

Ward: Bury East

Item 1

Applicant: Bury Council

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

Proposal: Temporary (4 years) modular extension of an existing Pupil Referral Unit to form 3 additional classrooms with ancillary facilities; relocation of fencing and bin store to segregate parking and formation of pupil play areas and safe access into the school for pupils, parents and visitors

Application Ref: 71084/Full

Target Date: 18/10/2024

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.

Planning permission was granted in April 2024 for the erection of 2.4 metre high and 3 metre high mesh fencing and the installation of CCTV at the centre, which has been completed.

The proposed development involves the temporary erection of a modular unit to provide 3 additional classrooms with ancillary facilities for the Pupil Referral Unit (PRU) and the relocation of the fencing and bin store to segregate parking and to form pupil play areas. The proposed modular building would be in place for 4 years.

The proposed modular unit would be located to the north of the existing building and adjacent to the eastern boundary. It would measure 26.4 metres by 10.1 metres and would be single storey. There would be a stepped access at the southern elevation and a ramped access at the northern elevation.

The proposal involves the removal of a section of 3 metre high fencing to the north of the existing building and would be re-positioned adjacent to the main car park to create a bin store.

The pedestrian and vehicular accesses to the site would remain unchanged.

The application is being presented to committee as the Council has submitted the application and there has been 1 or more objections.

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.

70467 - External alterations to doors and windows; Erection of 2.4 metre high and 3 metre high V mesh fencing; Installation of CCTV at Geoffrey Kershaw Centre, Deal Street, Bury. Approved with conditions - 17 April 2024.

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

The neighbouring properties were notified by means of a letter on 23 August 2024.

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

- I am submitting as neutral as I can't object as you have already started work to place the buildings. I only received the letter on 23 August and don't see the point of asking for our opinions.
- The buildings are very close to the back of my house and I am concerned about the devaluation of my house.
- There would be a lack of light as they are very high.
- Impacts of noise and lack of privacy.
- Is this a temporary situation or will it be permanent? If this is permanent, it will devalue my house and I will be seeking legal advice as the contact with house owners has been very lacking.
- The works are already taking place.
- The fencing looks like a prison and we would be unable to access the yard area.
- The neighbour blocks the side exit with their bins and a lock on the gate.

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

Statutory/Non-Statutory Consultations

Traffic Section - No objections.

Drainage Section - No response.

Environmental Health - Contaminated Land - No comments.

Environmental Health - Pollution Control - No response.

Pre-start Conditions - Not relevant.

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
EN1/5	Crime Prevention
EN7/2	Noise Pollution
EN7/5	Waste Water Management
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs

CF1/1	Location of New Community Facilities
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
JP-P3	Cultural Facilities
JP-P5	Education, Skills and Knowledge
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
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 - UDP Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact on residential amenity and the local environment
- traffic generation and car parking provision;
- the scale and size of the development;
- where applicable, access to shops and other services;
- if the use is intended to serve a local community or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

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

The proposed development would involve the provision of a new modular building, which would provide additional facilities for the school in the form of 3 additional classrooms. The proposed development would be modest in size and only occupy a small area, without compromising the remaining site's operation. Given this, the development would be appropriate in terms of scale and size and the remaining issues will be addressed later in the report. Therefore, the proposed development would be in accordance with Policies CF1/1 of the Bury Unitary Development Plan.

Visual amenity - The proposed temporary building would be located next to the existing PRU building adjacent to the eastern boundary. The proposed temporary building would be a detached cabin style building and would contain 3 classrooms, stores, a calm room and toilets. The entrances would be located on the side elevations, which face the existing school building and the car park and the windows on the rear would be obscure glazed. The proposed temporary building would be constructed in grey coloured plastic cladding and the roofing material would be the same (grey coloured plastic coated steel), which would

complement the materials on the central section of the existing school. As such, the proposed temporary building would not be a prominent feature in the streetscene.

The paladin fence and the existing palisade fencing on the perimeter of the site would be retained. The proposed development would involve the existing 3 metre high paladin fencing to the south of the existing play area to be relocated to form a bin store adjacent to the car park. The proposed 3 metre high paladin fencing would not be a prominent feature in the streetscene.

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 proposed building would be 14.1 metres from the rear elevation of the properties on Chestnut Avenue, which would be in excess of the 6.5 metre aspect standard and ensure no significant loss of light. The windows on the building would be obscure glazed, which would ensure that no overlooking into the residential gardens could take place.

The proposed fencing would be located adjacent to the building and as such, would not impact upon the amenity of the occupiers of Chestnut Avenue. In any case, the proposed fencing would be paladin, which contains a mesh which allows light to pass through. As such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Therefore, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties and would be in accordance with Policies CF1/1 and EN1/2 of the Bury Unitary Development Plan.

