

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

01 September 2015

SUPPLEMENTARY INFORMATION

Item:01 Ramsons Restaurant, 16 Market Place, Ramsbottom, Bury, BL0 9HT
Application No. 57810

Removal of existing conservatory and erection of new conservatory at first floor including removal of window at first floor at rear; Change of use of first floor flat to bar; Provision of new staircase between ground and first floor level

Publicity

1 letter has been received from the occupiers of the Blue House, Marbella, which has raised the following issues:

- Object to the proposal as owner of No. 28 Market Place.
- The revised plan relates to physical changes to the design of the first floor extension.
- There is access to an open terrace adjacent to Adderstone Mansion.
- The existing unauthorised chimney/ducts are not shown on the revised drawing.
- The existing conservatory did not receive planning permission but has been in place for over 12 years.
- The forms state that no demolition will take place, but the proposal involves the demolition of the existing conservatory.
- The proposal is unacceptable from both a visual aspect and in terms of noise and disturbance.
- The building is listed and this should prevent the building from evolving too far in appearance from the original building.
- If this area is to be a waiting area, how long would patrons be expected to wait for the table to be free - 10, 20 or even 30 minutes?
- What would be a reasonable time for the last person to be waiting for their table?
- Again, for pre-dinner, short wait patrons, why is there a need for new toilets and a full sized bar?
- The financial investment in this extension appears to be questionable and does not make economic sense.
- The unauthorised stainless steel flues are not on the revised drawing.
- The proposals are suspiciously extravagant for the use of an area that is supposedly a waiting area.
- The real intended use of the extension is that of a bar with possible late night alcohol consumption, which would affect those within Adderstone Mansions

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

The issues relating to privacy, design, impact upon the listed building and noise have been addressed within the main report above.

The issues relating to the running of the restaurant/bar, the level of financial investment, the impact upon property prices are not material planning considerations.

The flues are not on the approved plans as these are not authorised and will be the subject of a future application and/or enforcement action.

Item:02 Ramsons Restaurant, 16 Market Place, Ramsbottom, Bury, BL0 9HT
Application No. 58025

Listed Building Consent for removal of existing conservatory and erection of new conservatory at first floor including removal of window at first floor at rear; Change of use of first floor flat to bar; Provision of new staircase between ground and first floor level

Publicity

1 letter has been received from the occupiers of the Blue House, Marbella, which has raised the following issues:

- Object to the proposal as owner of No. 28 Market Place.
- The revised plan relates to physical changes to the design of the first floor extension.
- There is access to an open terrace adjacent to Adderstone Mansion.
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- The forms state that no demolition will take place, but the proposal involves the demolition of the existing conservatory.
- The proposal is unacceptable from both a visual aspect and in terms of noise and disturbance.
- The building is listed and this should prevent the building from evolving too far in appearance from the original building.

The objector has been notified of the Planning Control Committee meeting.

These issues have been addressed in the main officer report.

Item:03 The Island, Railway Street, Summerseat, Bury, BL9 5QJ Application No. 58230

Erection of four new houses, change of house types for two existing detached properties on site and amended house types for four properties in mill with amended curtilage

Nothing further to report

Item:04 Land to the West of 149 Brandlesholme Road, Bury, BL8 1BA Application No. 58413

Reserved Matters application following Outline planning approval 54738 for construction of 39 houses and 18 flats, junction improvements, new access road and associated landscaping

Consultations

GMEU - Satisfied with the information provided in the updated Ecological Assessment. As some evidence of badgers has been found, but not impacting upon the development, a condition has been recommended that a survey of the site for badger setts be carried out prior to commencement of any earthworks.

Conditions

Condition 11 added to read:

Prior to commencement of any earthworks, a survey of the site and within 30m of the southern and eastern boundaries for badger setts shall be carried out and the findings submitted to and approved by the Local Planning Authority. Any mitigation measures recommended from the findings of the survey shall be implemented prior to the commencement of development and carried out and maintained to a programme to be approved by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

**Item:05 Land at Valley Park Road/Clifton Road Prestwich, Manchester, M25 3TG
Application No. 58655**

Erection of 97 no. residential units (Class C3) comprising 67 no. dwellings and 30 no. apartments with associated landscaping, access arrangements and car parking and substation and creation of pond and woodland walk and seating area

An aerial photograph of the site and the proposed site plan are attached to this report.

Consultations

Traffic Section - No objections, subject to the inclusion of conditions relating to highway layout, traffic regulation measures, construction management plan, visibility splays, turning facilities, parking for operatives and measures to prevent mud from passing onto the highway.

Drainage Section - No objections, subject to the inclusion of a condition relating to flood risk and surface water drainage.

