

REPORT FOR NOTING

MEETING: PLANNING CONTROL COMMITTEE
DATE: 15th DECEMBER 2015
SUBJECT: PLANNING OUTCOMES REPORT
REPORT FROM: HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER: DAVID MARNÓ – DEVELOPMENT MANAGER

TYPE OF DECISION: NONE

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: The report provides summary on the visits undertaken and analysis provided by Members on the outcomes tour undertaken on 13th August 2015.

OPTIONS & RECOMMENDED OPTION The Committee is recommended to note the report.

IMPLICATIONS:

Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? N/A
Financial Implications and Risk Considerations:	N/A
Statement by Director of Finance and E-Government:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Are there any legal implications?	N/A

Staffing/ICT/Property: N/A

Wards Affected: ALL

Scrutiny Interest: N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Executive	Committee	Council

1.0 BACKGROUND

- 1.1 This report presents a brief analysis of the views of the members of the Planning Control Committee who, as part of the on-going training programme, undertook an outcomes visit to a number of sites in the Borough where development had been implemented.
- 1.2 In all, eight sites were visited and each site was scored on the basis of perceived quality of the decision, implementation and an overall general assessment of the scheme.
- 1.3 The outcomes tour is an annual assessment programme and training initiative to enable both Members and Officers to visit sites upon completion and to provide a view upon the success of the development assessed against policy, the surrounding environment and context and to determine any lessons that could be learned in future proposals.
- 1.4 This year, the visits took place on 13th August 2015 and a total of 9 sites were visited. Six Planning Control Councillors attended the tour this year together with a number of officers. A standardised questionnaire was devised to enable marking/scoring to take place and to enable strengths and weaknesses of individual developments to be identified.

2.0 SITES VISITED AND ANALYSIS

- 2.1 The sites inspected by Members were:
- Mercedes Benz, Manchester Road, Bury
 - Clough Saw Mills, Prestwich
 - Radcliffe Swimming Baths
 - Bury Enterprise Centre, Bury
 - Scobell Street, Tottington
 - Land at Wesley Street, Tottington
 - Hazelhurst, Bolton Road West, Ramsbottom
 - The Irwell Brewery, Square Street, Ramsbottom

- Park Chapel Manchester Road, Shuttleworth

Each of the sites were considered on the basis of -

- Visual Amenity – Scale, mass, appearance and quality of finish
- Landscaping, trees and ecology
- Relationship to neighbours
- Highways issues – access and parking
- Regeneration
- Environmental Impacts – landscaping, trees, crime & security
- Overall assessment

1. Mercedes Benz, Manchester Road, Bury

	1	2	3	4	5	N/A	Total Score
Visual Amenity/ Scale/mass			2	8	4		58/70
Visual Amenity/Design /appearance				3	11		67/70
Landscaping, Trees, Ecology 1				8	5	1	57/65
Crime and Security				8	6		62/70
Neighbours		1	4	7	1	1	47/65
Highways		2	3	6	3		52/70
Regeneration			3	5	6		59/70
Overall View				7	7		63/70
							465/550
							84.5%

Overall a well-received scheme, reflecting that the site had stood vacant for a number of years and has, through its redevelopment, brought a well designed building that sits within the area appropriately.

There have been issues centring on parking problems but the impact upon neighbours from the development itself is generally of a minimal level.

2. Clough Saw Mills, Prestwich

	1	2	3	4	5	N/A	Total Score
Visual Amenity/Scale/mass				7	7		63/70
Visual Amenity/Design/appearance				4	9	1	61/65
Landscaping, Trees, Ecology 1			3	6	2	3	43/55
Crime and Security			1	7	5	1	56/65
Neighbours		1	3	9	1		52/70
Highways			1	7	6		61/70
Regeneration				3	11		67/70
Overall View			1	5	8		63/70
							466/535
							87%

Overall a well-received scheme, reflecting that the site had stood vacant for a number of years and prior to that also had busy manufacturing use on the land which created difficulties between the land owner and neighbours. Views expressed show that through its redevelopment brought a more than satisfactory scheme regenerating the site appropriately without significant impact upon neighbours.

3. Radcliffe Swimming Baths

	1	2	3	4	5	N/A	Total Score
Visual Amenity/Scale/mass		2	4	6	2		50/70
Visual Amenity/Design/appearance	2	1	10	1			38/70
Landscaping, Trees, Ecology 1		3	4	1		6	22/40
Crime and Security		1	3	8	1	1	48/65
Neighbours			1	6	4	3	47/55
Highways			2	6	4	2	50/60
Regeneration		1	2	6	3	2	47/60
Overall View			3	6	4	1	53/65
							355/485
							73%

The strongest reflection to take on this table is that the site is generally satisfactory with little neighbour impact, a safe site and good regeneration benefits. There were a number of average scores given in terms of visual amenity and landscaping, which could give the development an area to focus upon.