Highways issues - The proposed development would not impact upon the existing access and car park, which would still be available for use. The fencing around the entrance would be unaffected and appropriate visibility for pedestrians and vehicles would be maintained. 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.

Carbon/energy statement - An energy statement was submitted as part of the application and states that the proposed development would use heat pumps and energy efficiency measures to reduce the amount of carbon required. The measures identified would reduce the energy required and CO2 emissions. Therefore, the proposed development would be in accordance with Policy JP-S2 of the Places for Everyone Joint Development Plan.

Digital connectivity - Policy JP-C2 supports the provision of affordable, high quality, digital infrastructure.

The agent has provided a statement, which indicates that the proposed building would be provided with access to high speed digital connection and this would be fully operational when the building is occupied. Therefore, the proposed development would comply with Policy JP-C2 of the Places for Everyone Joint Development Plan.

Response to objectors

- The groundworks have commenced and all the works are being undertaken at the applicant's own risk.
- The proposed development would comply with the aspect standards in SPD6 and as such, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

- The school is already in use as a PRU, which did not require planning consent. The addition of a building would not impact significantly upon the noise generated from the site.
- The yard area for the PRU is private property and no access has been possible from the residential properties onto this land currently or during its previous use as the Geoffrey Kershaw Centre. In any case, access between the existing residential properties and the PRU is not a material planning consideration.

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.

