

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

20 January 2015

SUPPLEMENTARY INFORMATION

Item:01 Land To The Rear Of The Grants Arms, Market Place, Ramsbottom, Bury, BL0 9AJ Application No. 58104

Erection of 24 (Cat C) flats for retirement housing for the elderly, communal facilities, landscaping and car parking

Publicity

Objection received on behalf of the Ramsbottom Heritage Society which raises the following issues:

- A newspaper article (Daily Telegraph 13th January 2015) on the removal of a cobbled path with modern paving stones by a Council in Somerset is a reminder of safety issues affecting the access to the application site. If the proposed development were to take place the problem of pedestrian safety for the elderly residents on our setted areas would be come much more significant and might eventually have serious consequences for Ramsbottom's town centre's important heritage;
- What would be the fate of the Market place's setted roads which contribute so much to the character of the town?

Objection received from No 29 Greenheys Crescent with the following issues:

- Although it sounds like a good facility for the elderly of Ramsbottom there is very little thought gone in to the siting of these flats. The only way onto the main road is down a very steep cobbled road. Hardly suitable for the elderly. I suspect that if planning is awarded there will soon be a change of use to flats for anyone with the resulting traffic problem etc. it is another green open space being taken away from Ramsbottom.

Response to objections -

- The proposals do not include works to the cobbled approach road.
- Access issues have been covered in the main body of the report.
- A legal agreement in the form of a S106, prior to approval of an application, is to be agreed by the applicant that the development provide the accommodation for 55 years and over. A new planning application and legal agreement would be required if there were any changes to this provision.

Copy of the Conservation Area boundary attached for information.

Item:02 Site of former Claremont Home, Park View Road, Prestwich, Manchester, M25 1FA Application No. 58105

Erection of extra care and retirement living accommodation for the elderly (Class C2 Use—Residential Institutions) (62 units in total) landscaping and car parking.

Section 106 Obligations - With regard to this scheme the thresholds for the provision of either affordable housing or recreation provision have not been exceeded and as such, none is required.

The traffic calming measures will be undertaken in accordance with a Section 278 agreement.

Conditions - The condition relating to extra care facility should be amended to include the provision of retirement living apartments for units 7, 8, 9, 10, 24, 25, 26, 41, 42, 43, 58, 59, 60 and 61.

3. With the exception of the retirement living apartments (units 7, 8, 9, 10, 24, 25, 26, 41, 42, 43, 58, 59, 60 and 61) the premises to which this approval relates, shall be used as an extra care facility (Class C2 - Residential Institutions) and for no other purpose (including any other purpose in C2 - Residential Institutions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and in consideration of the likely traffic flows to and from the site in relation to the extant uses in the vicinity of the site pursuant to policies CF1/3, CF1/4 and HT2/4 of the Bury Unitary Development Plan.

Item:03 Windacre Works, Mather Road, Bury, BL9 6RB Application No. 58133
Outline application for demolition of the existing buildings and redevelopment of the site for residential development including means of access (All other Matters Reserved)

Nothing further to report.

Item:04 Higher Tops Barn, Moor Road, Ramsbottom, Bury, BL8 4NU Application No. 58146
Erection of agricultural Store and yard, entrance onto Moor Road

Relevant Planning History

Wording amended to include -

55864 - Retrospective application for the change of use of land from agriculture to hardstanding for the parking of vehicles and trailers (in connection with the use of the stables at Higher Tops Barn) and retention of access track (resubmission) - Refused 25/01/2013. Appeal dismissed 3/9/2013.

