

<b>Title</b>	<b>Planning Applications</b>
<b>To:</b>	<b>Planning Control Committee</b>
<b>On:</b>	<b>15 December 2015</b>
<b>By:</b>	<b>Development Manager</b>
<b>Status:</b>	<b>For Publication</b>

### Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

### This report has the following implications

**Township Forum/ Ward:** Identified in each case.

**Policy:** Identified in each case.

**Resources:** Not generally applicable.

**Equality Act 2010:** All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:  
The elimination of discrimination, harassment and victimisation;  
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;  
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

**Human Rights:** All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

## **Development Manager**

### **Background Documents**

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

**01 Township Forum - Ward:** Ramsbottom + Tottington - Tottington **App No.** 59216  
**Location:** Land at rear of Victoria Street/Claybank Drive, Tottington, Bury, BL8 4AG  
**Proposal:** Outline application for residential development (all matters reserved)  
**Recommendation:** Approve with Conditions **Site Visit:** Y

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**02 Township Forum - Ward:** Whitefield + Unsworth - Besses **App No.** 59293  
**Location:** 1/3 Moss Lane, Whitefield, Manchester, M45 8DY  
**Proposal:** Change of use from Class A1 (shop) to Class A3 (restaurants & cafes); external alterations including new shop front  
**Recommendation:** Approve with Conditions **Site Visit:** N

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**03 Township Forum - Ward:** Whitefield + Unsworth - Unsworth **App No.** 59357  
**Location:** 88 Hollins Lane, Bury, BL9 8AH  
**Proposal:** Demolition of link detached garage and outbuilding and erection of detached dwelling  
**Recommendation:** Approve with Conditions **Site Visit:** Y

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**04 Township Forum - Ward:** Whitefield + Unsworth - Unsworth **App No.** 59382  
**Location:** The Hollins, Haweswater Crescent, Bury, BL9 8LT  
**Proposal:** Variation of condition no. 2 of planning permission 56860 (21 no. dwellings) to amend the planning layout/position of plots 15, 16, 17, 18  
**Recommendation:** Minded to Approve **Site Visit:** N

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**Ward:** Ramsbottom + Tottington - Tottington

Item 01

**Applicant:** Messrs Ballard / Long

**Location:** Land at rear of Victoria Street/Claybank Drive, Tottington, Bury, BL8 4AG

**Proposal:** Outline application for residential development (all matters reserved)

**Application Ref:** 59216/Outline Planning  
Permission

**Target Date:** 16/12/2015

**Recommendation:** Approve with Conditions

**The Development Manager has recommended a site visit take place before the Planning**

**Control Committee Meeting**

**Description**

The application site comprises a piece of land between the row of two storey terraced houses on Victoria Street to the east and the detached houses on Claybank Drive to the west. The site is rectangular in shape and covers 0.28ha in total. There are trees along the and otherwise is flat and level with the surrounding houses. The site is greenfield but not within the Green Belt, which together with the West Pennine Moors designation, lies to the south and further to the north, across Turton Road. There is a Public Right of Way running from Claybank Drive, down the northern boundary to

The site, which had been allotments, was included in the red edged site when the application (26311/91) for the residential estate to the west was considered by the Local Planning Authority in 1991. After consideration and following a site visit by the Planning Control Committee at that time, the new build on this area (as part of the larger site) was omitted to create an open space/buffer between the new houses and properties on Victoria Street and the land has since remained undeveloped. Some of the residents on Victoria Street have extended their garden areas into the site and the land now comprises an attractive green area.

The application is seeking outline planning permission with all matters (access, siting, appearance and landscaping) reserved for future approval.

Although all matters are reserved for future approval, the application included an indicative plan showing three large detached houses with double garages accessed of a road running from Claybank Drive, down the northern boundary and across the back of the terraced houses fronting Victoria Street. It is stated in the application that this plan is for illustrative purposes only and should not be considered for approval.

Submitted as part of the planning application is a Planning Statement setting out the reasons why the proposal should be approved. In summary these are:

- Need for high quality housing;
- Site is within the development limits of Tottington;
- NPPF indicates the need to boost the supply of housing.
- Site is sustainable;
- Site does not have specific landscape/historical or ecological protection.
- Job creation;
- increased population would sustain and support the local economy and key services.

The Design and Access Statement, also submitted, focuses on the detailed layout and design indicated in the 'Indicative Plan'. However it is specifically stated in the application that this plan is not submitted for approval at this stage.

Other documents submitted are an ecological Appraisal, a Stage 1 Arboricultural Report and Tree Constraints Plan and a Preliminary Contamination Risk Assessment.

The Ecological Appraisal concludes that the site's potential to support protected species is low however, consideration should be given to the potential presence of breeding birds and slow worm prior to site clearance and the potential for bats to be roosting in the terraced houses on Victoria Street.

The Arboricultural Report concludes that the majority of trees on the site are of poor quality and should not influence development. Some trees could be retained but all are considered to be replaceable, if required.

### **Relevant Planning History**

01416/E - Pre-application enquiry for Residential development - Enquiry completed 02/12/2013

26734 - Residential Development - 60 Dwellings - Refused 23/01/92 on grounds that the development was not in accordance with policy 10.7 of the Tottington Area Local Plan which showed the site as within an area where it is intended that the existing predominant use and character are expected to remain for the most part undisturbed.

26311/91 - 53 Dwellings - Approved 28/11/91. The development within the area, the subject of the current application, was omitted from the final approved scheme.

### **Publicity**

The following 43 properties surrounding the site were notified by letters dated 21/10/15.

2-54(even) Victoria Street

33, 37, 41, 43, 56 - 66(even) Claybank Drive

67-75 Turton Road

39 Claybank Drive was notified by letter dated 10/11/15.

33 representations and a '51 name' petition objecting to the proposal received from the occupiers of 2-20, 28-38, 50 and 54 (evens) Victoria Street, 15, 25, 29, 32, 34, 39, 46, 48, 52, 56, 60, 62, 66, Claybank Drive, 4, 7 Primrose Bank, 67, 73, 75 Turton Road, 59 Horbury Drive, 34 Thornfield Road, Cllr Keeley (Tottington, Walshaw and Affetside)

The objections are summarised below:

- The proposal is contrary to UDP policies and guidance.
- The site is an undeveloped green field with very high amenity value and should remain as such.
- Since 1930 the land was used as allotments/gardens by the residents of Victoria Street. In 1991 planning permission was granted for housing as part of the housing estate to be built on the west side of this land. A number of Victoria Street residents objected to the inclusion of the land within the housing site on the grounds that it had not been included in the previous outline planning permission site, and that the land should remain open as a 'breathing space' between the houses and the Victoria Street houses, and that if the land were not retained the new houses would overlook and overshadow Victoria Street residents.
- The proposal would have a detrimental impact on residential amenity.
- The development would introduce noise and disturbance at the rear of the properties on Victoria Street.
- The proposed houses would be very close to existing houses and have an overbearing and overshadowing effect.
- Existing neighbours would be overlooked, particularly as they are higher up than those properties on Victoria Street.
- The proposed houses would be overlooked by houses on either side of the site.
- Building houses and a road would destroy the distinctive character of the area.
- Loss of private garden areas.
- The land has been used by some residents as garden ground/allotments for many years and there are issues relating to adverse possession.

- Development on this land would have a severe and detrimental impact on the existing trees, shrubs and associated wildlife including birds and bats.
- Serious security concerns over the layout and the creation of a narrow passageway and wall behind houses on Victoria Street.
- Hazards to road users during construction, particularly on Claybank Drive.
- All natural landscape features would disappear.
- Concerns relating to the gradient of the land in poor weather conditions.
- Major excavation of the site may lead to the removal of trees on the boundary.
- The development would be contrary to Humans Rights (of the existing residents).

Those who have made representations have been notified of the Planning Control Committee.

### **Consultations**

**Traffic Section** - No objection in principle.

**Drainage Section** - No objection in principle.

**Environmental Health** - No objection in principle.

**United Utilities** - No comment.

**Greater Manchester Ecology Unit** - No objection in principle.

**Greater Manchester Police** - No objection in principle.

**Fire Protection Dept Bury Fire Station** - No comment.

### **Unitary Development Plan and Policies**

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN3	Archaeology
EN5/1	New Development and Flood Risk
EN7/2	Noise Pollution
EN7/1	Atmospheric Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
HT2/4	Car Parking and New Development
H1/2	Further Housing Development
NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
H2/6	Garden and Backland Development
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value

### **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) and 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 Policy 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.

**Policy** - H1/2 - Further Housing Development states that the Council will have regard to the following factors when assessing proposals for housing development;

- a) the need to direct development towards the urban area;
- b) the availability of infrastructure;
- c) the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- d) the suitability of the site in land use terms with regard to amenity, the nature of the local

environment and surrounding land uses;  
e) other policies and proposals of the Plan.

EN1/2 - Townscape and Built Design states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include

- a) the external appearance and design of the proposal in relation to its height, scale, density and layout;
- b) the relationship of the proposal to the surrounding area;
- c) the choice and use of materials;
- d) access and other design features for the mobility impaired;
- e) the design and appearance of access, parking and service provision;
- f) landscaping, including the use of natural landscape features, and open space provision;
- g) the use of lighting.

H2/1 - The Form of New Residential Development - All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include:

- a) the height and roof type of adjacent buildings;
- b) the impact of developments on residential amenity;
- c) the density and character of the surrounding area;
- d) the position and proximity of neighbouring properties;
- e) the materials to be used in proposed developments, especially their colour and texture.

H2/2 - The Layout of New Residential Development - New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- a) car parking provision;
- b) access for both vehicles and pedestrians, and provision for public transport;
- c) the possible need for traffic calming measures;
- d) density;
- e) space about and between dwellings;
- f) landscaping and screening;
- g) protection/provision of trees and hedgerows;
- h) open space/children's play areas;
- i) design for safety and security;
- j) access/facilities for the disabled;
- k) the existence of any public rights of way.

H2/6 - Garden and Backland Development - The Council will not permit proposals which will result in the loss of private gardens and backland for infill development unless such proposals can be shown not to adversely affect the character and amenity of the area. When assessing proposals, special regard will be given to:

- a) the concentration of such development in the surrounding area;
- b) the relative density of the proposal to that of the surrounding area;
- c) the impact on neighbouring properties and the local environment;
- d) access arrangements.

**Principle** - As reference has been made by some resident's to previous planning decisions in 1991 and 1992, it should be noted that the planning applications (see Relevant Planning History) were considered in the light of the policies at that time, most notably the Tottington Area Local Plan. The Tottington Local Plan was superseded by the current Unitary Development Plan in 1997 and more recently The National Planning Policy Framework has amended further how Local Planning Authorities view development.

Although the site is considered greenfield, it is not within the Green Belt. Given that the site is within the urban area and not within the Green Belt there is a presumption in favour of development within the NPPF. The site covers nearly a third of a hectare and located

between existing houses on Victoria Street and Claybank Drive. Given its size and location and the fact that the application has not specified numbers, scale or layout of development, the principle of residential development is considered to be acceptable and would comply with the NPPF and UDP Policy H1/2 Further Housing Development.