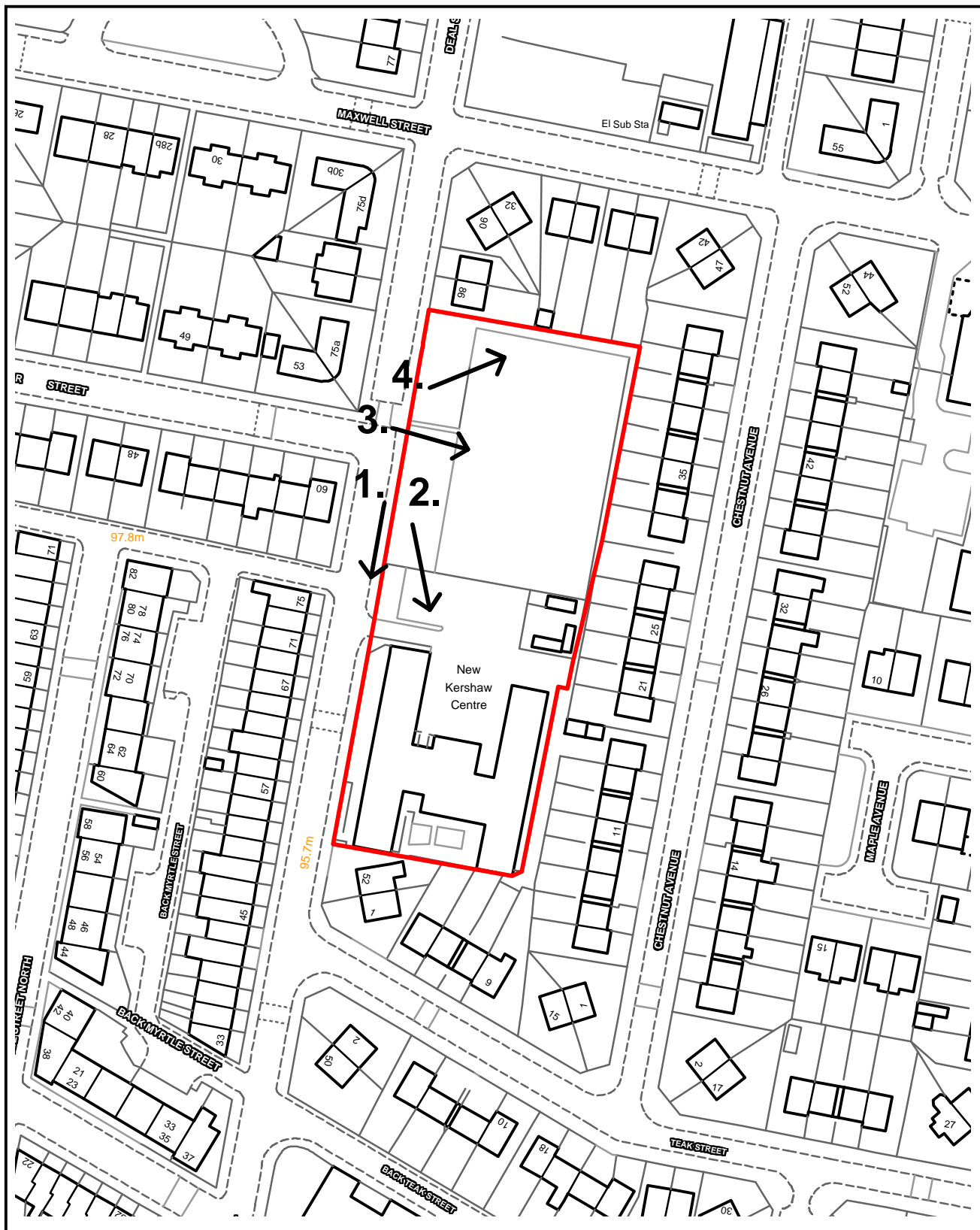
Recommendation: Approve with Conditions

Conditions/ Reasons

1. Permission is hereby granted for a limited period only, namely for a period expiring on 26 September 2028, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.
Reason. The development is of a temporary nature only.
2. This decision relates to drawings numbered P-001 A1, P-002 A1, P-100 A1, 61993/TOP4/1, 61993/TOP5/1, 61993/TOP6/1 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.
3. Before the first occupation of the building hereby permitted the windows on the rear elevation shall be fitted with obscured glazing and shall be permanently retained in that condition thereafter.
Reason. To protect the privacy of adjoining occupiers and to accord with Policy CF1/1 - Location of Community Facilities and EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan.

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

71084 - Viewpoints



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



Bury
Council

Planning, Environmental and Regulatory Services

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Photo 1



Photo 2



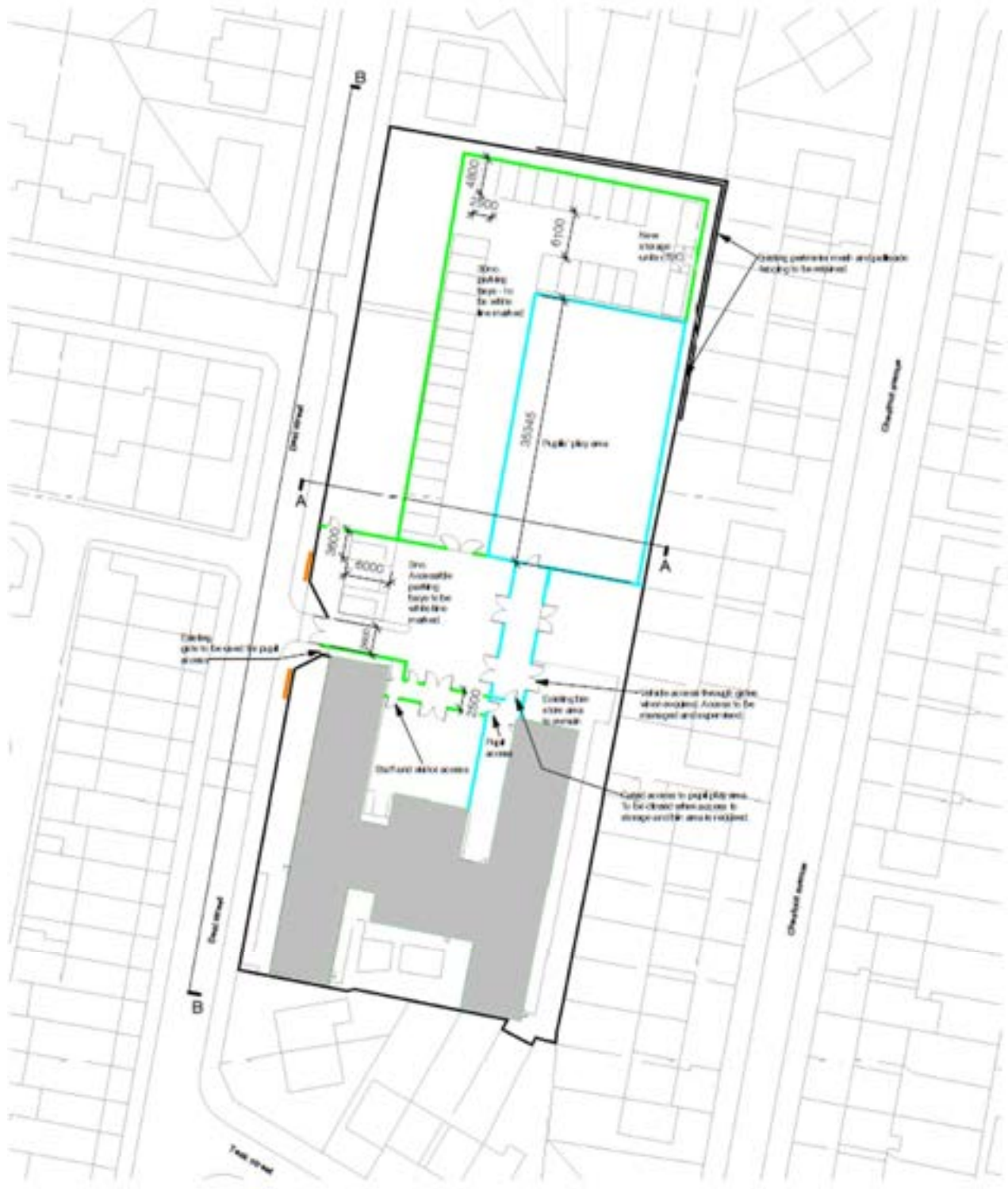
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Photo 3



