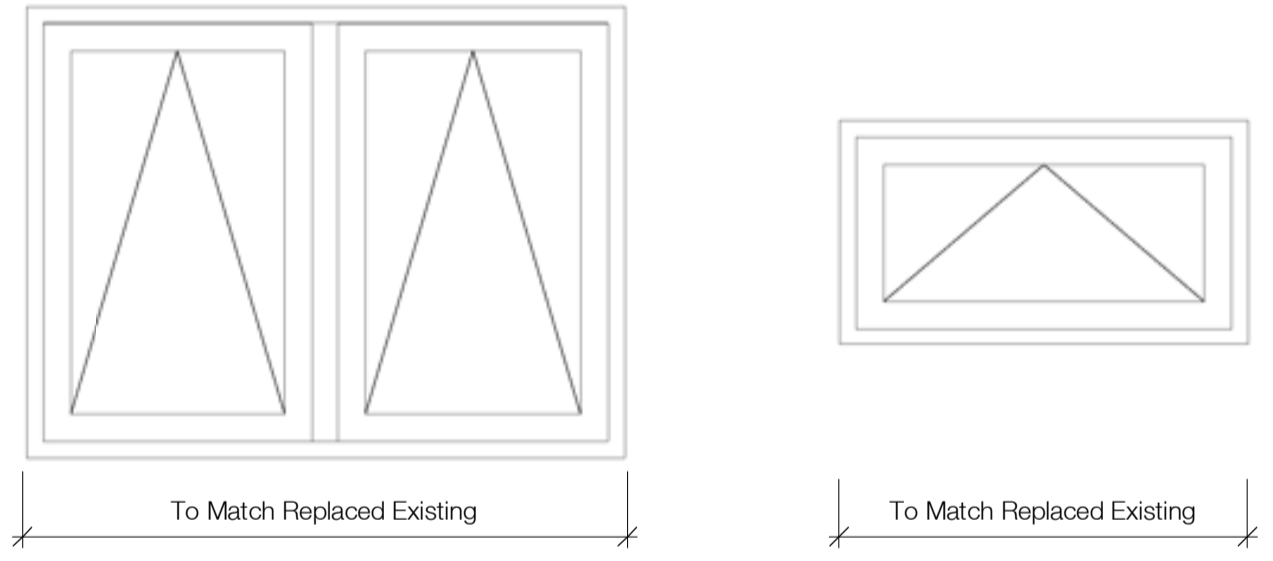


Window Schedule - Proposed Replacements						
Mark	Window Type	Room		Construction		
		Name	No.	Width	Height	
WI.01	W1	Class 4	00.17	Measured to match existing on site	Measured to match existing on site	
WI.02	W1	Class 3	00.08	Measured to match existing on site	Measured to match existing on site	
WI.03	W1	Class 3	00.08	Measured to match existing on site	Measured to match existing on site	
WI.04	W1	Class 5	00.05	Measured to match existing on site	Measured to match existing on site	
WI.05	W1	Class 5	00.05	Measured to match existing on site	Measured to match existing on site	
WI.06	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.07	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.08	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.09	W1	Class 6	00.04	Measured to match existing on site	Measured to match existing on site	
WI.10	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.11	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.12	W1	Corridor	00.57	Measured to match existing on site	Measured to match existing on site	
WI.13	W2	Office	00.23	Measured to match existing on site	Measured to match existing on site	

External Door Schedule - Proposed										
Mark	Number	Room		Door Type	Structural Opening		Ironmongery	Mag-lock	Vision Panel	Comments
		Name	No.		Height	Width				
De.01	00.53	Circulation		D1	2100.00	910.00	Pushbar and pushplate			Maglock release on fire
De.02	00.15	Boiler		D4	2100.00	910.00				300*300mm Louvre at high level, 400*400mm Louvre at low level

Louvre Schedule - Proposed						
Mark	Window Type	Room		Construction		
		Name	No.	Width	Height	
WI.14	W3	Boiler Room	00.47	400.00		400.00
WI.15	W3	Boiler Room	00.47	300.00		300.00