Publicity

Further representation received from Higher Tops Farm which raises the following issues -

- Condition 3 - with respect to surface water any suggested schemes should surely be agreed with ourselves as landowners if it involves works on our land and has implications to flooding or restricting water supplies;
- Condition 4 - does this allow one 4x4 to park, other domestic vehicles or is there a restriction on numbers of vehicles?;
- Condition 6 - If the proposed use of the building is to park vehicles, access off Moor Road should not be allowed;
- Condition 10 - Is it correct that access has to be in place before any other works start?;
- No condition has been included to remove the yard gates at the head of the lane and extend the wall across to block access. It is banked on the applicant carrying out the works as on the drawing. It would mean the development could not be built using vehicles/deliveries from Helmshore Road;
- The key is this should not be passed and stems from the original application for the stables which were built without consultation and adequate consideration to watercourses, rights of way and access;
- No guarantee the applicant will abide by these conditions when there are conditions completed in conjunction with the stables - landscaping, tree planting;
- The current enforcement order is being ignored so this application should not be

- passed until everything is sorted out, things put right and agreements in place;
- Passing the application is just adding to the problem for all concerned.

Response to the objector -

- Condition 3 has been recommended to provide an appropriate drainage scheme and would need not impact on any private property/drainage matters with the applicant.
- Condition 4 would ensure that non-agricultural vehicles only are parked/stored on the land.
- Condition 5 requires details of the walls/gate which would need to be approved.
- Condition 6 would ensure that no domestic vehicles access the proposal site from the adjacent field. The outstanding Enforcement Notice requires removal of the track, which is being pursued separately. There is no need for duplication.
- Condition 10 - The proposed access from Moor Road would need to be in place before commencement of other works.
- An application cannot be recommended for refusal based on an assumption that any conditions would not be complied with. The Local Planning Authority has the appropriate powers to enforce any conditions or breaches thereof.

Policies

Supplementary Planning Document 8 - New Buildings and Associated Development in the Green Belt added to the Policy Section.

SPD8 - New buildings should normally form part of a group and relate to existing buildings in size and colour. Materials should be sympathetic with the location, minimising visual impact, taking into consideration any local vernacular and consideration of integration of the building with its immediate surroundings.

Issues and analysis

Paragraph amended to read:

Hardstanding yard area - The applicant has taken note of the LPA's comments and concerns which have been raised about the extent of hardstandings previously applied for, and that have been refused on a number of occasions. The area of hardstanding in this application would be 127 sq m which is significantly smaller in size compared to the preceding application, which proposed a hardstanding area of 765 sq m and which was a reason for refusal on application reference 57685. A hardstanding for an area of 169 sqm was also dismissed on appeal by the Planning Inspector (reference 55864) as being excessive. He considered that "the hardstanding area, even at a reduced size of 169 square metres and top-dressed with a more appropriate material, would comprise an excessive space.....and would comprise an inappropriate, urban feature, out of keeping with the surrounding area".

The proposed yard would be surfaced with locally sourced brown gravel which is considered to be an appropriate surfacing commonly found in rural locations. The area which is hatched on plan drawing number BD RE-SQ would be returned to a grassed paddock area and this would also be included as a condition.

Conditions.

Condition 5 amended to read:

No development shall commence unless and until details of the alterations to the existing wall, indicated as a dry stone wall to be retained (as shown on plan BD RE-SQ), have been submitted to and approved in writing by the Local Planning Authority. The wall shall be built in accordance with the approved details before the commencement of the construction of the agricultural store and yard and maintained

thereafter.

Reason. In the interests of visual amenity pursuant to Bury Unitary Development Plan Policies EN1/1 - Visual amenity, EN1/2 - Townscape and Built Design, OL1/5 - Mineral Extraction and Other Development in the Green Belt and SPD 8 - New Buildings and Associated Development in the Green Belt.

Condition 6 amended to read:

Any field gate/opening or other form of access from the development site hereby approved on plan BD RE-SP, to the field to the east, shall not be used for domestic access purposes.

Reason. In the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT2 - Highway Network and HT4 - New Development.

Condition 7 amended to read:

7. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), there shall be no:

- Extensions or alterations to the agricultural building;
- Provision, rearrangement or replacement of a private way;
- Provision of hard surfaces,

and this condition shall apply to both the land edged red and the land edged blue on plan BD RE-SP.

Reason. To ensure that future inappropriate development does not occur pursuant to Policies OL4/5 - Agricultural Development, OL1/5 - Mineral extraction and Other Development in the Green belt, and EN9/1 - Special Landscape Areas of the Unitary Development Plan.