Photo 4





EXISTING SITE PLAN

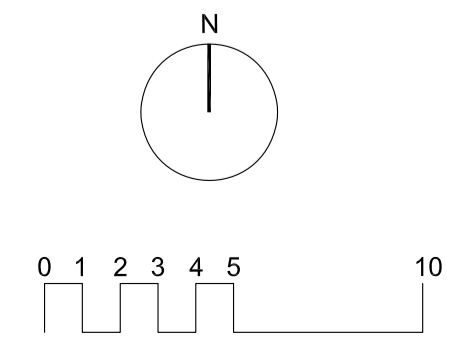


Rev	Description	Date
A1	Issued for approval	05/07/24

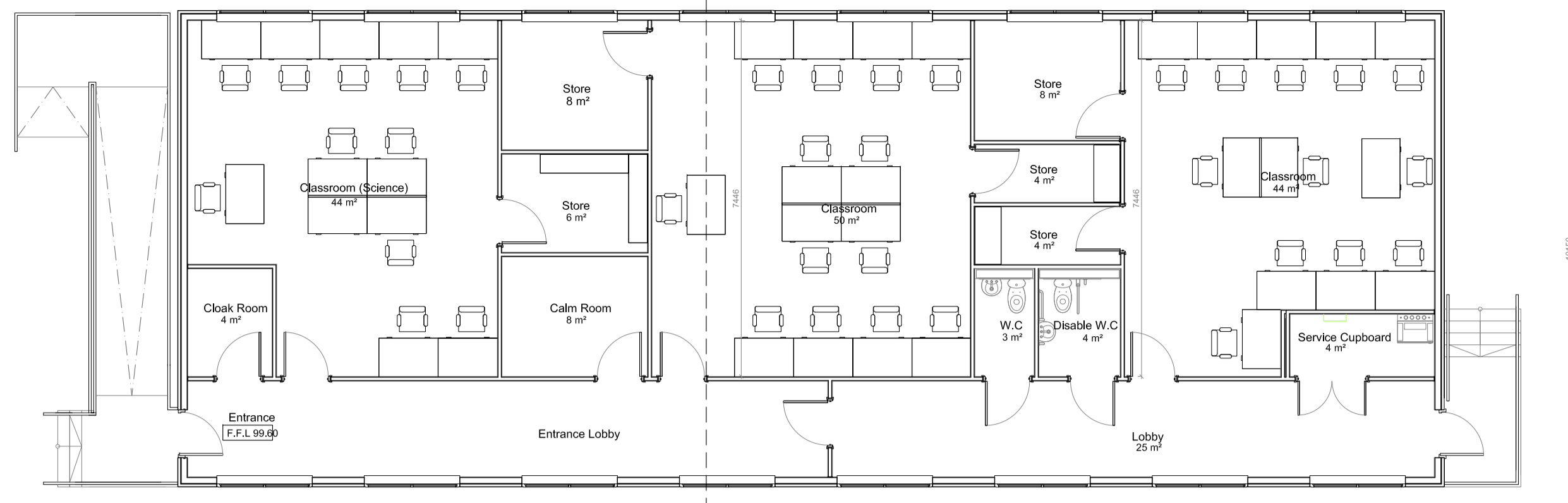
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 Project: CLASSROOM + ANCILLARY ACCOMMODATION
 Title: PROPOSED SITE / BLOCK PLAN

Project No: •MM2402	Drawing No: •P-002	Revision: •A1
Drawn By: GM	Date: 05/07/24	
Scale: 1:200 @ A1	Approved: XX	