KEY



Type W1
New Window Types
1:20

Type W2

Rev	Description	Drawn	Checked	Date	
P3	Issued for planning		HKL	KPE	25/01/24
P2	Issued for planning pre-app discussion		HKL	KPE	17/01/24
P1	Issued for Costing		PAL	KPE	22/12/23

Subtlety
INFORMATION
Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ
Drawing
GA Proposed Elevations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
11348-01	- RYD	- 00	- ZZ	- DR	- A	-	- 3601
Project Number	Scale at A1	Status	Revision				
11348-01	As indicated	S2	P3				

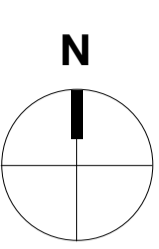
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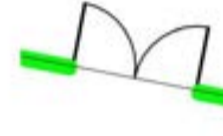

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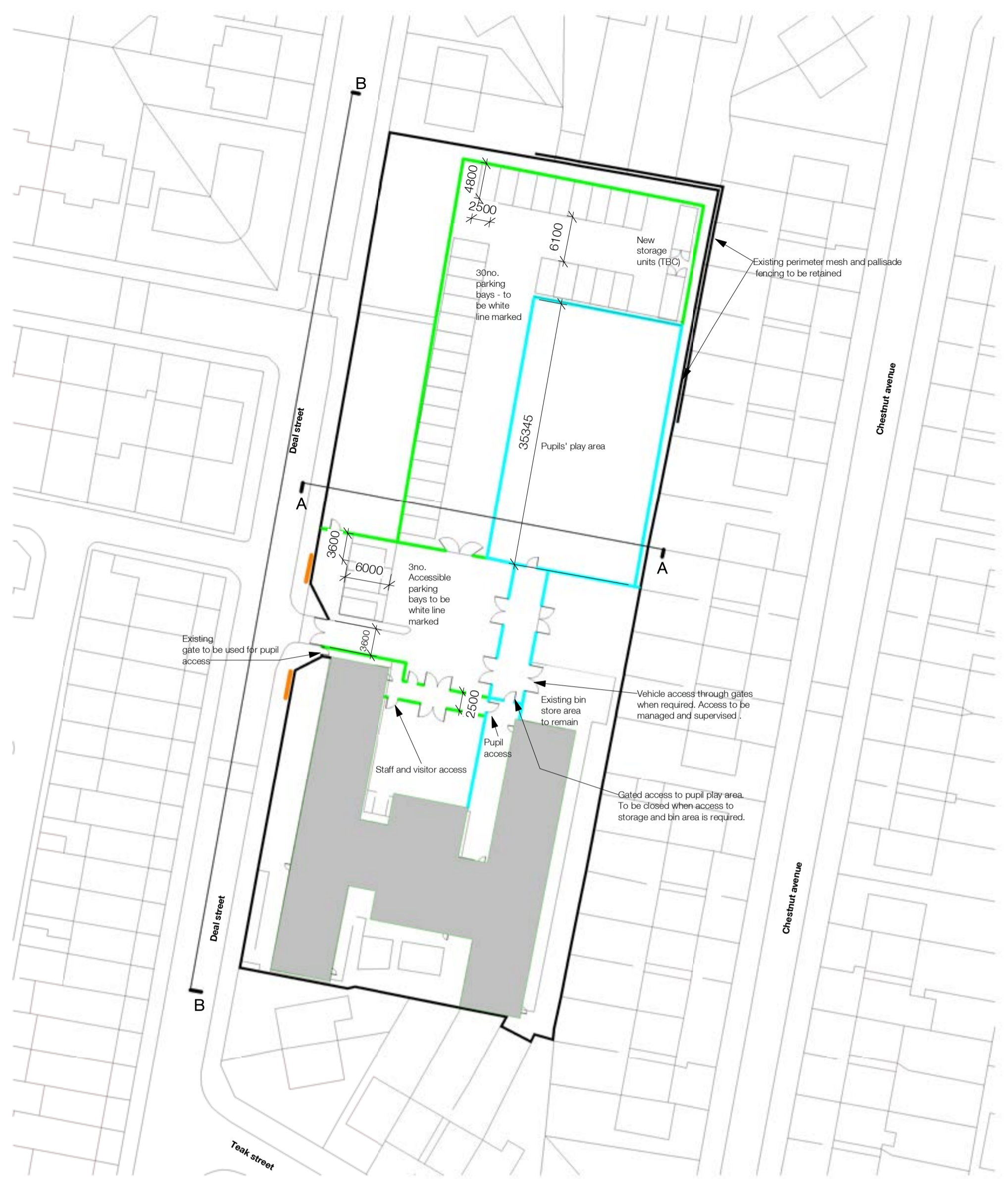
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-  Existing fence
-  New fence, 2.4m High. V mesh fencing. Refer to specification data sheet
-  New fence, 3000mm High. V mesh fencing. Refer to specification data sheet
-  New 1500mm wide gate - pedestrian access
-  New 3600mm wide gate - vehicular access
-  New signage - exact size and location to be confirmed



