

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

29 May 2025

SUPPLEMENTARY INFORMATION

Item:01 12A Whittaker Lane, Prestwich, Manchester, M25 1FX Application No. 71330

Change of use from restaurant (Use Class E) to 13 bed (single occupancy) House of Multiple Occupation (HMO) (Sui-Generis), excavations to part of rear yard area and installation of steps, insertion of a window and door on rear elevation at Basement level change of rear ground floor doorway to a window, and enlargement of a first-floor window on the side elevation

Extension of Time - Yes - 04 June 2025

Response from Local Highway Authority

Whilst the Local Highway Authority (LHA) cannot recommend refusal to the change of use proposed on parking grounds as this is a matter for the Local Planning Authority to determine, neither can it raise objections, as there will be different impacts from the proposed use and the LHA is not able to evidence what those impacts would be even with the presence of waiting restrictions on Whittaker Lane and the proximity of the premises to the Heaton Park Metrolink Station

Representations

Email from representatives of Prestwich Village Neighbourhood Forum reiterating the already reported comments in the officer report namely:

- Over-development of building
- No off-street parking, this will put pressure on densely developed surrounding residential area creating a traffic hazard
- Harm to amenity of surrounding residential area (occupiers likely to be transient with no commitment or roots in area) and
- Introduction of a low quality conversion and use into the neighbourhood
- Impact on regeneration of the local centre - vacancies are low and in recent years has seen some independent businesses establish and this will be undermined by the introduction of a low quality residential use on the 'high street'.

Cllr A Quinn - Provided photographs showing buses navigating poor parking on Whittaker Lane mounting the pavement.

Response to additional comments:

The points raised above have been responded to within the main officer report. The photograph shows present problems in the centre in terms of poor parking. It cannot be attributed to the present vacant application site, which if open would potentially add to the issue. However illegal or inconsiderate parking in the area would not make the use of a building inappropriate when considering the lawful use of the building or the proposed use. The lawful fallback position is material in the deliberation of the proposal and as has been set out in the officer report, the likely nature of the proposed use would likely lead to less traffic movement, not more.

Item:02 89 Wood Street, Bury, BL8 2QU Application No. 71755

Change of use from former hot food takeaway with first floor residential flat (Sui Generis/Class C3) to 3 no. bedroom (maximum 4 no. occupants) house in multiple occupation (HMO) (Class C4); External alterations

Extension of Time - No

Nothing further to report

**Item:03 Unsworth Primary School, Blackley Close, Bury, BL9 8LY Application
No. 71578**

Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area

Extension of Time - Yes 2/6/25

Nothing further to report