Condition 10 amended to read:

The proposed access from/to Moor Road hereby approved shall be implemented and be available for use, before commencement of any other part of the development hereby approved as shown in plan BD RE-SQ.

Reason. To ensure the site can be satisfactorily accessed from Moor Road in the interests of highway safety pursuant to Bury Unitary Development Plan Policies HT2 - Highway Network and HT4 - New Development.

Proposed plans.

Revised plans received for the Proposed Cross Sectional Drawing showing access off Moor Road, existing wall and proposed Agricultural Store drawing number BD REV-ST and Proposed Agricultural Store (Elevations and Plan) drawing number BR 01 (Revision 4).

Item:05 Mercedes Benz, 845 Manchester Road, Bury, BL9 9TP Application No. 58184

Erection of 17 no. column mounted lights and 4 no. wall mounted lights in the dealership car park/display area, 27 no. wall mounted lights on the roof-top car park and provision of a low level wall and railings along the Manchester Road site frontage

Conditions

The applicant has requested that condition 3, relating to the external lighting should be amended to allow 30 minutes before and after closing time for staff to vacate the premises and to allow the security lighting to be on if the sensor detects movement.

3. The external lighting shall not be switched on outside the hours of 08.00 to 19.00 Monday to Friday, 07.30 to 17.30 Saturdays and 09.30 to 16.30 Sundays except where the sensor detects movement on the site for security purposes.

Reason. In the interests of residential amenity pursuant to Policy S2/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations of the Bury Unitary Development Plan.

Item:06 **51 Heathfield Road, Bury, BL9 8HB Application No. 58252**
Single storey extension at side

Relevant Planning History

An application was approved 36139 in February 2000 for the single storey rear extension on the property.