**Visual amenity and character of area** - Without any specific details of what is being built on the site, it is impossible to make any detailed assessment of the proposal itself at this outline stage. However the site itself is a backland area that currently comprises a sizeable piece of greenfield land that is made up of a mix of well maintained garden ground and informal areas of rough grassland, trees and shrubs, all of which add to the character of the area and give it a sense of space, particularly in relation to the high density terraced houses fronting Victoria Street.

Although there are no details, the outline application can be assessed on the impact general concept of residential development would likely have on the visual amenity and character of the area. In this regard it is considered that a modest residential development, set back at an appropriate distance from the terraced properties on Victoria Street may be acceptable. It is important to note that the 'indicative plan' submitted with the application, with the large two storey houses and a road running along the eastern edge of the site, is not considered appropriate in that it would have a seriously detrimental impact on the character of the backland area. However, as stated, this is not under consideration at this time.

**Residential amenity** - Again, without details regarding numbers, scale and layout, any assessment with regard to residential amenity cannot be carried out at this stage. However purely based on the size of the site, it is considered that some form of residential development could work on the site without serious harm to the residential amenity of surrounding residents.

It is considered that the 'indicative plan', showing the access road running along the rear of properties on Victoria Street, would give rise to increased noise and disturbance at the rear of the terraced properties on Victoria Street from vehicles and general comings and goings of residents. Again, the access and layout is not under consideration at this time but addressed at the detailed/reserved matters stage.

**Ecology** - The site is greenfield and is composed of a mix of formal garden ground and informal open grassland/scrub with a number of self-seeded trees. An ecological appraisal, from Sensible Ecological Survey Consultants and dated July 2014, has been submitted with the application. It concludes that, in terms of overall nature conservation, the site's value is assessed as low/negligible. However, it does state that special consideration should also be given to potential presence of reptiles, breeding birds and slow worms during site clearance. Also, as the houses on Victoria Street are within 10m of the site, the potential disturbance to roosting bats may require further surveys to establish risk.

Greater Manchester Ecology Unit have no objection to the principle of the proposal in terms of ecology. Given that no significant ecological constraints were identified and residual issues relating to nesting birds and landscaping can be resolved via conditions and further surveys, the principle of development on the site is considered to be acceptable in relation to ecology.

**Trees** - Whilst the arboriculturalist, in the report summary identifies the trees as poor quality, the tree survey data in Appendix E appears to categorise all but two of them as being in 'good' physiological condition and most being in 'fair' structural condition. Three trees are recommended for removal due to poor form, suppression or dieback.

The trees on the site are not subject to specific protection by TPOs but do add value to the site by giving it a degree of landscape maturity and providing habitats for wildlife. Without any details relating to layout, the impact on the trees, and wider landscape, cannot be fully assessed at this stage.



**Access and Highways** - Whilst details of the proposed access are reserved for future approval, the access point from Claybank Drive would, in principle be acceptable. Conditions that would be attached to any outline approval will be reported on the supplementary report.

**Public Right of Way (PROW)** - The Public Right of Way (78A) runs east to west from Claybank Drive to Turton Road. Subject to the appropriate conditions requiring protection of the PROW, it is not considered that this footpath would be detrimentally affected by the proposal.

**Existing Sewer** - United Utilities have stated that a public sewer crosses the site on an east-west line from Claybank Drive to Turton Road, close to the northern boundary of the site and this would require an access strip width of 6m, (3m either side of the centre line of the sewer). However this is an issue that would be addressed at the reserved matter/detailed planing stage. Conditions relating to drainage would be attached to any approval.

**Objections** - The planning issues raised by objectors have been addressed in the above report. It is noted that a significant number of objections relate to the 'indicative' scheme which is not being considered for approval at this stage and therefore cannot be directly addressed in detail.

On the basis that the proposal is in outline with all matters reserved for future approval, it is considered that a modest form of residential development on the site would be acceptable.

**Recommendation:** Approve with Conditions

#### **Conditions/ Reasons**

1. Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance, access thereto and the landscaping of the site.  
Reason. To ensure the satisfactory development of the site and because this application is in outline only.
2. Applications for approval of reserved matters must be made not later than:
  - the expiration of three years beginning with the date of the grant of outline planning permission; and
  - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.Reason. Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004
3. This decision relates to Location Plan 1:1250, Existing Site Plan 1050598/01, Topographic Survey P15091 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.
4. No development shall commence unless and until:-
  - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
  - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed 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. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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 Section 11 - Conserving and enhancing the natural environment.

6. A scheme shall be submitted as part of the 'Layout' at Reserved Matters stage that demonstrates that foul and surface water shall be drained on separate systems. The approved scheme only shall be implemented.

Reason: To secure proper drainage and to manage the risk of flooding and pollution pursuant to the NPPF and UDP Policies H2/2 The Layout of New Residential Development, EN5/1 New Development and Flood Risk, EN7/3 Water Pollution and EN7/5 Waste Water management.

7. As part of the Reserved Matters for 'Layout', a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 5l/s.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies within the NPPF and UDP Policies H2/2 The Layout of New Residential Development, EN5/1 New Development and Flood Risk, EN7/3 Water Pollution and EN7/5 Waste Water management.

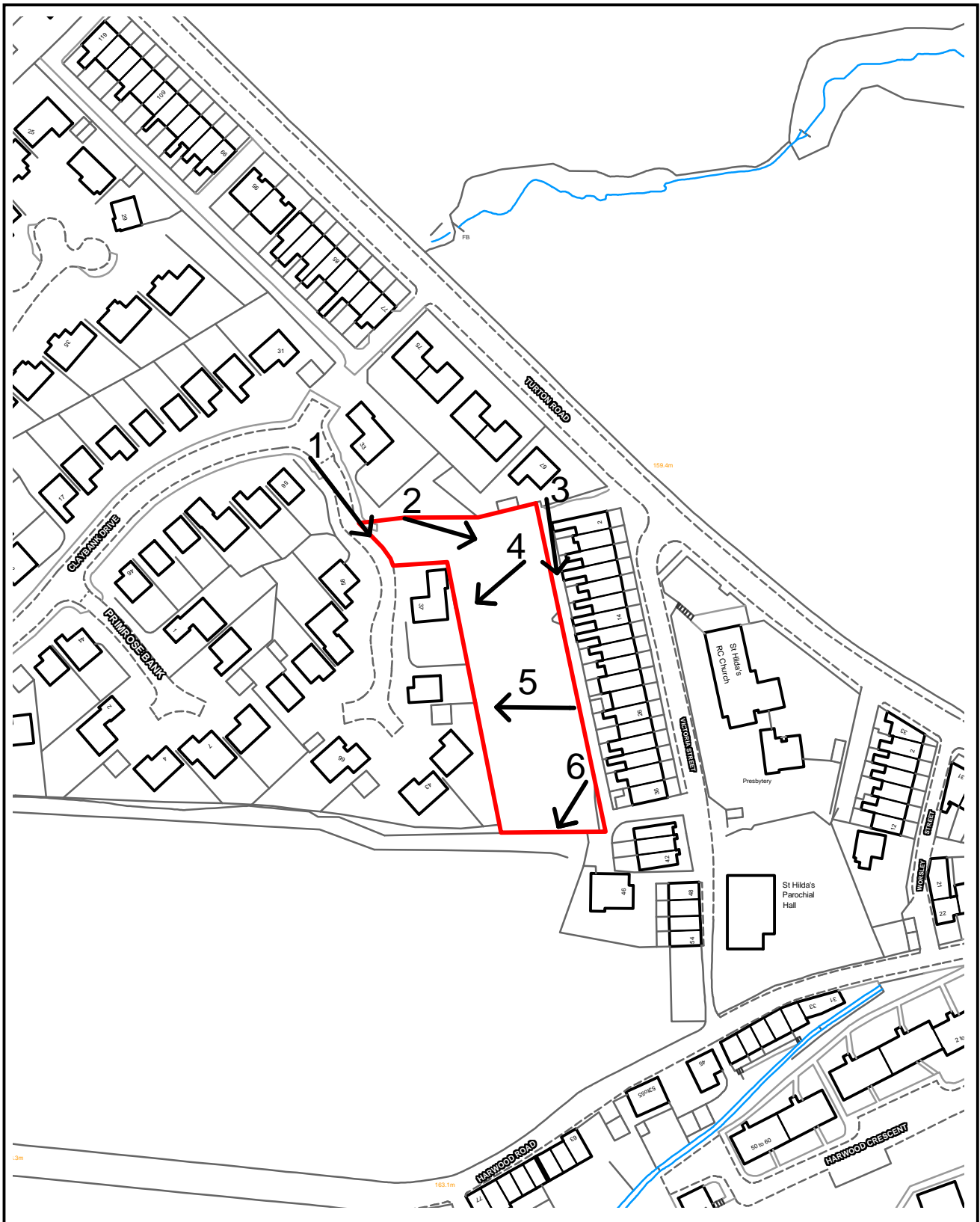
8. No works to trees or shrubs shall occur between the 1<sup>st</sup> March and 31<sup>st</sup> August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Reason. In order to protect nesting birds pursuant to UDP Policy EN6 Conservation of the Natural Environment and the NPPF.

9. The landscaping scheme submitted as part of the Reserved Matters shall be implemented not later than 12 months from the date the dwelling(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.
  
10. No development or ground works shall take place until a detailed method statement for removing or the long-term management / control of Japanese knotweed and Himalayan balsam on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese knotweed and Himalayan balsam during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.  
Reason - To prevent the spread of Japanese knotweed and Himalayan balsam, which are invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible and pursuant to Unitary Development Plan Policy EN6 Conservation of the Natural Environment.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 59216**

**ADDRESS: Land at Victoria Street  
Tottington**



**Planning, Environmental and Regulatory Services 1:1250**

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59216

Photo 1



Photo 2



59216

Photo 3



Photo 4



59216

Photo 5



Photo 6







**NOTES**

Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Savills Incorporating Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Savills Incorporating Smiths Gore and may not be reproduced without their expressed permission.

**REVISIONS**

REV	NOTE / DRAWN BY	DATE
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**PROJECT TITLE**  
Proposed New Housing Development  
Victoria St. Tottington

**CLIENT**  
Richard Ronald Long and Bruce Robert Ballard  
c/o Birkett Long LLP, 42 Crouch Street, Colchester

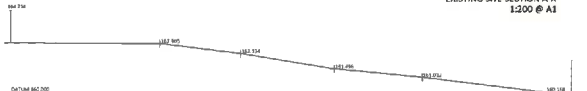
**DRAWING TITLE**  
Indicative Existing Site Plan

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:250	@A2	1050598/01	

**DRAWING STATUS**  
Outline Planning

DRAWN BY	CHECKED BY	DATE
DH	HW	29.5.15

EXISTING SITE SECTION A-A  
1:200 @ A1



2-3 Sherbrook House  
Swan Meadows  
Lichfield  
Staffordshire  
WV6 9TU  
t: 01543 521221  
f: 01543 252223  
e: lichfield@savills-smithsgore.co.uk

**NOTES**  
 Do not use for other than the purpose for which it was prepared. The client is responsible for the accuracy of the information provided. The design is based on the information provided and is not a guarantee of performance. The design is subject to change without notice. The design is not to be used for any other purpose without the written consent of the design team.