1 Proposed Site Plan
1:500

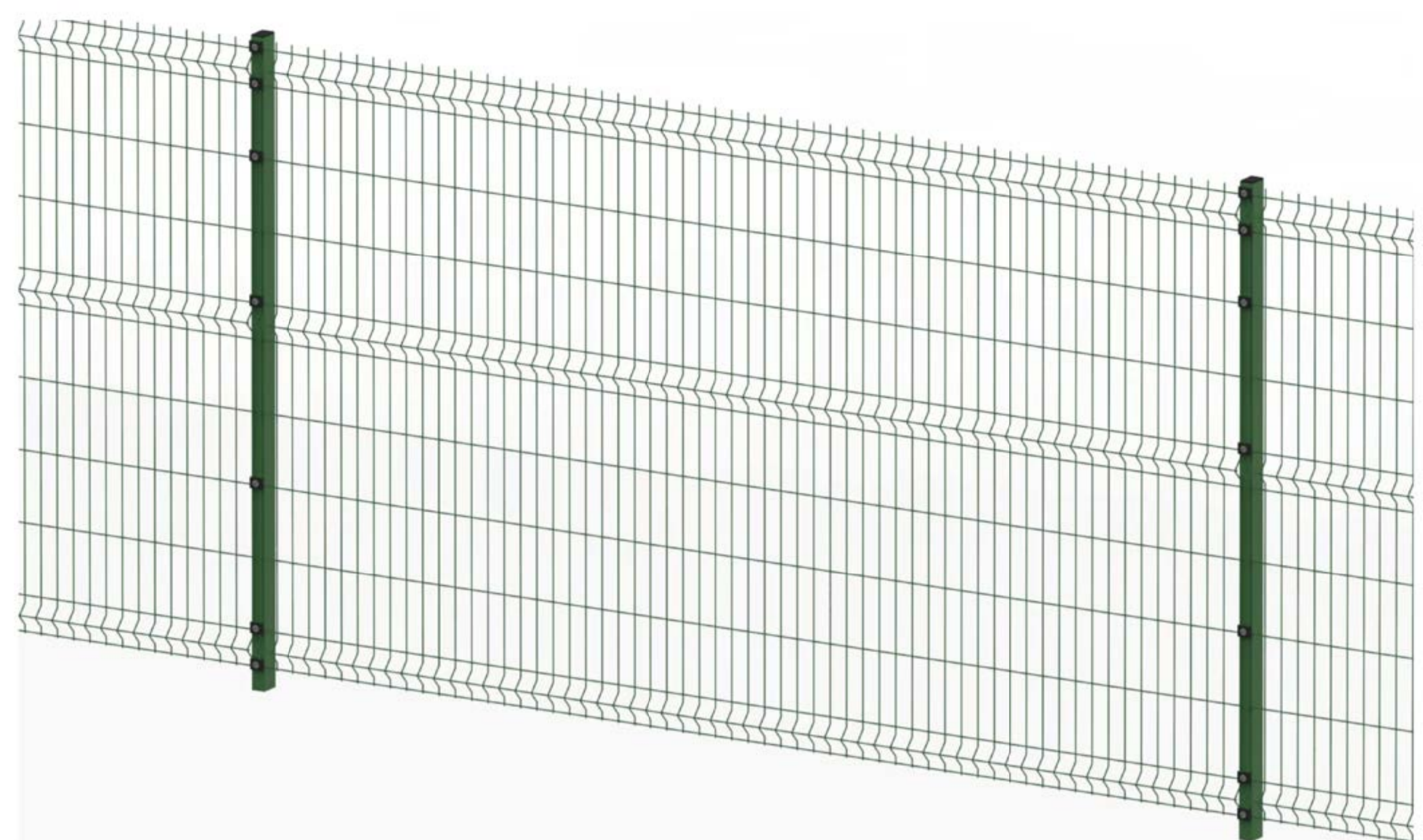