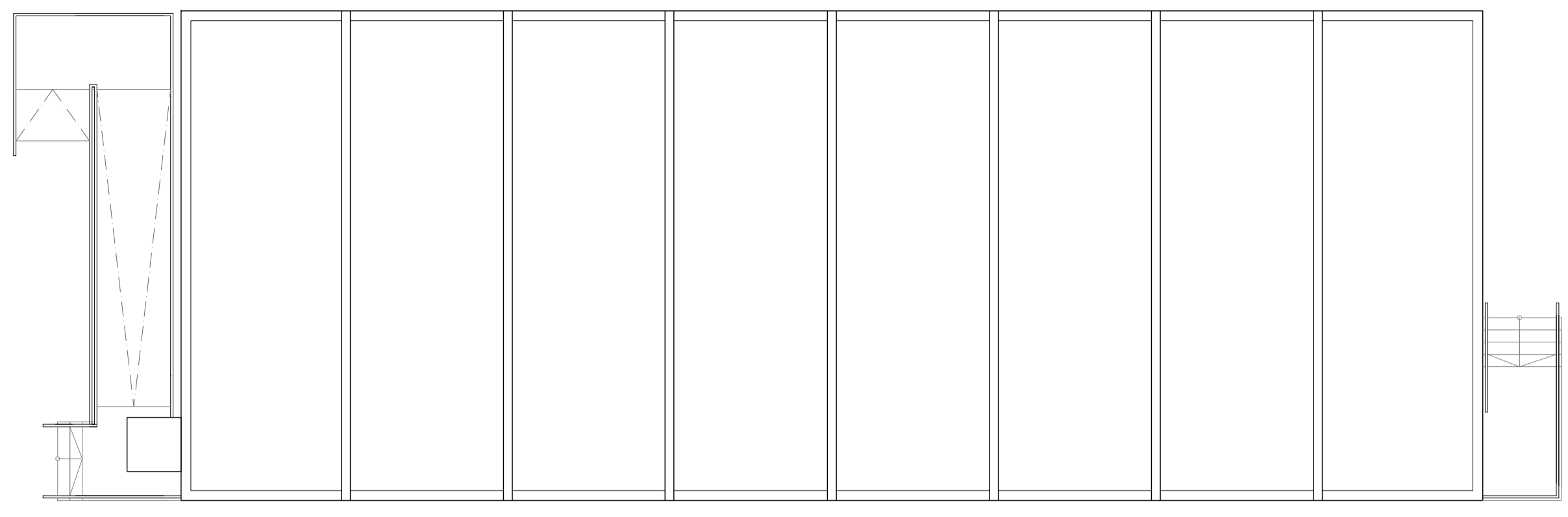
Drawing Status: PLANNING



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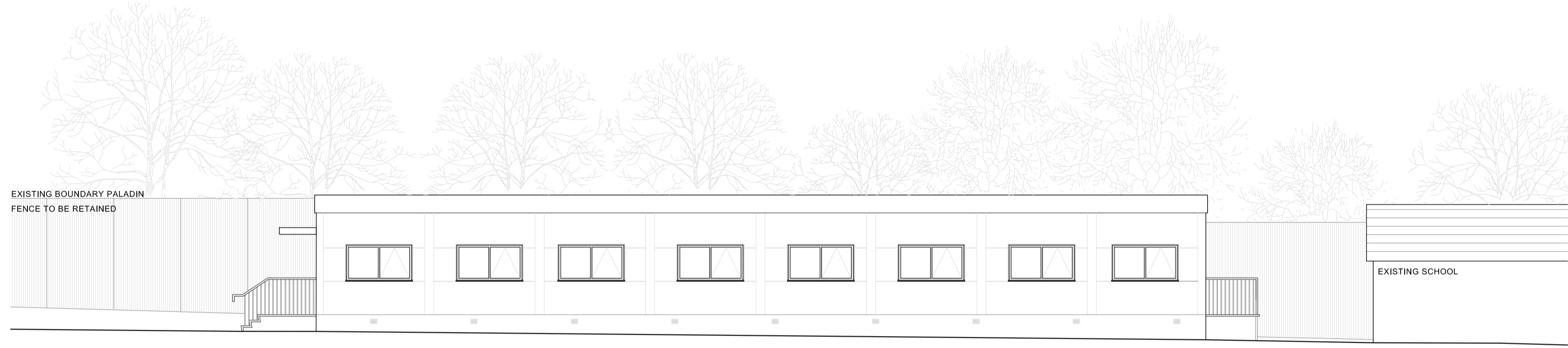