**REVISIONS**  
 DATE REVISIONS BY

- LEGEND**
- Red Line Boundary
  - Boundary - Plot A
  - Boundary - Plot B
  - Boundary - Plot C
  - Proposed new Trees
  - Proposed new Hedge/row
  - Proposed Footh/ Public Right of Way
  - Proposed Site Access/ Property Driveway
  - Proposed Property Paths/ Patio Areas

**GENERAL NOTES**

**OVERVIEW**  
 The proposed new development at Victoria St, Totlington is to introduce a mixture of three and four bedroom properties on the site. The site is to comprise three individual detached properties with associated parking and surrounding land.

Approx. Site Area: 0.73 Acres (0.3 Hectares)

- ASPECT STANDARDS**
- The proposed development adheres to Bury Council's SPD documents, with the following standards:
    - A maximum of 20m is to be allowed between habitable room windows in properties that are directly facing each other.
    - A minimum of 33m is to be allowed between a principal window to a ground floor habitable room on one property and a two storey blank wall of a neighbouring property.
    - A minimum of 6.5m is to be allowed between a principal window to a habitable room in one property and a single storey blank wall of a neighbouring property.
    - A minimum of 7m between first floor habitable windows and a directly facing boundary with a neighbouring property.

- PUBLIC RIGHT OF WAY**  
 The existing Public Right of Way that runs across the North boundary of the site (No. 78A) is to be retained and improved as part of the proposal.
- HIGHWAYS REQUIREMENTS**  
 Highways requirements as detailed by the Highways Officer during a pre-application enquiry have been fully adhered to as follows:  
 Proposed parking provision for each dwelling to be in accordance with Bury Council's SPD11 document.  
 The existing footpath that intersects the proposed access point off Claybank Drive is to be retained with a lowered kerb.  
 The proposed new shared access is to be a minimum of 4.8m wide across its length.  
 Visibility splay at the intersection with the adopted highway is to be provided in accordance with Manual for Streets guidance document.  
 New covered bin store with handstanding to be provided at the North of the site to negate the requirement for a refuse vehicle to enter the site.

**LANDSCAPING**  
 Additional landscaping to be included will be native species of shrubs and trees. Any trees to be retained at the final Reserved Matters application stage will be protected during the development subject to BS5822:2013 (Trees in Relation to Design, Demolition and Construction).

**SAVILLS** Incorporating 

**PROJECT INFO**  
 Proposed New Housing Development  
 Victoria St, Totlington

**CLIENT**  
 Richard Rowell Long and Susan Robert Barrow  
 60-62 Hart Lane, 101, Attercliffe Street, Chester

**DATE**  
 24.8.15

**SCALE**  
 1:100 @ A0

**PROJECT NO.**  
 3505/98/11

**DATE**  
 24.8.15

**DESIGNER**  
 Outline Planning

**DATE**  
 24.8.15

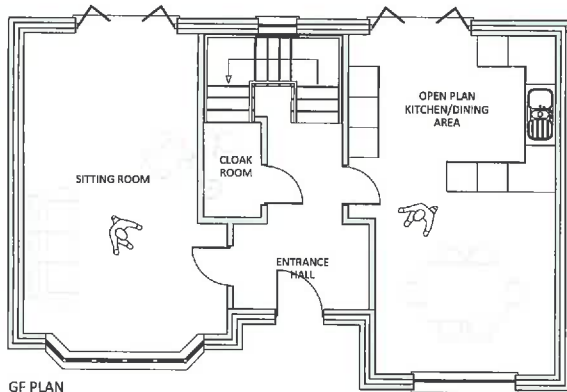
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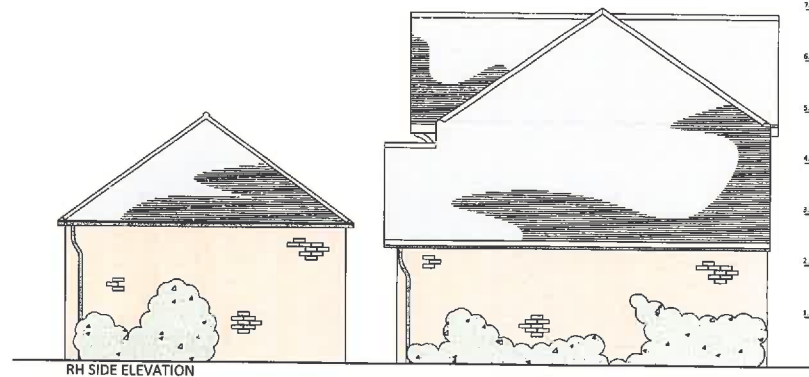
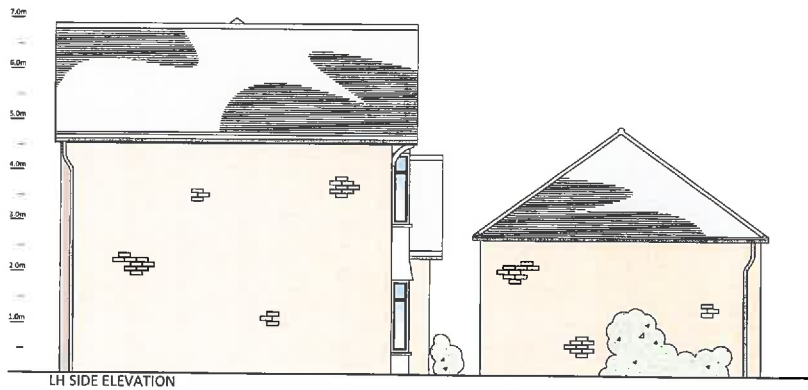
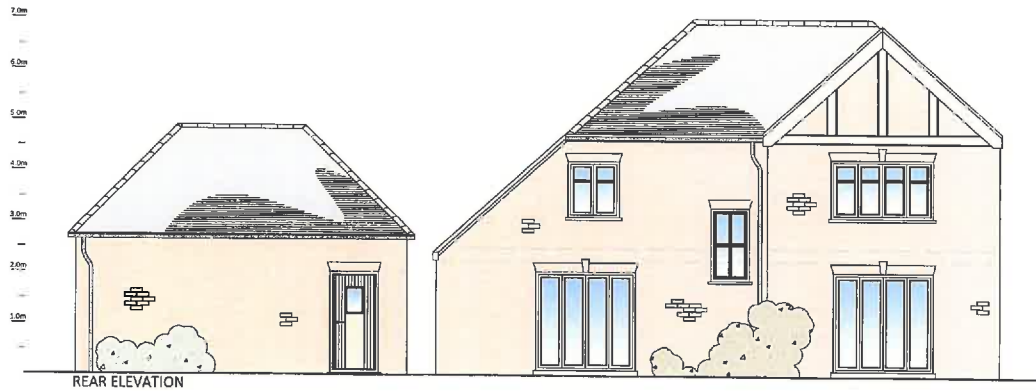
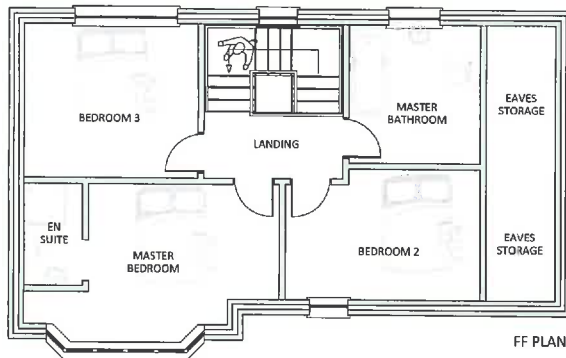


**NOTES**

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**REVISIONS**

REV NOTE / DRAWN BY DATE



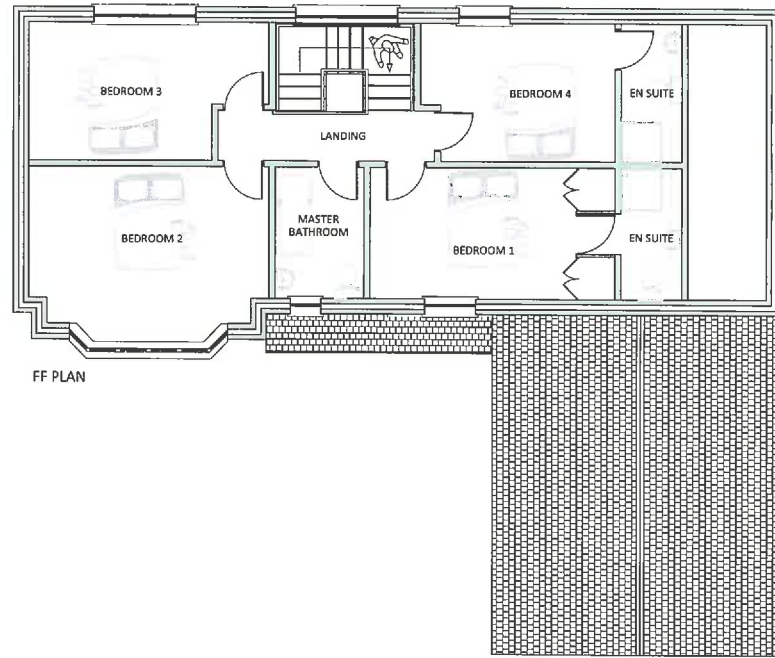
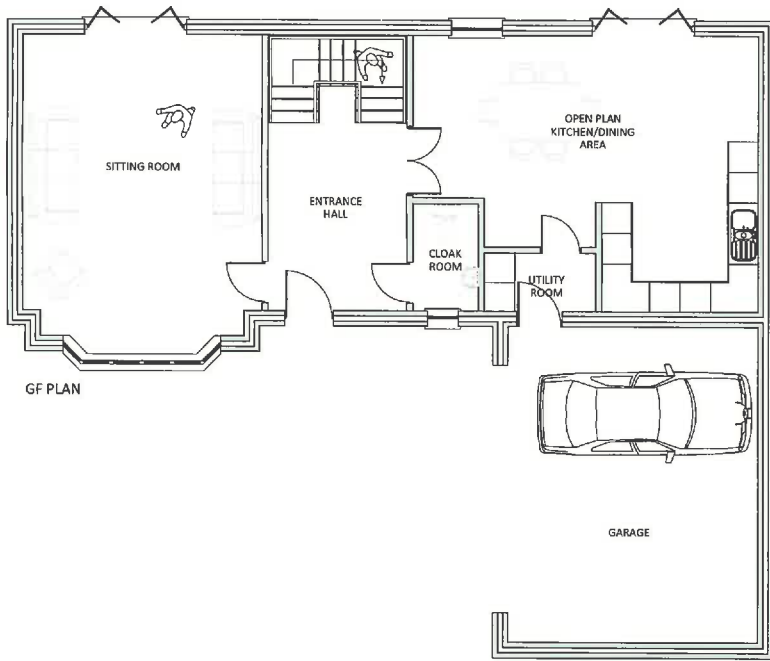
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Proposed New Housing Development  
Victoria St, Tottington

CLIENT  
Richard Ronald Long and Bruce Robert Ballard  
c/o Birkett Long LLP, 42 Crouch Street, Colchester

DRAWING TITLE  
Proposed Plot A  
Indicative Plans & Elevations  
SCALE PAPER SIZE DRAWING NUMBER REVISION  
1:50 @A1 1050598/12  
DRAWING STATUS  
Outline Planning