4. Bury Enterprise Centre

	1	2	3	4	5	N/A	Total Score *
Visual Amenity/ Scale/mass	1	1	3	4	3		43/60
Visual Amenity/Design /appearance	1	1	6	2	2		39/60
Landscaping, Trees, Ecology 1		2	2	5	1	2	35/50
Crime and Security				5	5	2	45/50
Neighbours	1		1	4	3	3	35/45
Highways			2	7	2	1	44/55
Regeneration			4	4	4		48/60
Overall View	1		7	1	3		41/60
							330/440
							75%

* Two questionnaires not completed

Most views of the design and amenity of the development were satisfactory to very good, with a couple having difficulty with the modern design and appearance. The site was considered to be a safe one with limited impact upon neighbours.

5. Scobell Street Tottington

	1	2	3	4	5	N/A	Total Score*
Visual Amenity/ Scale/mass				5	7		55/60
Visual Amenity/Design /appearance		1	2	1	8		52/60
Landscaping, Trees, Ecology 1			2	5	4	1	46/55
Crime and Security			2	6	3	1	45/55
Neighbours			1	7	4		51/60
Highways			1	6	5		52/60
Regeneration				6	4	2	44/50
Overall View			1	5	6		53/60
							398/460
							86.5%

*Two Questionnaires not completed

A highly scoring development with the main scores concentrated in the good to very good category. The scheme's contribution to the regeneration of the area is recognised and a few considering that the design, landscaping and impact upon the neighbours as satisfactory only. However, the vast majority of scores reflect a high degree of acceptance of the scheme.

6. Land at Wesley Street, Tottington

	1	2	3	4	5	N/A	Total Score *
Visual Amenity/ Scale/mass				2	10		58/60
Visual Amenity/Design /appearance			3	2	7		52/60
Landscaping, Trees, Ecology 1			2	3	6	1	48/55
Crime and Security			1	4	6	1	49/55
Neighbours				4	8		56/60
Highways				4	8		56/60
Regeneration				2	9	1	53/55
Overall View				2	10		58/60
							430/465
							92.4%

**Two Questionnaires not completed*

A highly scoring development with the majority of scores within the good and very good categories. Design was strongly supported and impact upon neighbours, crime and security, highways and regeneration being particularly noticeable.

7. Hazelhurst, Bolton Road West, Ramsbottom

	1	2	3	4	5	N/A	Total Score*
Visual Amenity/ Scale/mass				1	10		54/55
Visual Amenity/Design /appearance				2	9		53/55
Landscaping, Trees, Ecology 1			1	5	5		48/55
Crime and Security				3	6	2	42/45
Neighbours				3	8		52/55
Highways				5	6		50/55
Regeneration				1	9	1	49/50
Overall View				1	10		54/55
							402/425
							94.5%

**Three Questionnaires not completed*

A particularly high scoring site and being the top score of the day. The design standing out together with regeneration benefits of the scheme. Highways considerations were thought to be good and landscaping between good and very good. This is particularly important given that the site contains a number of mature trees, which the development worked around.

8. Irwell Works Brewery

	1	2	3	4	5	N/A	Total Score*
Visual Amenity/ Scale/mass			3	7	2		47/60
Visual Amenity/Design /appearance			5	4	3		46/60
Landscaping, Trees, Ecology 1			2	3	1	6	23/30
Crime and Security			1	3	4	4	35/40
Neighbours				3	7	2	47/50
Highways		1		4	2	5	28/35
Regeneration				3	5	4	37/40
Overall View			1	6	4	1	47/55
							310/370
							83.7%

**Two Questionnaires not completed*

A town centre conservation area site which received an overall good score. The site represents a series of on-going development improvements over the years and is still planning more improvements. The regeneration of the site is seen as a particularly important factor and the relationship between the use, its location and juxtaposition to neighbours being important, which overall, Members considered being very good.

9. Park Chapel, Manchester Road, Shuttleworth

	1	2	3	4	5	N/A	Total Score*
Visual Amenity/ Scale/mass				3	8		52/55
Visual Amenity/Design /appearance			1	4	6		49/55
Landscaping, Trees, Ecology 1				3	7	1	47/50
Crime and Security				4	7		51/55
Neighbours				2	7	2	43/45
Highways			1	4	6		49/55
Regeneration				4	7		51/55
Overall View				4	7		51/55
							393/425
							92.4%

**Three Questionnaires not completed*

The site is a conversion from a chapel to residential, which has characteristics of its former use retained within the building and in the surrounding curtilage. The scores reflect a well received scheme and overall scoring it as very good, with the design and landscaping of the site being honest to the original building and which has been retained. Security was considered to be well achieved and the regeneration benefits of retaining and working with this heritage asset seen as highly important.

3.0 CONCLUSION

- 3.1 The outcomes tour provides an insight to schemes that have been considered by Members, how they have been carried out and their integration into the surrounding context in which they are located.
 - 3.2 The scoring of the sites visited this year demonstrates that development is of a very good standard, shows successful implementation and integration. The site of least success was still of a high standard but shows from the feedback that the site is on-going and whilst operational can still contribute positively to the area through some landscaping and general improvements to lift 'kerb appeal'.
 - 3.3 Overall the valuable lessons learnt from the exercise are that the issues assessed by officers and duly considered in the respective reports demonstrate that the planning process is working well and that feedback from this exercise continues to guide how future proposals are considered.
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List of Background Papers: - The respective planning applications

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