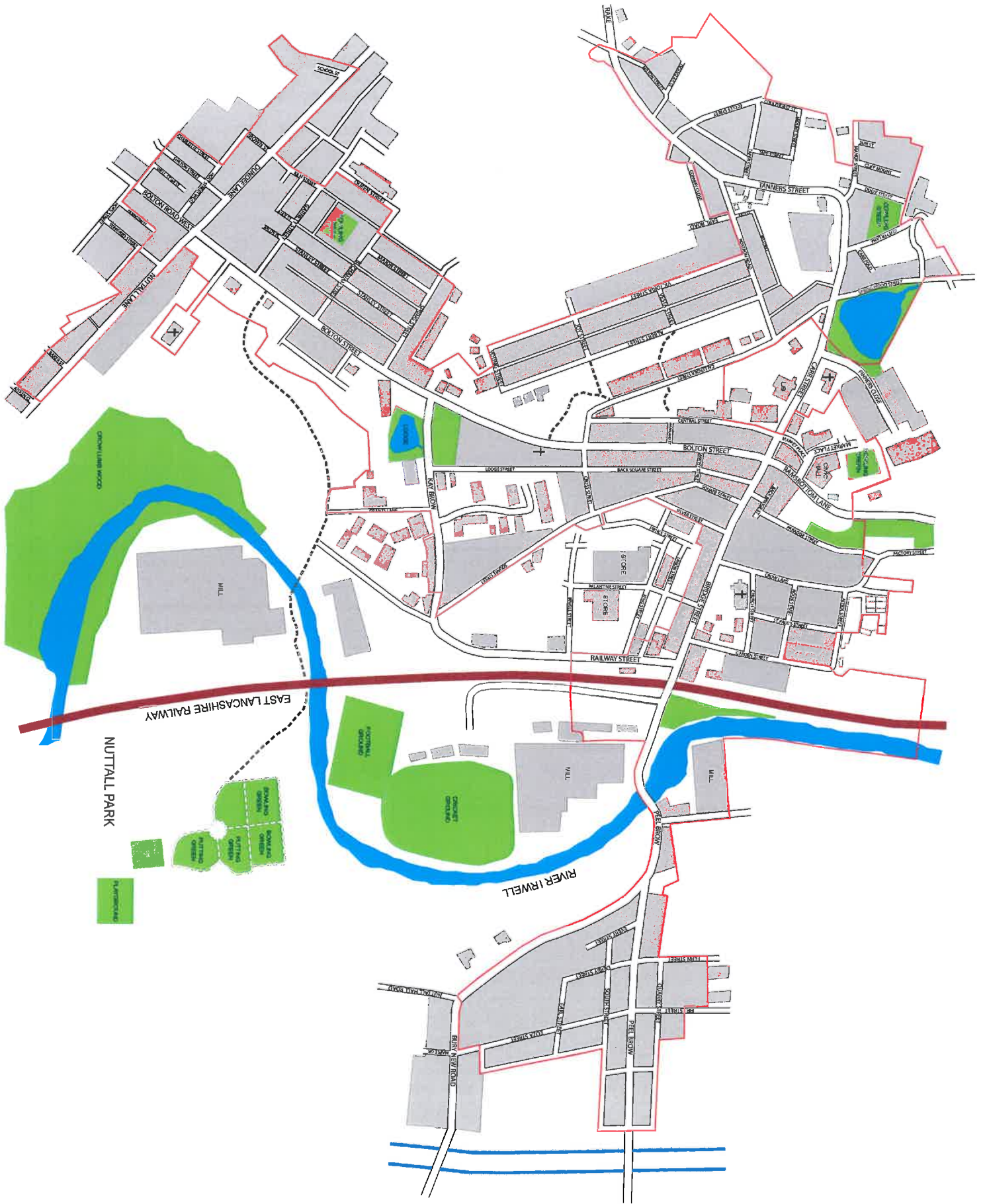
Drawings

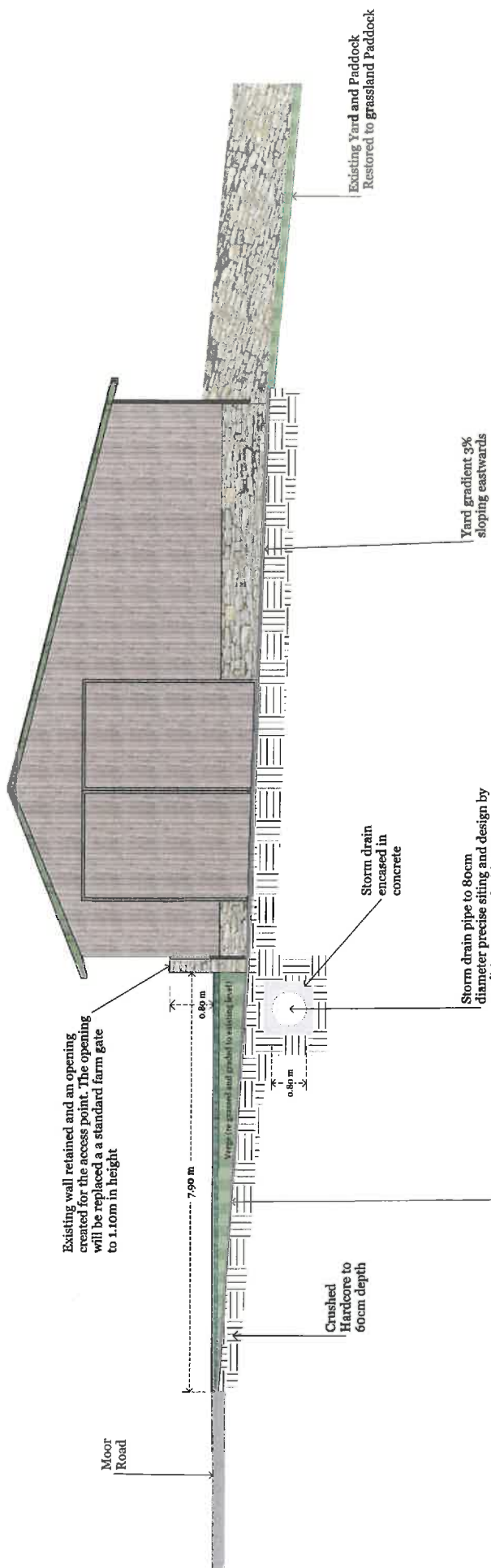
An amended plan has been received showing a standard parking space clear of the public highway as mentioned in the main report and a copy is appended to this report. Condition 2 will be amended to reflect the new drawing number.