DRAWN BY CHECKED BY DATE  
DH HW 24.8.15



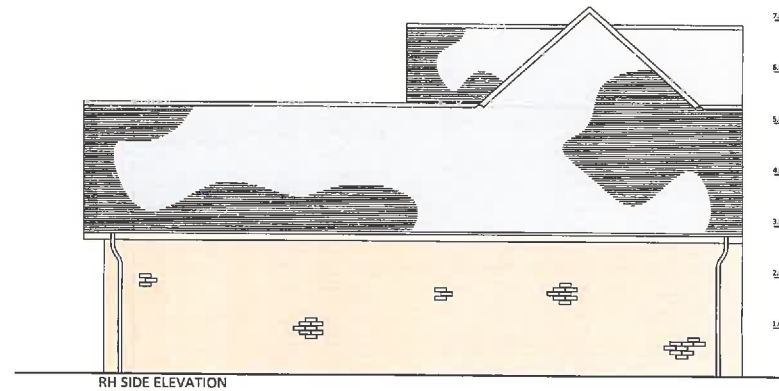
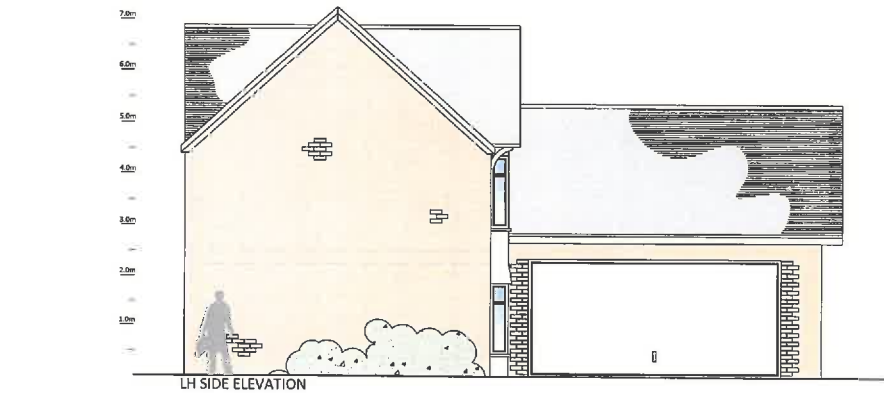


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**REVISIONS**

REV	NOTE / DRAWN BY	DATE



**PROJECT TITLE**  
Proposed New Housing Development  
Victoria St. Tottington

**CLIENT**  
Richard Ronald Long and Bruce Robert Ballard  
c/o Birkett Long LLP, 42 Crouch Street, Colchester

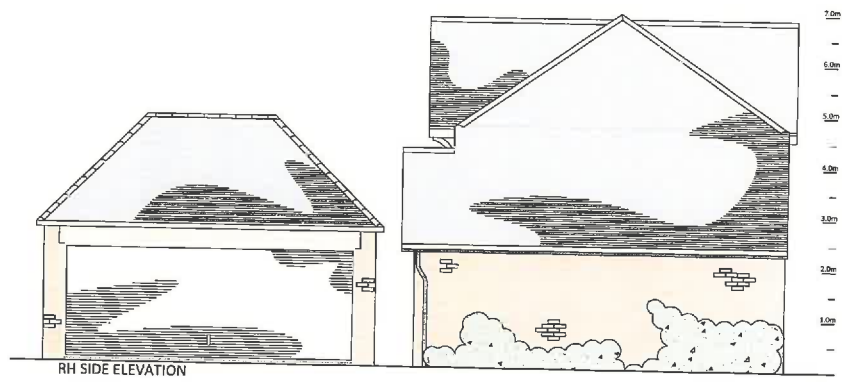
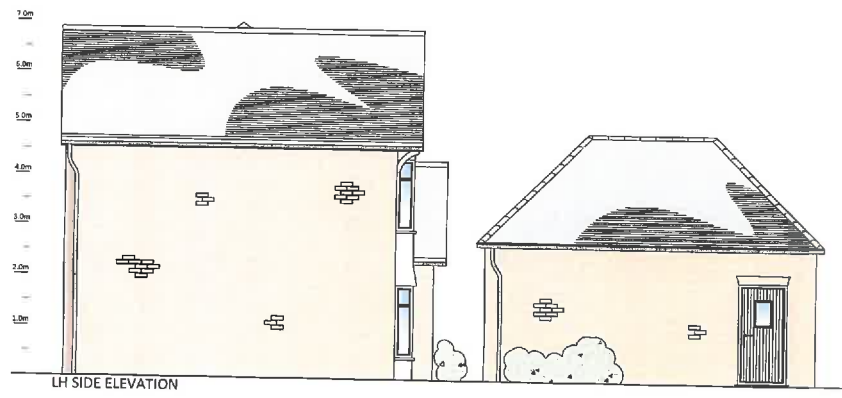
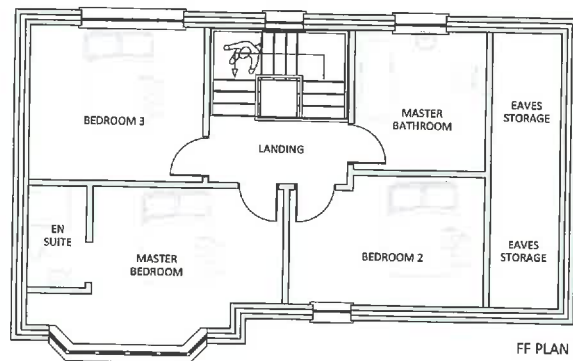
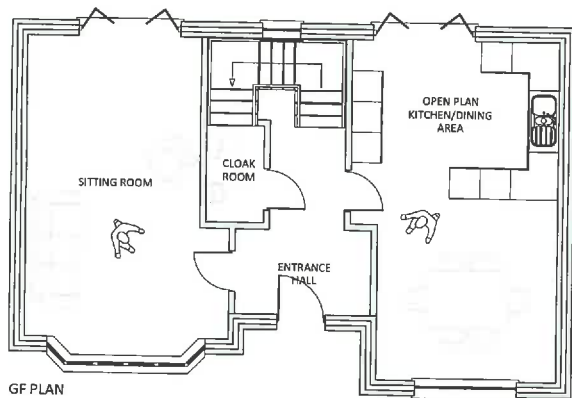
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Proposed Plot B  
Indicative Plans & Elevations

**SCALE**    **PAPER SIZE**    **DRAWING NUMBER**    **REVISION**  
1:50    @A1    1050598/13

**DRAWING STATUS**  
Outline Planning

DRAWN BY	CHECKED BY	DATE
DH	HW	24.8.15





**NOTES**  
 Do not scale from the drawing unless for Planning purposes. Figured dimensions prevail over all other dimensions. All dimensions shall be checked in situ by the Contractor prior to the commencement of any foundation or building works. Where applicable, dimensions and details are for the final construction with special consideration being given to any change to the original drawings as a result of the selection of materials to be used. The drawings are the property of Savills and may not be reproduced without their expressed permission.

**REVISIONS**

REV	NOTE / DRAWN BY	DATE



**PROJECT TITLE**  
 Proposed New Housing Development  
 Victoria St. Tottington

**CLIENT**  
 Richard Ronald Long and Bruce Robert Ballard  
 c/o Birkett Long LLP, 42 Crouch Street, Colchester

**DRAWING TITLE**  
 Proposed Plot C  
 Indicative Plans & Elevations

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
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**DRAWING STATUS**  
 Outline Planning

**DRAWN BY**  
 DH

**CHECKED BY**  
 HW

**DATE**  
 24.8.15



**Ward:** Whitefield + Unsworth - Besses

Item 02

**Applicant:** Mr Kersh

**Location:** 1/3 Moss Lane, Whitefield, Manchester, M45 8DY

**Proposal:** Change of use from Class A1 (shop) to Class A3 (restaurants & cafes); external alterations including new shop front

**Application Ref:** 59293/Full

**Target Date:** 14/12/2015

**Recommendation:** Approve with Conditions

### **Description**

The site is part of a two storey terrace block of shops within Whitefield District Centre which sits at the junction of Bury New Road and Moss Lane. There are glazed shop fronts at the ground floor with a rendered section above and the building is flat roofed. Nos.1/3 are located to the Moss Lane elevation and have the public footpath running along the frontage and an access road which leads around to a private customer car parking area. To the rear the site has a connecting first floor bridge, a landing area, attached to a two storey section of the building used as an office by the applicant.

To the east side of the car park is a detached residential property whose blank side elevation runs along the boundary. To the rear are residential properties on Nuttall Mews and Nuttall Avenue which can be accessed via a footpath off Moss Lane.

The units that are part of this application were previously a hair salon and insurance offices occupying the ground and first floor. The application proposes to combine the two premises and a change of use of the ground floor to form a cafe with a new shop front and re rendering to the front elevation. At first floor would be seating areas and toilets and a bar to the landing area. A new window with timber cladding to the connecting bridge is proposed facing into the car park and this has already been installed.

In addition to the cafe bar use, it is proposed to hold creative and social activities. These include after school sessions, yoga, book clubs, art and craft sessions and community fund raising events. Further detail is available in a statement provided by the applicant.

Hours of operation are proposed as:-

- Monday 7.30am - 3.00pm
- Tuesday & Wednesday 7.30am - 9.00pm
- Thursday & Friday 7.30am - 11.30pm
- Saturday 7.30am - 12.30am
- Sunday 9.00am - 10.30pm

### **Relevant Planning History**

59294 - Externally illuminated fascia sign - Withdrawn 02/12/15. Revised scheme to be resubmitted.

### **Publicity**

30 notification letters were sent on 20/10/15 to addresses at 156, 162, 162A, 162B, 164-176 & 195 Bury New Road, 2,4,5,7,7A,7C Moss Lane, 1-6 Nuttall Mews, 14,14A,16,18 Nuttall Avenue, 1 & 3 Pinfold Lane. 4 responses have been received.

Two objections have been received that do not give an address. The comments are the same from each and could therefore be the same person. The concerns in summary are:-

- The application states ample free parking along Moss Lane. As there are 60m of

double yellow lines customers may park in Nuttall Avenue or Mews and walk through the passageway.

- Parking is an issue in the area and discussions have arisen whether to make it a 'parking permit' area.
- Parking issues could be further aggravated by the proposals if as suggested 'some removable seating in summer' reduces the car parking spaces.
- Concerns regarding extra noise next to a quiet residential area. It could continue into the early hours if they are serving to 00.30.
- Likely to be an increase in litter created in the area.

166 Bury New Road generally support improvement of the building and interiors but object with the following concerns in summary :-

- The proposed elevations indicate planting in the car park which would take up space and be a hazard to vehicles.
- Existing elevations show rubbish piled up which is not theirs and should be cleared for their staff and van access.
- Seating in the outside car park would be unsuitable and unsafe and customers need spaces to visit businesses.
- The widening of the step at the back would not allow their van access for delivery to their back door.
- The 'OS plans' do not show correct access to their premises via the passageway.

164 Bury New Road has indicated their support via the online neighbour comments on the website.

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

### **Consultations**

**Traffic Section** - No objection.

**Environmental Health (Contaminated Land)** - No comments to make.

**Environmental Health (Commercial Section)** - No response received.

**Environmental Health (Pollution Control)** - Recommend conditions for the installation of a scheme for dispersal of fumes and odours.