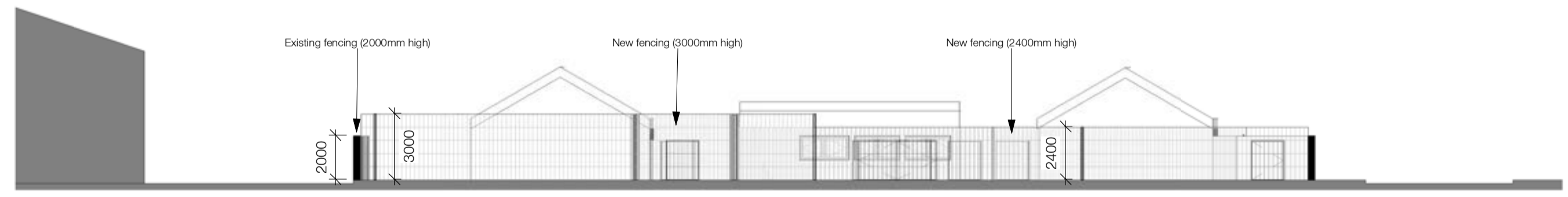
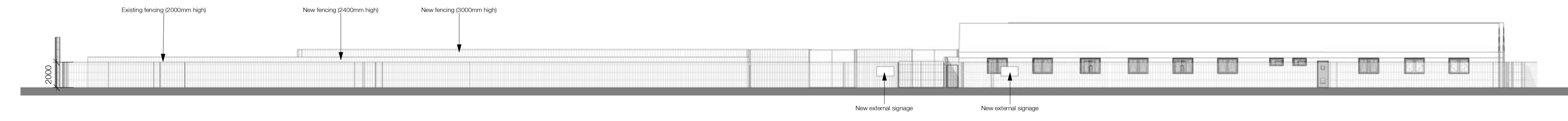