PLAN

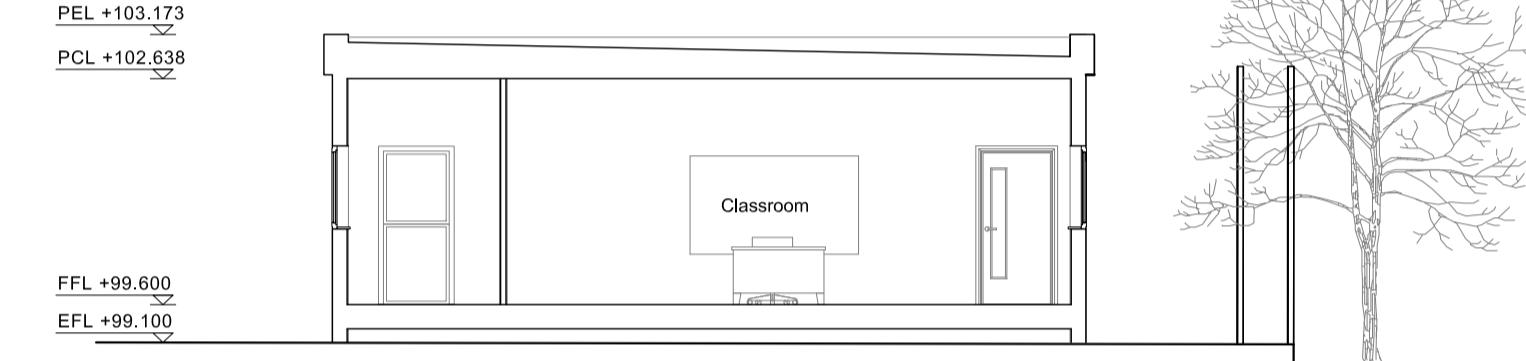


ROOF PLAN

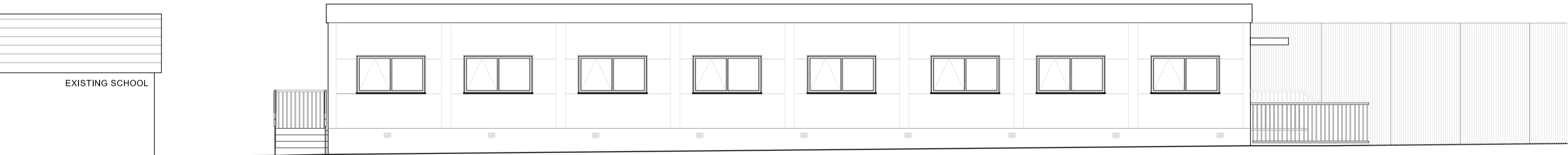
MATERIAL PALETTE:
 WALLS + ROOF: to be COMPOSITE PANELS
 DOORS: to be PPC ALUMINIUM
 WINDOWS: to be uPVC
 BIN STORE: to be 3M HIGH PALADIN FENCE