### **Unitary Development Plan and Policies**

S1/3	Shopping in District Centres
S2/6	Food and Drink
EN1/2	Townscape and Built Design
HT5/1	Access For Those with Special Needs
HT2/4	Car Parking and New Development
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
CF1/1	Location of New Community Facilities
HT6/2	Pedestrian/Vehicular Conflict
EN1/1	Visual Amenity
EN1/8	Shop Fronts

### **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) and 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 Policy 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.

**Policy** - The site is located within Whitefield District Centre subject to UDP Policy S1/3 -

Shopping in District Centres, which allows for consideration of proposals provided that they do not conflict with the shopping and other policies of the UDP.

UDP Policy S2/6 - Food and Drink is also relevant and indicates criteria to be assessed;

- amenity of nearby residents,
- concentration of non-retail uses,
- parking and servicing,
- refuse storage
- impact of flues.

Policy CF1/1 states that proposals for new and improved community facilities will be considered with regard to the following factors:

- impact upon residential amenity and the local environment;
- traffic generation and car parking provision;
- the scale and size of the development;
- access to shops and other services;
- the suitability of the chosen location in relation to the community;
- accessibility by public and private transport;
- the needs and requirements of the disabled.

The proposed use would see the loss of an A1 use, the former hairdressers. However the district centre runs along a lengthy section of Bury New Road from Elms Square to the junction with Bury Old Road. Within it are a wide variety of uses and the proposed use as a cafe/bar would not lead to an over-concentration of A3 uses in the vicinity. The inclusion of activities to be held at the premises would be of benefit to local residents and enhance the vitality and viability of the district centre.

The proposal complies with UDP Policies S1/3 - Shopping in District Centres, S2/6 - Food and Drink and CF1/1- Location of New Community Facilities.

**Visual amenity** - The shop front would be fully glazed at the ground floor with wood effect frame and the first floor would have a render finish in a peach or pastel colour. To the rear the window to the bar area has been added and is timber clad. The alterations are considered acceptable and would provide a refreshed and improved appearance of the premises. The proposal complies with UDP Policy EN1/8 - Shop fronts & EN1/2 - Townscape and Built design.

**Fumes** - Only light cooking is to be carried out initially and no external flue is proposed. Should the situation requiring one arise a separate application would need to be submitted.

**Residential amenity** - The site is within a district centre where there are a variety of uses some of which operate into the evening. In this location, it would be expected for there to be a certain level of activity up to the hours as stated in the application. As such it is not considered that the proposed development would give rise to any noise and disturbance to a level above which would be expected within the area and in order to control those an hours of operation condition is recommended.

**Parking and servicing** - The block of shops comprising of 164,168 & 1-7 & 7C Moss Lane has a private communal car parking area located to the side/rear with 10 spaces. The applicant does anticipate that a large number of customers will travel on foot from the local area. There is on street parking along part of Moss Lane and the site is within a high level area of access to public transport.

As such it is not considered that the proposal requires any additional parking provision. Servicing and bin storage would be as existing to the rear.

The design and access statement refers to the possibility of having some removable seating in the car park area. This could have potential for pedestrian and vehicular conflict and the applicant has been made aware of this. As such a condition is recommended to restrict



this.

The proposal complies with UDP Policy S2/6 - Food and Drink.

**Access** - There would be level access into the premises at the front and a disabled toilet at ground floor. Wheelchair access to the first floor is not feasible however there is seating available at the ground floor. The proposal complies with UDP Policy HT5/1 Access For Those with Special Needs.

**Response to objections** - The issues relating to parking, noise and the use of the car park area are addressed in the above report.

There is no evidence to suggest the use would result in an increase in litter in the area. The applicant has confirmed there will be no planting in the car park. With regard to access and deliveries to the adjacent No.166, the proposed amendment to the rear step would not prevent access to the rear and the concerns raised would be a matter between the tenants and the landlord/owner.

### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

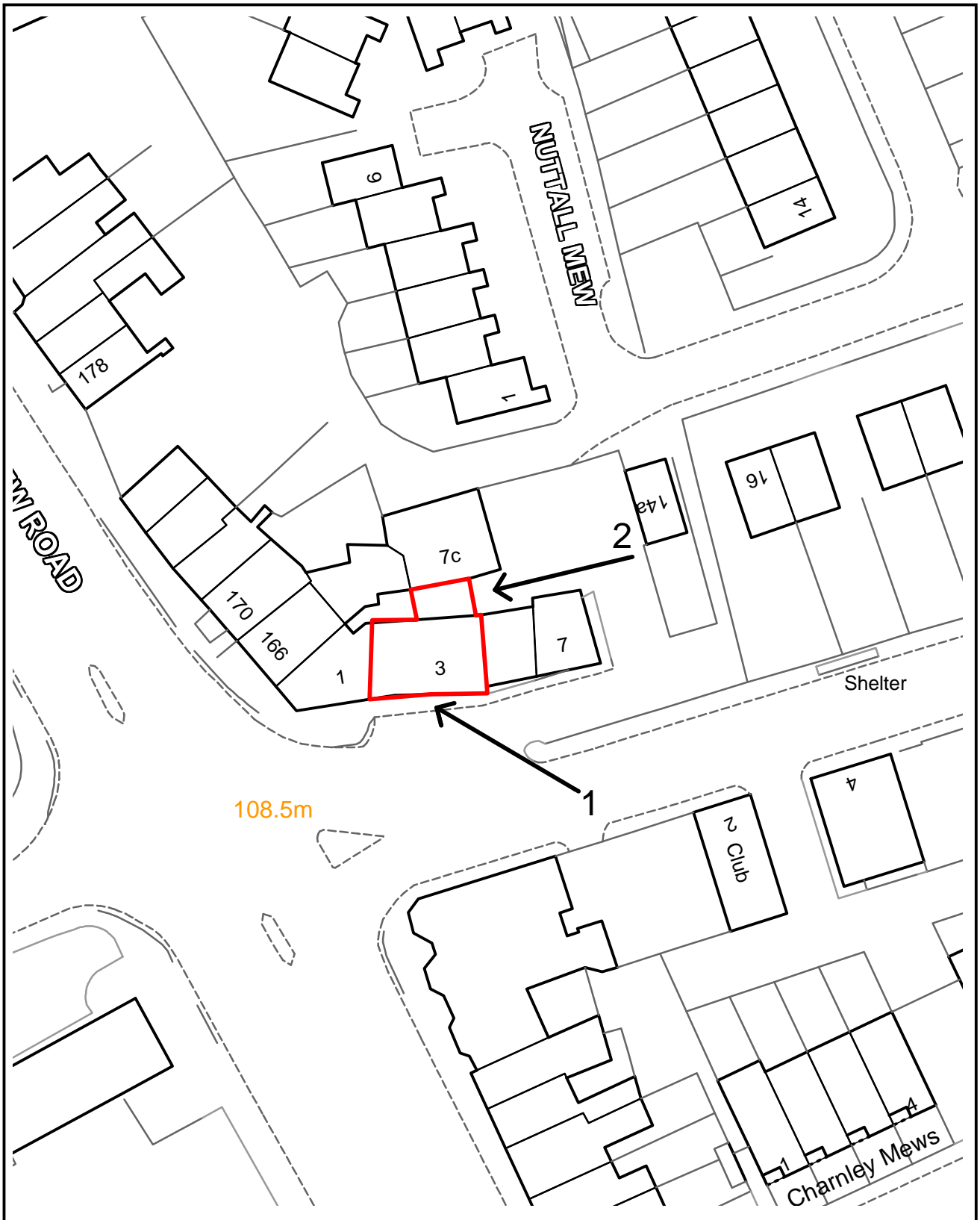
#### **Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered PL01 Revision B, PL02 Revision A, PL03 Revision A, PL04 Revision A, PL05 Revision B, PL06 Revision A, PL07 Revision C 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. The use hereby permitted shall not be open to customers outside the following times: 07.30 - 23.30 hrs Monday to Friday, 07.30 - 00.30hrs Saturdays and 09.00 - 22.30hrs Sundays and Bank Holidays.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S2/6 – Food and Drink of the Bury Unitary Development Plan.
4. There shall be no use of the car park as outside seating area without the prior written consent of the Local Planning Authority.  
Reason. To safeguard the amenities of the occupiers of nearby residential accommodation and users of the car park pursuant to Policies S2/6 – Food and Drink and HT6/2 - Pedestrian/Vehicular Conflict of the Bury Unitary Development Plan.

5. Details/Samples of the render to be used in the external elevations, together with details of the manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.  
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

For further information on the application please contact **Jane Langan** on **0161 253 5316**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 59293**