Image of proposed new fencing - 2400mm and 3000mm high



2 Proposed Site Section AA
1:200



3 Proposed Site Section BB
1:200

Rev	Description	Drawn	Checked	Date
P2	Site sections added, information on fencing added. Issued for planning	HKL	KPE	25/01/24
C1	Gates re-instated from previous issue. Amendments to existing and proposed fence locations and car park layout.	HKL	KPE	11/01/24
P1	Issued for client comments	KPE	HKL	09/01/24

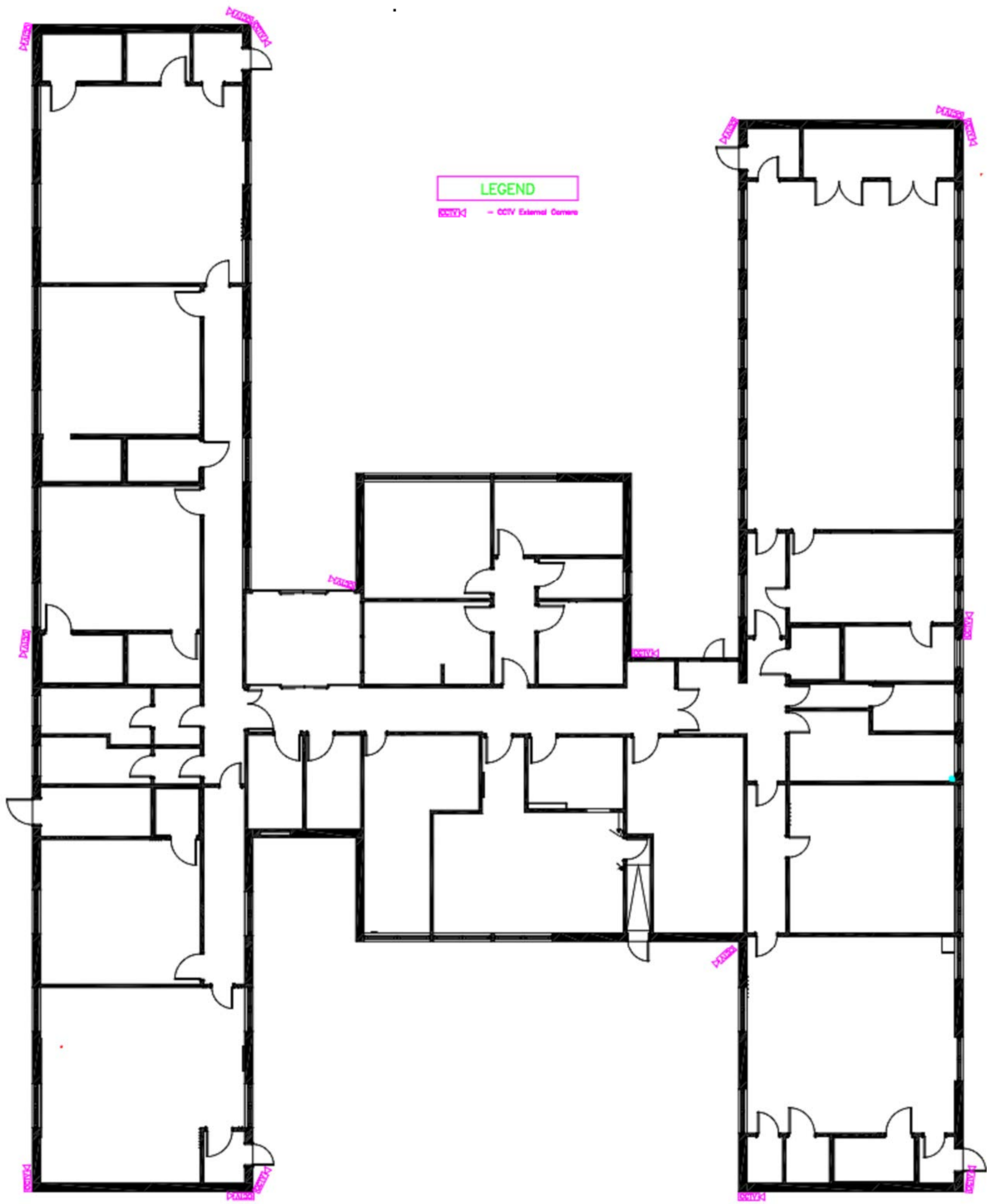
Submittal INFORMATION
Project
Pupil Referral Unit
New Kershaw Centre
Deal Street, Bury, BL9 7PZ
Drawing
Proposed Site Plan - External Fencing and site sections

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
11348-01	- RYD	- 00	- ZZ	- DR	- A	- 0103	

Project Number: 11348-01
Scale at A1: As indicated
Status: SZ
Revision: P2

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*** Drawing and information provided by JB Eye**



Rev	Description	Drawn	Checked	Date
P1	Issued for planning	HRL	KPE	25/01/24

Suitability INFORMATION
Project
 Pupil Referral Unit
 New Kershaw Centre
 Deal Street, Bury, BL9 7PZ
Drawing
 CCTV locations

Drawing Number	Project ID	Originator	Zone	Level	Type	Role	Number
NKC	- RYD	- 00	- ZZ	- DR	- A	-	8902
Project Number	11348-01	Scale at A1	S2	Status	P1	Revision	