Condition 2 shall read:

This decision relates to the drawings received on 5th December 2014 as amended by the drawings received on the 14th January 2015 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 in the report.





MM/DD/YY	REVISIONS
18/12/2014	Revised Floor Level
06/2015	Revised Stone wall level

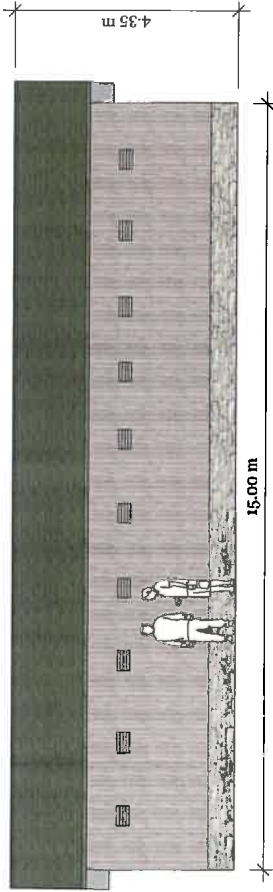
Drawn By: David Fryer
DF Rural Management
M - 07702 049584

Scale: 1: 75 @ A3 1:175mm @ A3

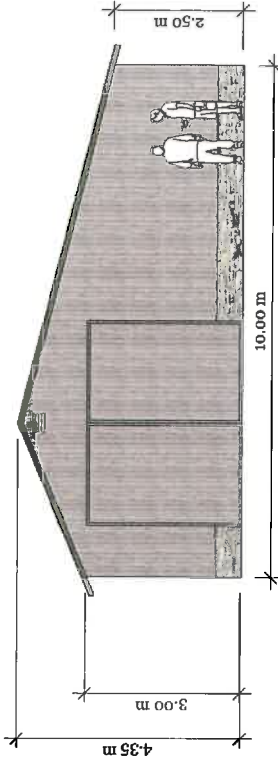
Higher Tops Barn - Agricultural Store & Yard, Moor Road, Ramsbottom

Proposed Cross Sectional Drawing showing Access off Moor Road, existing wall and proposed Agricultural Store