**ADDRESS: 1/3 Moss Lane  
Whitefield**

**Planning, Environmental and Regulatory Services 1:1250**

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**Bury**  
COUNCIL

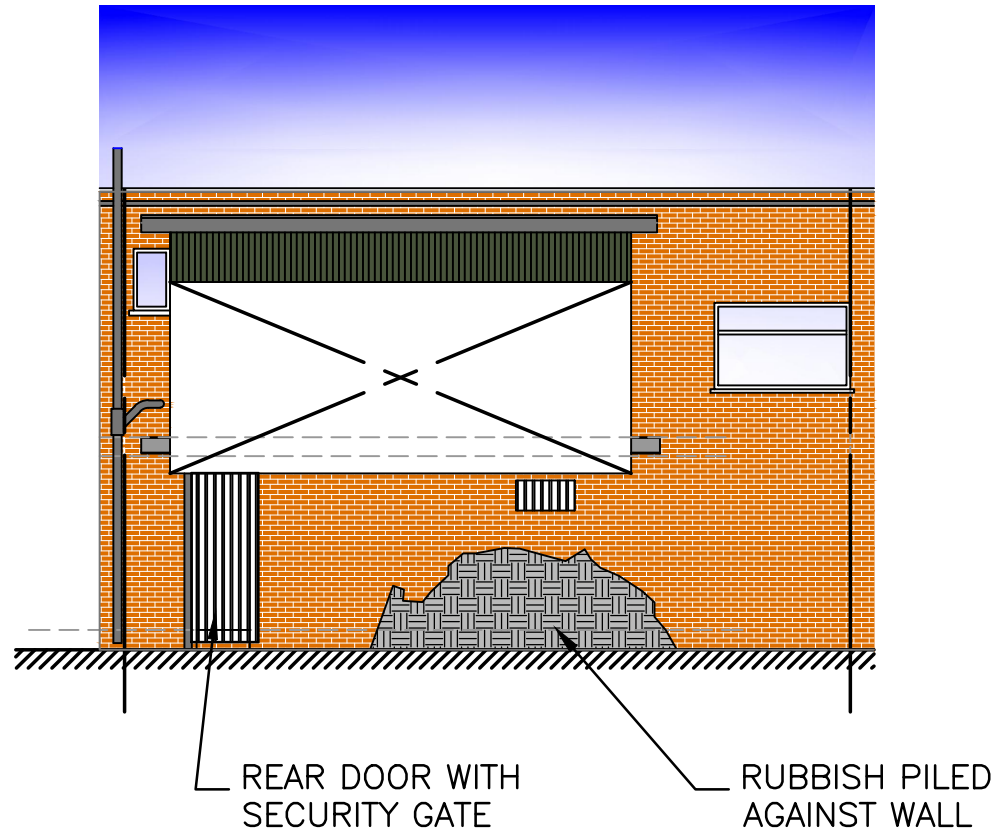
59293

Photo 1

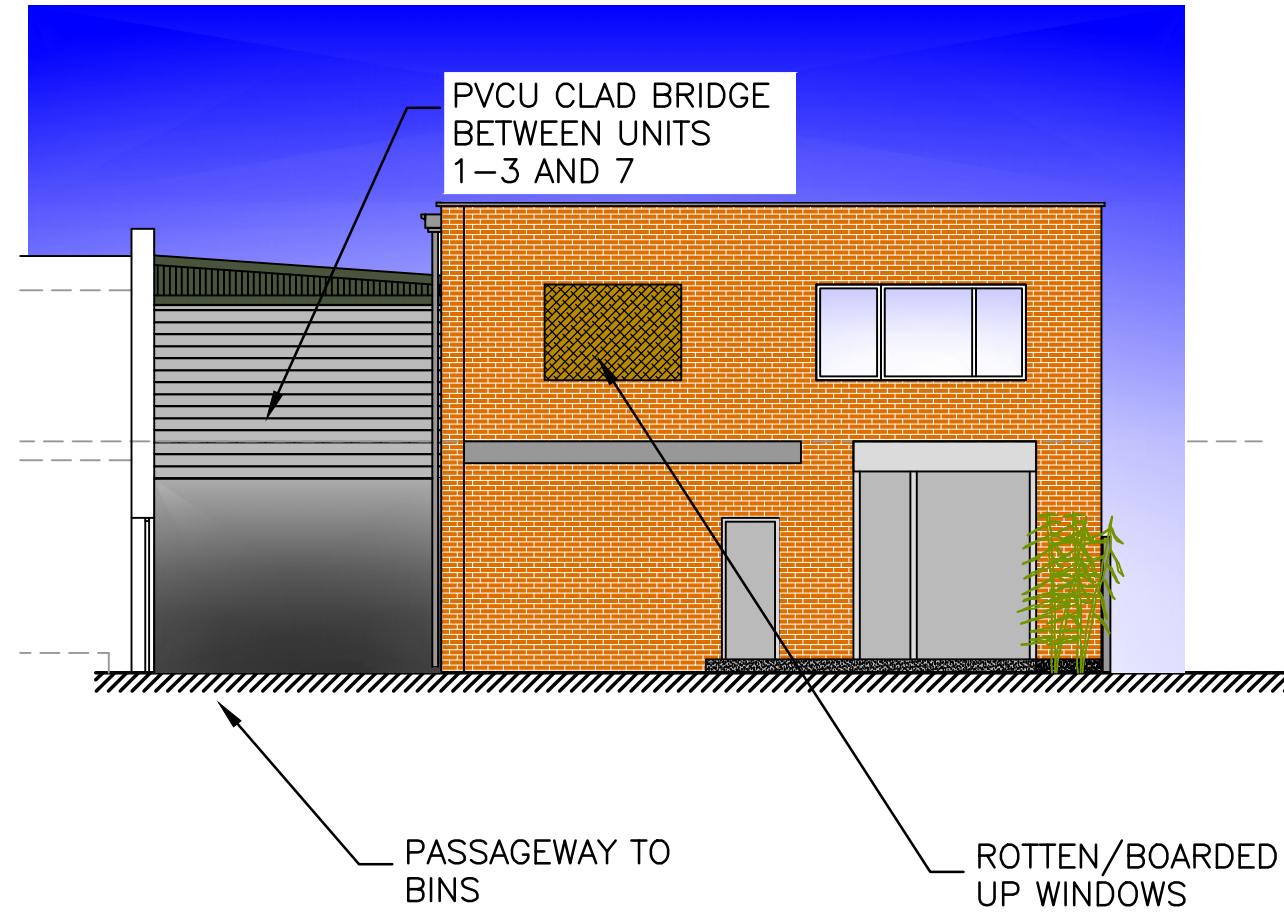


Photo 2

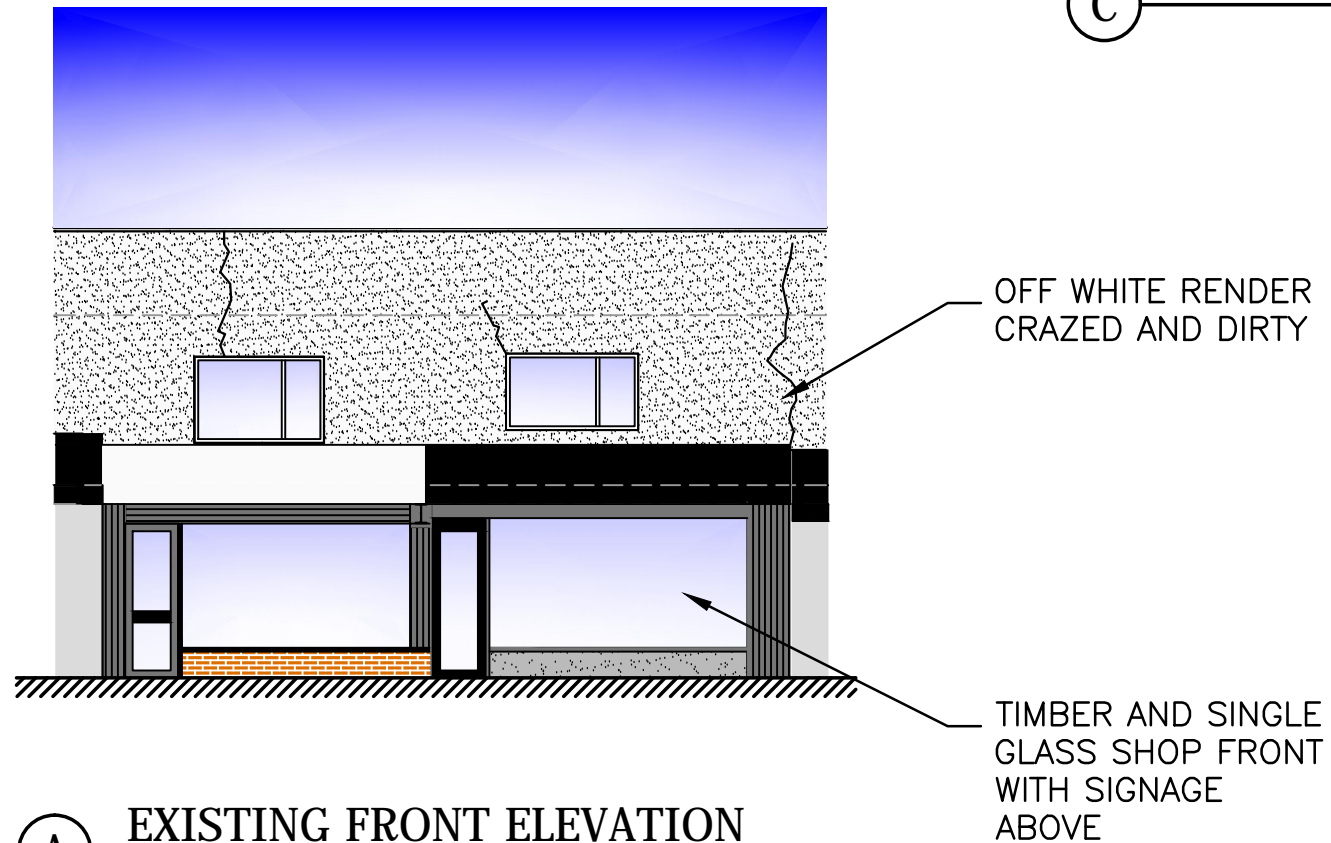




**B** EXISTING REAR ELEVATION  
Scale: 1:100



**C** EXISTING RIGHT ELEVATION  
Scale: 1:100



**A** EXISTING FRONT ELEVATION  
Scale: 1:100

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		Planning Issue	

**IQS**  
PROJECT MANAGEMENT

IQS Limited  
The Old Red King  
158-162 Bury New Road  
Whitefield M45 6AD  
0161-767-9862  
www.iqsltd.co.uk

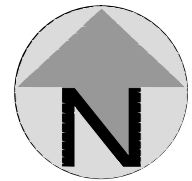
CLIENT:	Mr. P. Kersh 43 Fletcher Court Stone Clough M26 1PZ
ARCHITECT:	IQS LTD The Old Red King 158-162 Bury New Road Whitefield M45 6AD

SITE:	1 & 3 Moss Lane Whitefield M45 6HG
TITLE:	Elevations as Existing

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	07/10/2015	BD	BD
PROJECT NO:	DRAWING NO:	REVISION:	
0047/008	PL04	A	

Notes:

5/12.5M  
GRID



PRIVATE  
OFFICE; NO  
WORK

14a

16

CLEAN UP  
PASSAGEWAY  
TO REAR

BRANCH NEW  
WASTES TO  
EXISTING M.H

SHARED REAR  
PARKING AS PER  
STATUS QUO, ANY  
SURPLUS PARKING  
TO MOSS LANE

WIDEN BACK  
DOOR TO  
0.9x2M WITH  
NEW STEP

BRING OUT  
NIB WITH NEW  
DOC.M W.C

MEND STAIRS  
LOCALLY

NEW COUNTER  
& UNITS

REPLACE  
ROTTEN FLOOR  
BOTH SIDES

REMOVE  
PARTITION

NEW GLASS  
FRONTAGE

B	OMITTED HATCH AND CHANGED DOOR OPENING DIRECTION	B.D	06.11.15
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	Planning Issue		



**IQS Limited**  
The Old Red King  
158-162 Bury New Road  
Whitefield M45 6AD  
0161-767-9862  
www.iqsltd.co.uk

CLIENT:	Mr. P. Kersh 43 Fletcher Court Stone Clough M26 1PZ
ARCHITECT:	IQS LTD The Old Red King 158-162 Bury New Road Whitefield M45 6AD

SITE:	1 & 3 Moss Lane Whitefield M45 6HG
TITLE:	G.F Plans as Proposed

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	08/10/2015	BD	BD
PROJECT NO:	DRAWING NO:	REVISION:	
0047/008	PL05	B	

**Ward:** Whitefield + Unsworth - Unsworth

Item 03

**Applicant:** Mr Mark Madden

**Location:** 88 Hollins Lane, Bury, BL9 8AH

**Proposal:** Demolition of link detached garage and outbuilding and erection of detached dwelling

**Application Ref:** 59357/Full

**Target Date:** 10/12/2015

**Recommendation:** Approve with Conditions

**This application was deferred for a site visit by the previous Planning Control Committee.**

### **Description**

The application relates to a residential plot comprising a single detached two storey dwellinghouse and garden fronting Hollins Lane. The site measures 578sqm and has a frontage of approximately 18m. The area is residential in character with terraced houses to the north and across Hollins Lane to the west. To the rear/east are detached two storey houses fronting Chapel Close. To the south are two storey houses fronting Hollins Lane. Currently there is no footpath along the frontage of the site.

The application seeks approval to construct a detached two storey 3-bed dwellinghouse on the north side of the existing house, over the footprint of the now demolished garage. The new house would mirror the existing house in style with a smaller footprint measuring 12m by 6m. It would have a single storey lean-to element at the rear and be finished in a render to match the existing house. The existing house is currently being renovated.

The proposed access would be centralised and shared by both properties. There would be spaces for four cars on the frontage. The scheme also includes the formation of a new public footpath along Hollins Lane in front of the site.