Issues and analysis

Planning Obligations - For clarification, the developer is providing recreational space on-site in accordance with Policy RT2/2 of the Bury Unitary Development Plan and SPD1. The recreational improvements include:

- woodland walkway;
- enhanced pedestrian paths;
- seating areas
- ecological water feature
- a 16 space car park to serve the existing playing fields.

The proposed development includes provisions for affordable housing within the site, comprising 24 affordable dwellings. SPG 5 states that the affordable housing units should reflect the house types on site and should be pepper potted around the site.

The proposed development would provide:

30 x 2 bed apartments;
19 x 3 bed dwellings;
48 x 4 bed dwellings.

The applicant has put forward the following mix for affordable dwellings:

15 x 2 bed apartments
8 x 3 bed dwellings
1 x 4 bed dwelling

Conditions

Condition 6 relates to flood risk and surface water drainage. Conditions 15 - 21 should be added in relation to highway layout, traffic regulation measures, construction management plan, visibility splays, turning facilities, parking for operatives and measures to prevent mud from passing onto the highway.

15. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and approved in writing by the Local Planning Authority:

- The configuration of the proposed turning head in the vicinity of Plots 77/80;

- The layout of the proposed junction adjacent to Plots 15/88;
- Revised driveway/access arrangements for Plots 96 and 97 to ensure that adequate forward visibility of vehicles entering and leaving the proposed driveways is provided;
- The layout and construction details of the proposed emergency access connection to Kingswood Road/West Road;
- The 20mph traffic calming scheme for the new residential development including details of proposed materials, road markings and signage;
- A programme for implementation of the works above;

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

Reason. The scheme does not provide details and to ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

16. The development shall not be first occupied unless and until a scheme for the introduction of traffic regulation measures on the existing highway in the vicinity of the site access from Valley Park Road has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be implemented in accordance with an agreed timetable.

Reason. To mitigate the impact of the traffic generated by the proposed development on adjacent streets and to ensure that traffic travelling to and from the proposed development is not obstructed by parked vehicles, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

17. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide for:

- Access route for construction traffic from the adopted highway;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site.

Reason. The scheme does not provide details of the route for construction and to mitigate the impact of the construction traffic generated by the proposed development on the adjacent streets, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design

Policy H2/1 - The Form of New Residential Development

Policy H2/2 - The Layout of New Residential Development.

18. The visibility splays, forward visibility envelopes and pedestrian visibility splays at the back edge of the footway indicated on the approved plans shall be implemented before the relevant parts of the development in which they are located are first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.

19. The turning facilities on the proposed adopted highways and private driveways indicated on the approved plans shall be provided before the areas of the development to which they relate are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.

20. The Developer, within one week of the commencement of development, shall ensure that there is provision to be made for the parking on site of operatives' and construction vehicles together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and the areas identified shall not be used for any other purposes other than the parking of vehicles and storage of construction materials respectively.

Reason. To ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan:

Policy EN1/2 - Townscape and Built Design
Policy H2/1 - The Form of New Residential Development
Policy H2/2 - The Layout of New Residential Development.

21. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

Item:06 192 Manchester Road, Bury, BL9 9BD Application No. 58708
Change of use of ground floor from residential dwelling (Class C3) to nursery (Class D1); Stepped access at rear

Nothing further to report.

Item:07 192 Manchester Road, Bury, BL9 9BD Application No. 58709
1 No. stainless steel sign

Nothing further to report.

Item:08 Moss Lane Industrial Estate, Egremont Close, Whitefield, Manchester,

M45 8FH Application No. 58786

Change of use from warehouse and distribution unit (Class B8) to dog day care and grooming (Sui Generis) (retrospective)

Nothing further to report

**Item:09 Land to rear of Grants Arms Hotel, Market Place, Ramsbottom, Bury, BL0 9AJ Application No. 58807
Erection of 24 (Cat C) flats for retirement housing for the elderly, communal facilities, landscaping and car parking**

Nothing further to report

Item:10 Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY Application No. 58810

Reserved Matters for appearance, landscaping, layout and scale following grant of Outline planning permission 55003 for residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road

Off Site Recreation

For the purposes of the CIL regulations, specific projects must be identified when contributions are to be made by developments. The report already identified a number of projects on which the sum would be spent. However, In addition to those projects described within the report, there are three additional ones to add. These are:

- Close Park - Green Flag Infrastructure
- Bolton Road Park Green Flag Infrastructure
- Improvements to Festival Gardens including the re-siting of the ELPM posts and gates.