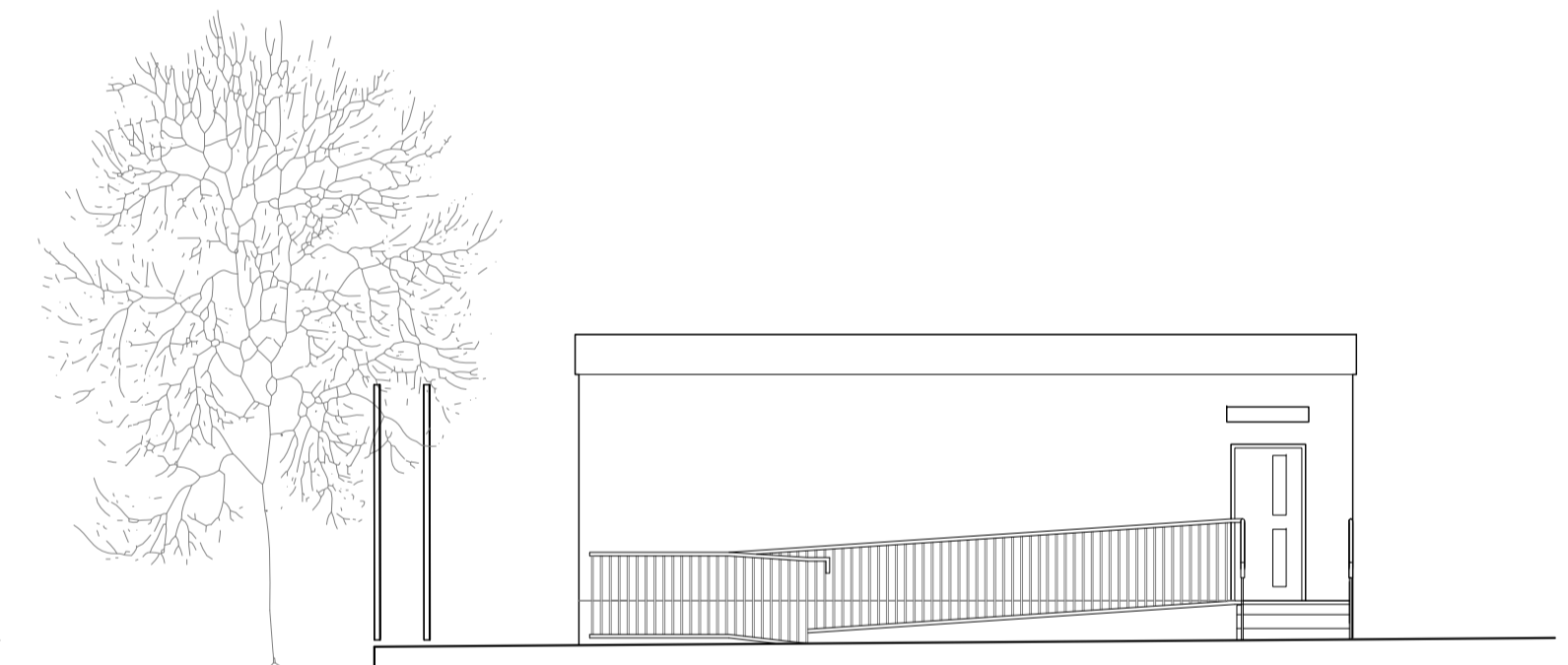
WEST ELEVATION



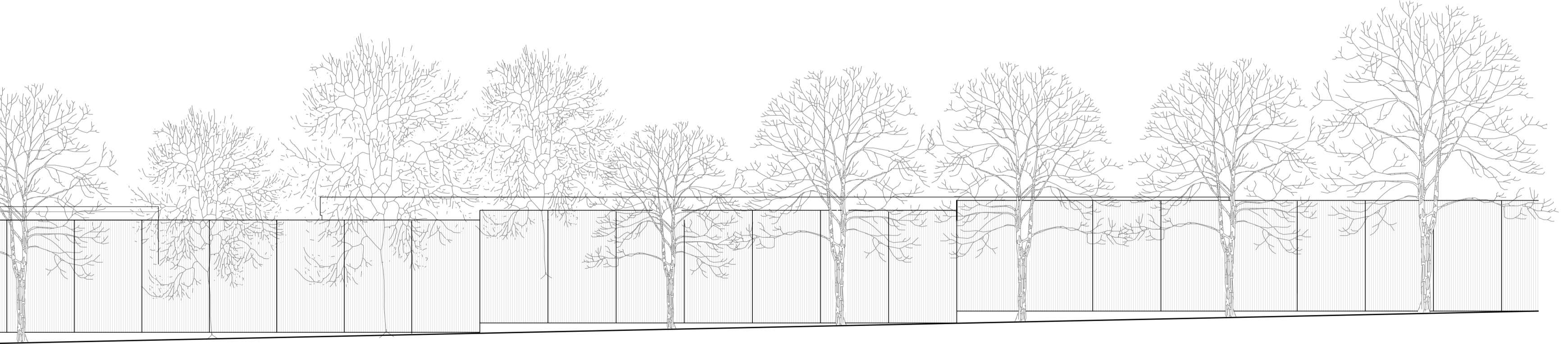
SECTION A-A



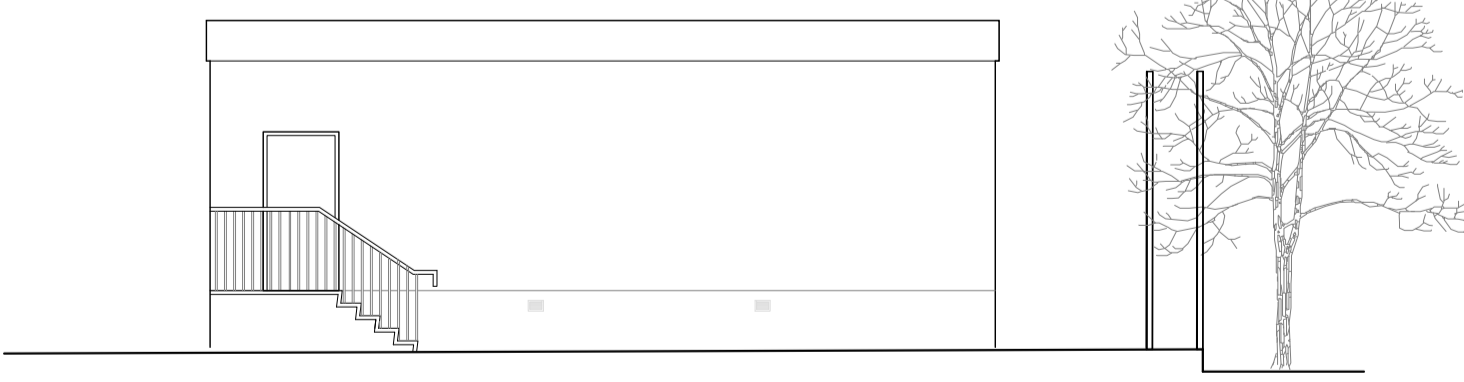
EAST ELEVATION



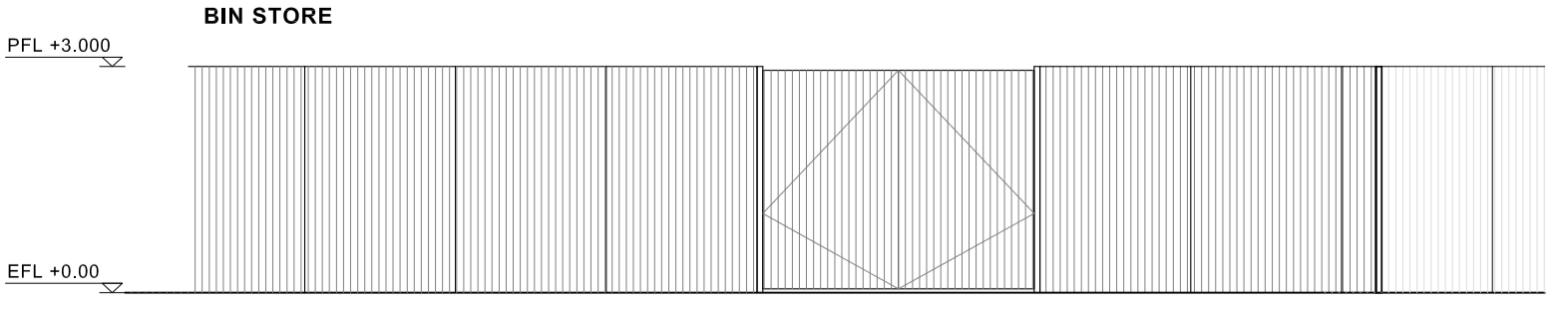
NORTH ELEVATION



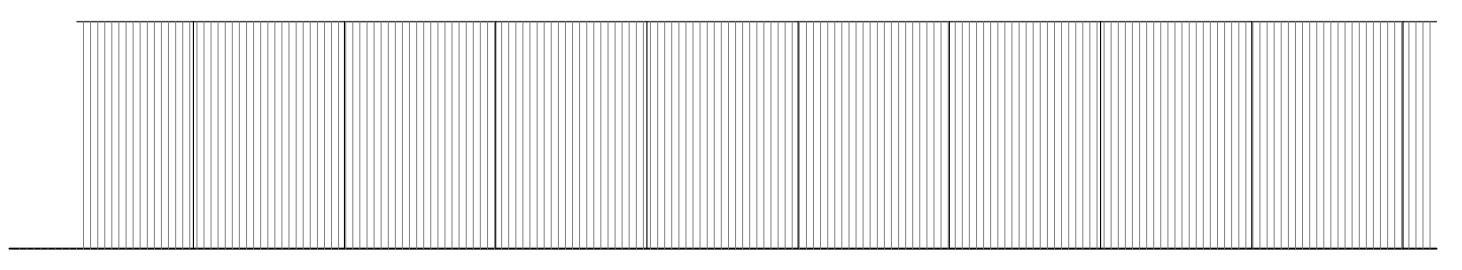
CONTEXTUAL ELEVATION FROM CHESTNUT AVENUE



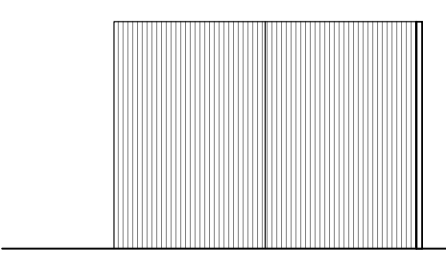
SOUTH ELEVATION



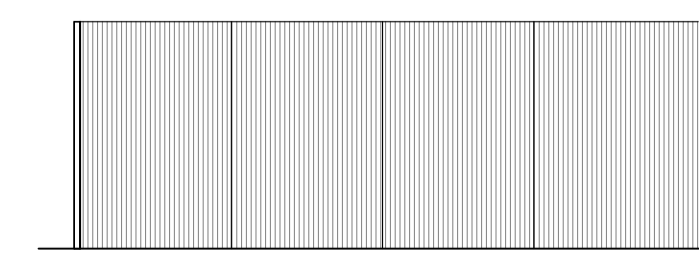
BIN STORE



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

A1	Issued for approval	--/--
Rev	Description	Date
Client	SPRING LANE SCHOOL, NEW KERSHAW CENTRE	
Project	CLASSROOM + ANCILLARY ACCOMMODATION	
Title	PROPOSED PLAN / SECTION / ELEVATIONS	
Project No:	Drawing No:	Revision:
•MM2402	•P-100	•A1
Drawn By:	GM	Date: 05/07/24
Scale:	1:100 @ A1	Approved: XX
Drawing Status:	PLANNING	

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