### **Relevant Planning History**

01703/E - Proposed demolition of link detached garage and outbuilding and erection of single detached dwelling house - Enquiry completed 24/07/2015

### **Publicity**

The following 28 neighbours were notified by letter dated 21/10/15.

73-85, 93-101, 90-100 Hollins Lane, 1-9 Chapel Close, 5-11 Castlebrook Close.

Three representations have been received by occupiers of 94 Hollins Lane, 5 and 7 Chapel Close. Objections are summarised:

- Overlooking and reduction in privacy due to a total of four bedroom windows on the rear elevation of the existing and new house. The rear boundary hedge is insufficient screening and inappropriate.
- The proposal represents overdevelopment of the site.
- The new house is narrow and not in keeping with the area.
- The design and access statement, in its description of the proposal, does not give a correct picture of the site and surroundings.
- Parking appears to be quite tight at the front and could encourage residents of the houses onto the road or the adjacent private car park.
- There should be a more substantial fence along the side boundary with the car park.
- Intrusion on security as properties may be rented out for undisclosed periods.

- Permitted development rights of the existing house to build the rear extension are negated.

Those making representations have been notified of the Planning Control Committee.

### **Consultations**

**Traffic Section** - No objection.

**Drainage Section** - No objection.

**Environmental Health** - No objection.

### **Unitary Development Plan and Policies**

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/6	Garden and Backland Development
EN1/2	Townscape and Built Design
EN7	Pollution Control
HT2/4	Car Parking and New Development
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD16	Design and Layout of New Development in Bury

### **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) and 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 Policy 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** - Policy H1/2 relates to the principle of new residential development outside sites identified in the UDP and states that proposals within the urban area, where there is available infrastructure and land is suitable in terms of land use and amenity, will be acceptable.

In terms of Policy H1/2, the proposal is within the urban area with available infrastructure and considered to be acceptable.

**Siting, Scale and Design** - Policy H2/1 The Form of New Residential Development sets out factors to be assessed, including

- height and roof style,
- impact on residential amenity,
- density and character of the locality,
- position in relation to neighbours and materials to be used.

Policy H2/2 The layout of New Residential Development relates to layout and states that proposal should take account of;

- car parking and access,
- density,
- space between dwellings,
- landscaping,

Policy H2/6 Garden and Backland Development states that proposals that result in the loss of garden for infill should be resisted unless it is shown that the development would not adversely affect the character and amenity of the area.

The proposed site is considered to be of sufficient size to accommodate the proposed



house without appearing to constitute overdevelopment or be out of character within the locality.

In terms of siting and scale, the dwelling, situated in the centre of the plot, would be in line with properties along Hollins Lane and no higher than the general roofline.

In terms of appearance, there is a mix of house styles and designs along the road. Whilst the properties to the north are terraced, the new house would be viewed with, and reflects the design and appearance of the detached properties immediately to the south. The proposal is considered to be appropriate and would not be unduly prominent in the streetscene.

It is recommended that 'permitted development rights' are removed from the new dwelling given that the garden area at the rear is limited and ensure any future development would not impact adversely on the character of the area. The proposal is considered to be acceptable and complies with UDP Policies H2/1 and H2/2 with regard to its siting and design.

**Residential amenity** - All the side windows (utility, landing and bathroom) would be obscure glazed. Windows on the rear elevation of the new house would face over the rear garden and be 10m and 21m from the shared rear boundary and main rear elevation of the house to the rear (5 Chapel Close) respectively. The end terraced house to the north has no primary habitable room windows overlooking the site. The separation distances are acceptable and as such there are no overlooking issues arising. The proposal is considered to be acceptable in terms of residential amenity and complies with UDP Policies H2/1 - The Form of Residential Development in this respect.

**Parking and Access** - The centralised access point, parking and turning area allowing cars to enter and leave in forward gear has been revised slightly to increase manoeuvrability, would be acceptable. The Council's adopted guidance suggests a maximum of 2 spaces per house in new build development and this is adequate parking provision in this location. The proposal includes the provision of a new public footway along the frontage which would significantly improve pedestrian safety. The proposal complies with UDP Policies H2/2, HT2/4 and SPD 11 relating to parking and access.

**Servicing** - The property would have access to bins down the side of the development.

**Contaminated Land** - A contaminated land desk top study was submitted with the application and there are no objections raised by Environmental Health subject to appropriate contaminated land conditions. The proposal is acceptable and complies with UDP Policy EN7 Pollution Control.

**Drainage and Flood Risk** - The site is not within a flood risk zone and if approved the house would be connected to the mains foul drains and a sustainable drainage system will be required for surface water which will be secured by a condition should the proposal be approved.

**Objections** - Planning related issues raised the objectors have been addressed in the above report and amended plans. The issue regarding parking on the adjacent private car park is a private matter. The fence along the side boundary with the adjacent car park would be renewed as part of the scheme.

### **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were

incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

### Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered EP01A, PP01C and PP02C 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. Details/Samples of materials to be used in the external elevations, boundary walls and fencing and areas of hardstanding (manufacturer, type/colour, finish and size) shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. No development shall commence unless and until:-
  - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
  - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed 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. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.  
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 Section 11 - Conserving and enhancing the natural environment.
6. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as

determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;  
The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

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 Section 11 - Conserving and enhancing the natural environment.

7. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

8. Notwithstanding the terms of the Town and Country Planning (General Permitted Development) Order 1995, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the prior written consent of the Local Planning Authority.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

9. Development shall not commence until details of surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include an assessment of the potential SuDS options for a surface water drainage scheme. The approved drainage scheme shall be implemented and thereafter maintained to the satisfaction of the Local Planning Authority.

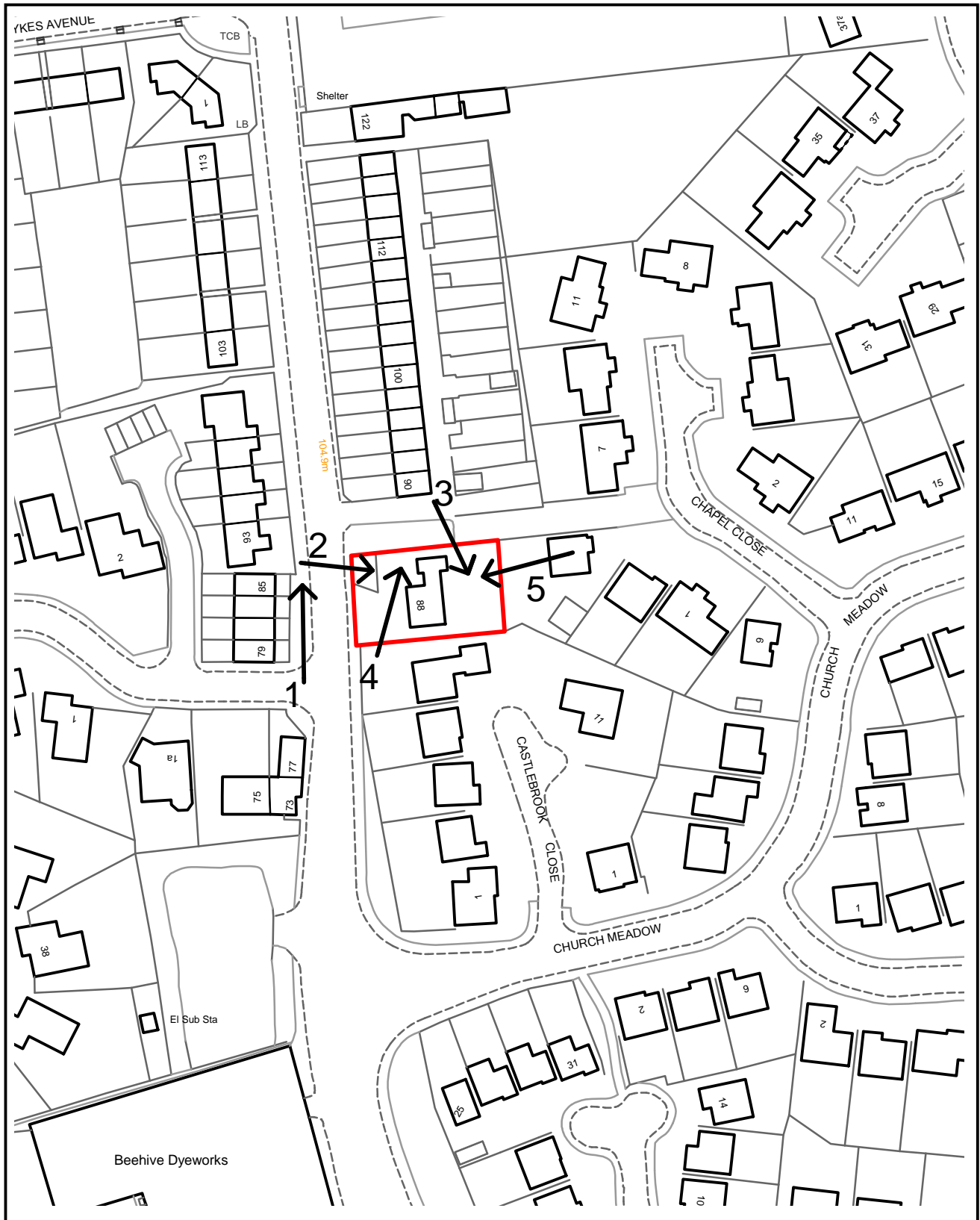
Reason: As no details have been submitted and to reduce the risk of local flooding and water pollution by ensuring the provision of a satisfactory means of surface water disposal pursuant to UDP Policy EN5/1 New Development and Flood Risk and EN7/5 Waste Water Management.

10. Before first occupation of the dwellinghouse hereby approved the public footway shall be reinstated along the frontage of the site to the written satisfaction of the Local Planning Authority.

Reason. To ensure adequate off-street car parking provision in the interests of road safety and to maintain the integrity of the adopted highway pursuant to UDP Policy H2/2 The Layout of New Residential Development.