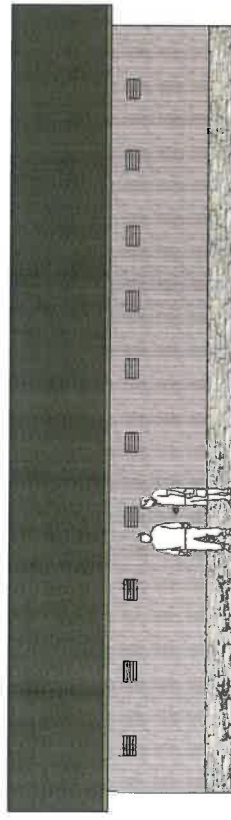
East Elevation



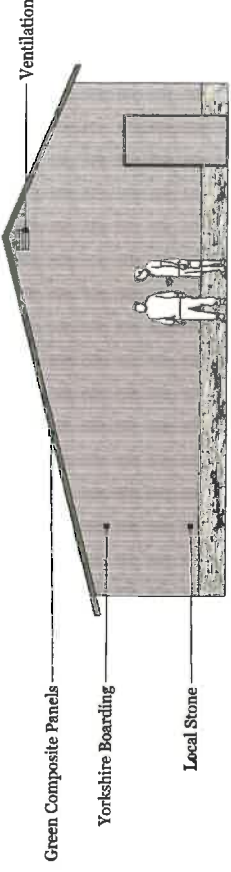
South Elevation



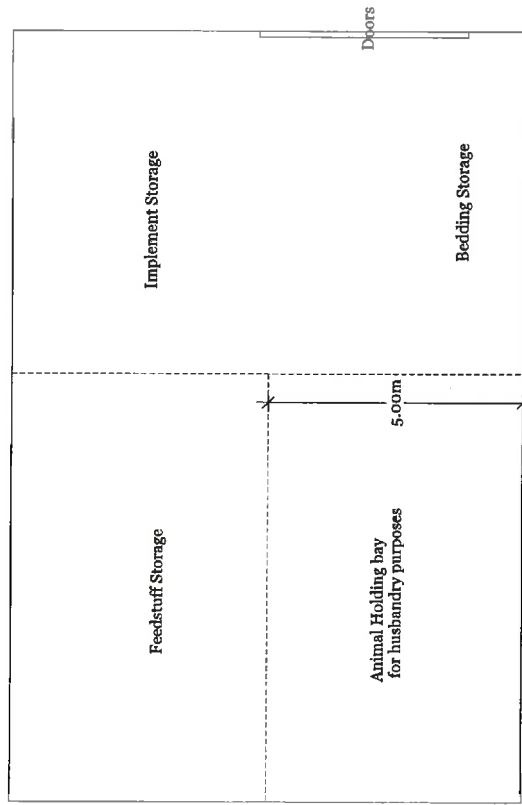
West Elevation



North Elevation



Floor Plan



Agricultural Store (Elevations & Plan)

Drawing By:
DF Rural Management
The Innovation Centre
Dumfrieshire
Cheshire

Scale 1:100 @ A3



Higher Tops Barn for Mr Brain Davies

REVISIONS

MM/DD/YY	REVISIONS
28/06/2014	Change to roof pitch on advice of remote Environment Senior Planning Officer
29/07/2014	Annotation change
29/02/2014	Change to length of building to suit master plan
6/1/2015	Revised Stone wall height