Additional Conditions

10. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to and approved in writing with the Local Planning Authority:
- A 20mph traffic calming scheme for the new residential development incorporating appropriate traffic calming measures, including details of proposed materials, road markings and signage;
 - Swept path analysis of the proposed estate roads to ensure a refuse collection vehicle can pass a private car;
 - Details of gradients, cross sections and longitudinal sections of the proposed estate roads
 - Street lighting scheme for the residential development

Full details of the construction of the junction of the site access with Bolton Road, including provision of a 2.0m wide adoptable footway on the southerly side of Bolton Road along the full northerly site boundary, incorporating re-provision for the bus stop and the repositioning of the existing 30mph terminal point, replacement of all affected illuminated signage, road markings and street furniture and implementation of the necessary traffic regulation order.

Reason. No details have been provided as part of the reserved matters and to ensure adequate off street car parking provision in the interests of road safety pursuant to

policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

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. The approved plan shall be adhered to throughout the construction period and shall provide for:

- Access arrangements for construction traffic from the adopted highway;
- Temporary warning/speed limit signage;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, HT6/1 - Pedestrian and Cyclist Movement and HT6/2 - Pedestrian/Vehicular Conflict and Chapter 7 - Requiring Good Design of the National Planning Policy Framework.

12. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the relevant parts of the development in which they are located are first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, HT6/1 - Pedestrian and Cyclist Movement and HT6/2 - Pedestrian/Vehicular Conflict and Chapter 7 - Requiring Good Design of the National Planning Policy Framework.

13. The turning facilities on the proposed adopted highways and private driveways shall be provided before the areas of the development to which they relate are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New Residential Development, HT6/1 - Pedestrian and Cyclist Movement and HT6/2 - Pedestrian/Vehicular Conflict and Chapter 7 - Requiring Good Design of the National Planning Policy Framework.

14. Before the development is commenced, details shall be submitted to and approved by the Local Planning Authority to ensure that there is provision to be made for the parking on site of operatives' and construction vehicles together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and the areas identified shall not be used for any other purposes other than the parking of vehicles and storage of construction materials respectively.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to Unitary Development Plan Policies H2/1 - The Form of New Residential Development, H2/2 - The Layout of New

Residential Development, HT6/1 - Pedestrian and Cyclist Movement and HT6/2 - Pedestrian/Vehicular Conflict and Chapter 7 - Requiring Good Design of the National Planning Policy Framework.

15. The car parking indicated on the approved plans Planning Layout Revision L (Dwg No. BHM028/01 Rev L) shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Item:11 Green Bank, Green Street, Walshaw, Bury, BL8 3BJ Application No. 58820

Erection of 1 no. new dwelling with driveway within the garden area of Green Bank with an additional communal car parking space to Green Street and new driveway adjacent Greenbank Cottage

Nothing further to report.

Item:12 87 Church Street, Ainsworth, Bolton, BL2 5RD Application No. 58846

Variation of condition no.2 (approved plans) of planning permission 57571 and removal of conditions 4 (materials), 8 (drainage) and 9 (boundary planting)

Revised Site Plan K indicates alterations to the drainage aspects.

- Front vehicular area formed from 'Marshalls Priors' block paving – water permeable.
- Separate foul and surface water drainage.
- Surface water from rear patios to discharge to garden areas rather than into drainage system.
- Water butt to rear of western elevation, for reuse of rainwater in the garden.

The drainage aspects of the scheme are now acceptable.

Item:13 Land Between Lynton & 88 Watling Street, Affetside, Bury, BL8 3QW Application No. 58860

Erection of 1 no. dwelling

Amended Condition 5 -

Prior to the development hereby approved commencing:

- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason - To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework - Planning and Pollution Control.

A letter of support has been received from 2 Five Acre Barn, to the rear of the site.

Item:14 Wesley Methodist Primary School, Forth Road, Radcliffe, Manchester, M26 4PX Application No. 58882

Creation of all weather synthetic sports pitch (resubmission)

Nothing further to report.

Item:15 Aldi Foodstore Ltd, Higher Lane, Whitefield, Manchester, M45 7EA Application No. 58890

Demolition of store at rear; erection of single storey extension at front & rear; provision of new entrance portico & trolley store; amendments to car park layout and new LED lighting to existing lighting columns

Nothing further to report

Item:16 3 The Meadows, Old Hall Lane, Whitefield, Manchester, M45 7RZ Application No. 58947

Retention of amateur radio mast (max 12.2m) and associated antenna

Additional objection

Further objections from residents at 39 Rivington Court, Old Hall Lane and 2 Hey Croft. Concerns are:

- The incongruous appearance of the mast.
- It can be viewed from surrounding properties and is not screened.
- It is for personal use and is not shared with other users as policy and guidance suggests it should be.
- It has also been suggested that the Planning control Committee view the mast on site in its different forms - extended, retracted and horizontal.