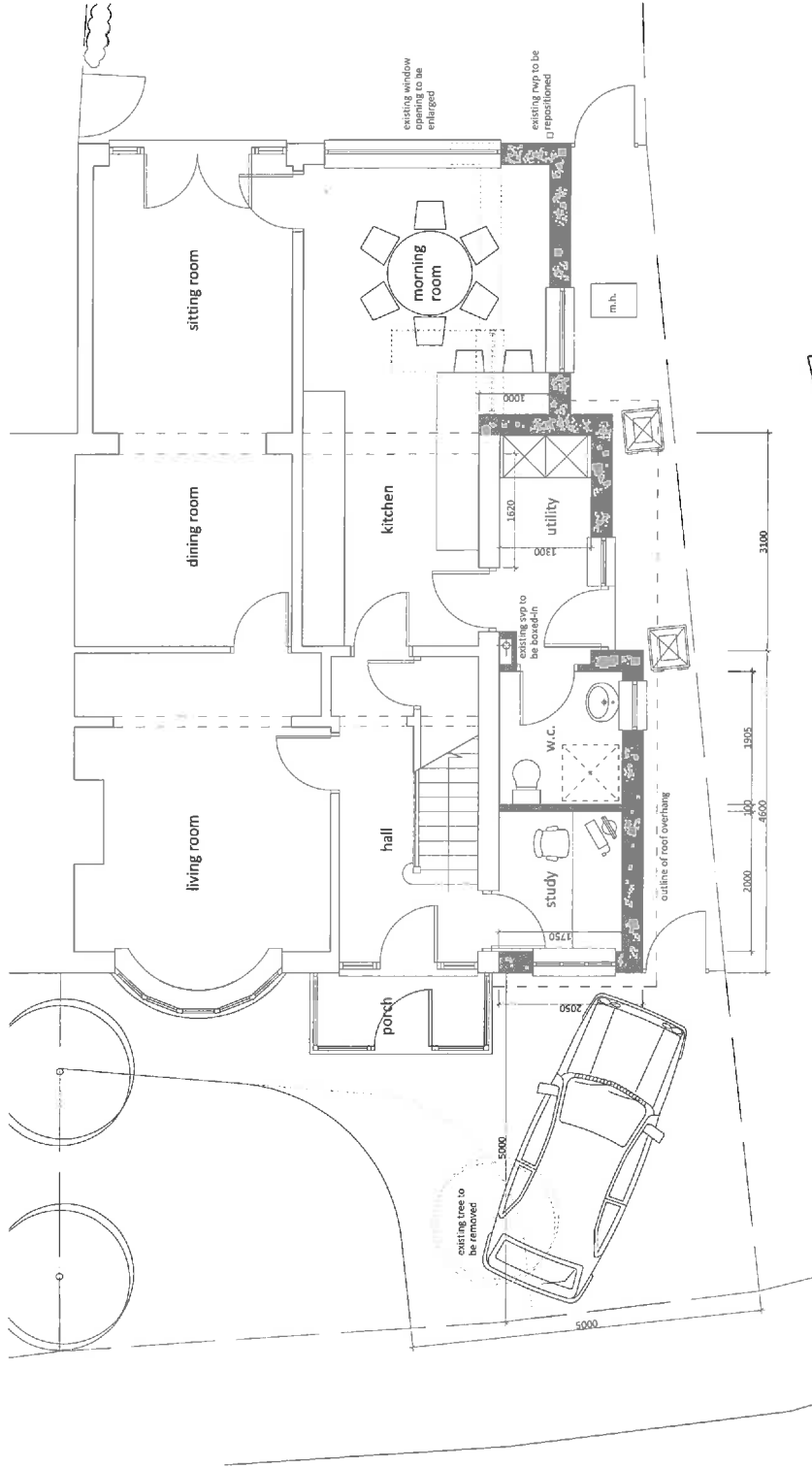
BR 01

PROPOSED EXTENSION:
 51 HEATHFIELD ROAD, SUNNYBANK, BURY
 Mr & Mrs GRIMSHAW

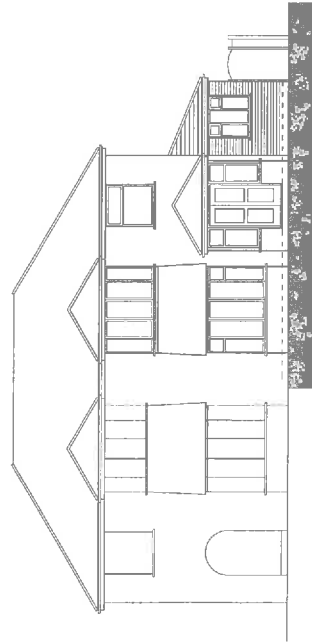
NOVEMBER 2014

PROPOSED FLOOR LAYOUT & ELEVATIONS

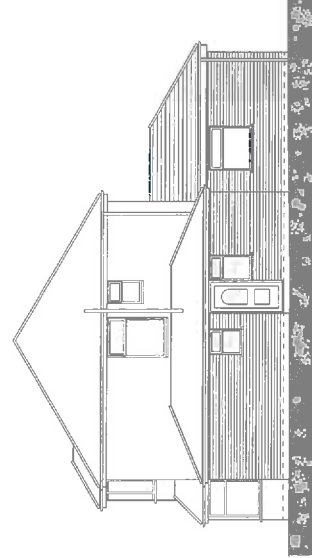
Rev A Car illustrated to driveway 05.01.15
 Rev B Front garden remodelled 12.01.15



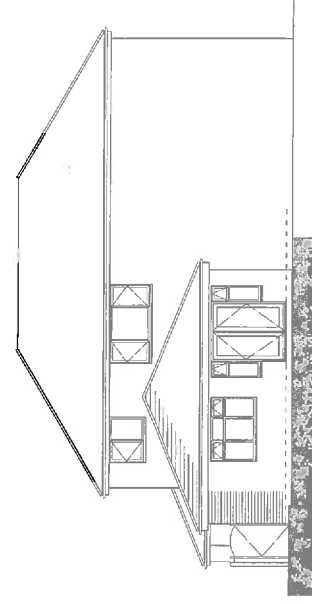
ground floor plan
 1:50 @ A2



front elevation
 to Heathfield Road
 1:100 @ A2



gable elevation
 1:100 @ A2



rear elevation
 1:100 @ A2