For further information on the application please contact **Tom Beirne** on **0161 253 5361**

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

**APP. NO 59357**

**ADDRESS: 88 Hollins Lane  
Bury**



**Planning, Environmental and Regulatory Services 1:1250**

**(C) Crown Copyright and database right (2015). Ordnance Survey 100023063.**

59357

Photo 1



Photo 2



59357

Photo 3



Photo 4



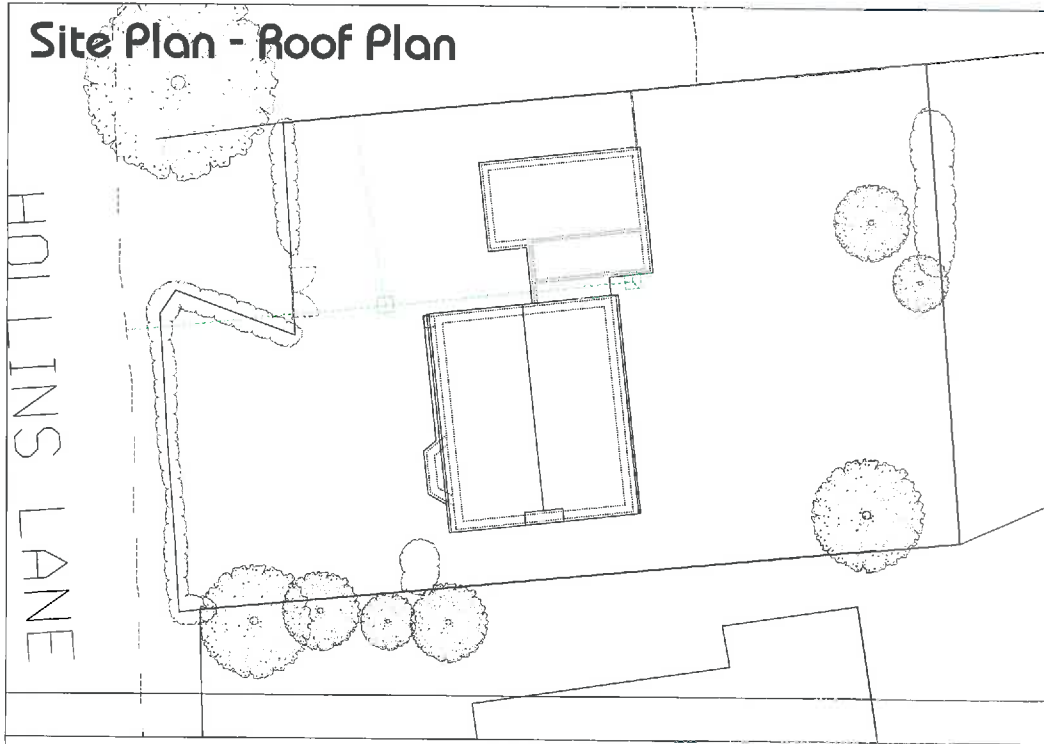
59357

Photo 5

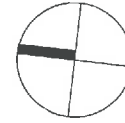
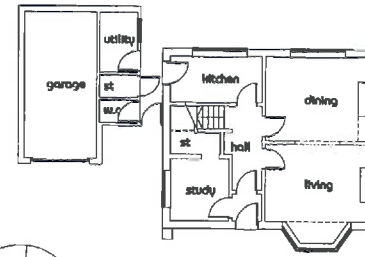


# Site Plan - Roof Plan

HOLLINS LANE

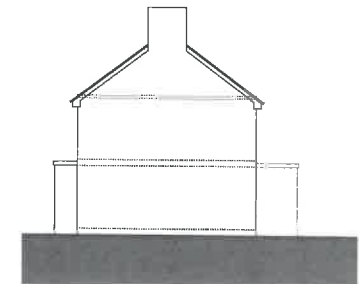
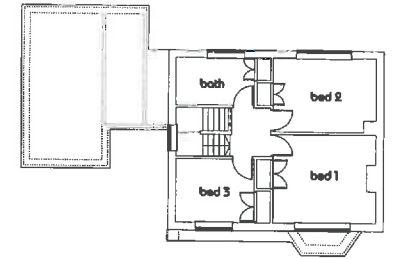


## ground floor

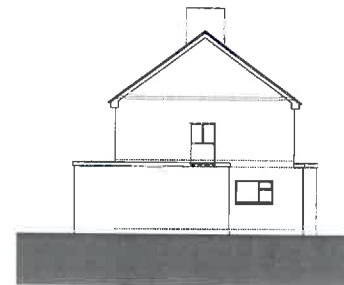


west

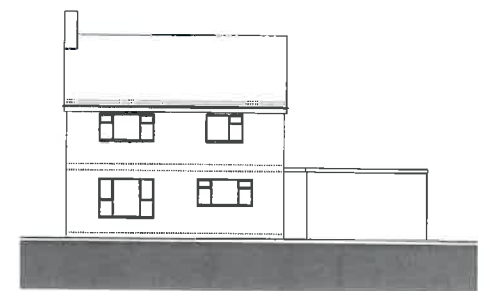
## first floor



south

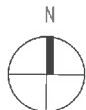
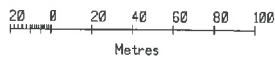


north



west

### Location Plan 1:1250

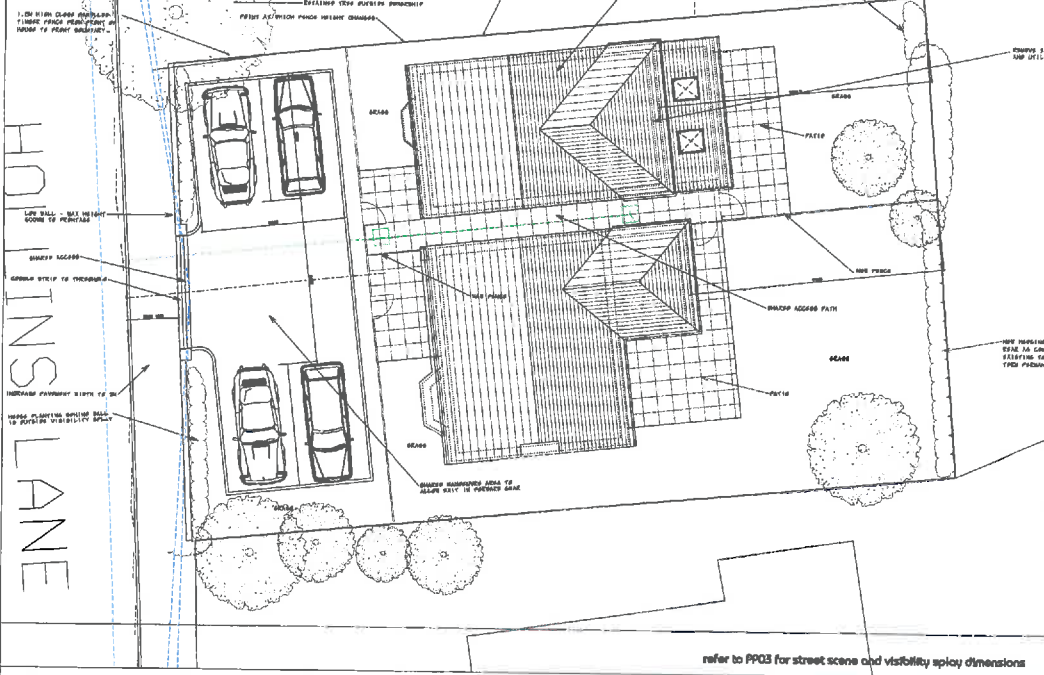


<b>Inberg</b> <small>design consultants limited</small> 01203 616000 • 01203 616001 • 01203 616002 01203 616003 • 01203 616004 • 01203 616005	Job Title: <b>Existing House Existing Plans and Elevations</b>	
	Project: <b>88 Hollins Lane BURY BL9 8PH</b>	Ref No: <b>EP01</b>
Scale: <b>1:100</b>	Date: <b>01/11/11</b>	Drawn By: <b>JL</b>



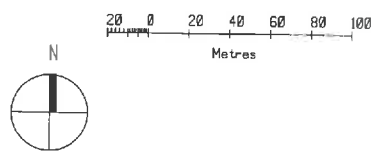
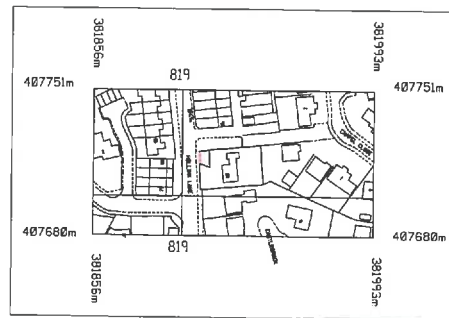


# Site Plan - Roof Plan



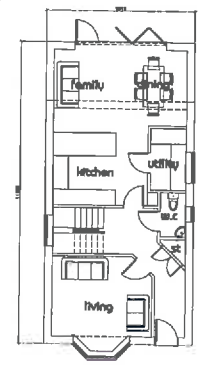
refer to PPO3 for street scene and visibility study dimensions

## Location Plan 1: 1250

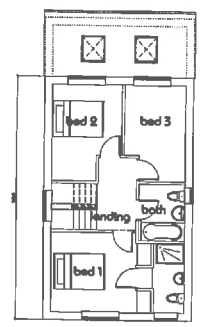


- MATERIALS**  
 Walls  
 Proposed - Through colour render - colour off white  
 Roof  
 Proposed - Dark Grey concrete tile  
 Windows -  
 Proposed - Black or dark Grey UPVC  
 Doors  
 Proposed - Painted Timber

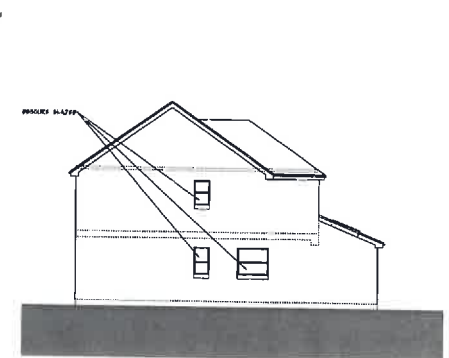
## ground floor



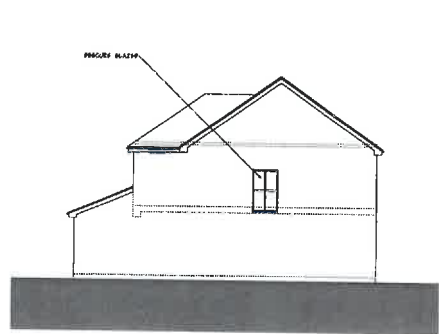
## first floor



west



south



north



west

<b>linberg</b> Design & Construction 88 Hollins Lane Bury BLO 9PH	Project No: PPO2	Date: C
	Scale: 1:100	Author: J.L.

819



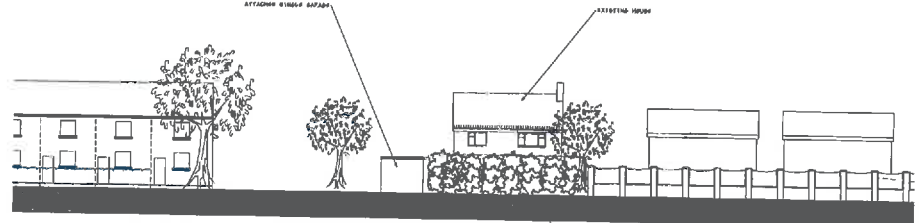
HOLLINS LANE

CASTLEBROOK

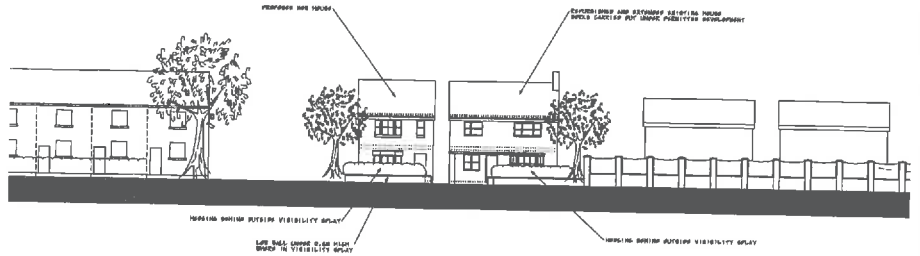


Visibility Splay Diagram

### Existing Street Scene



### Proposed Street Scene



**Ward:** Whitefield + Unsworth - Unsworth

Item 04

**Applicant:** Morris Homes Limited

**Location:** The Hollins, Haweswater Crescent, Bury, BL9 8LT

**Proposal:** Variation of condition no. 2 of planning permission 56860 (21 no. dwellings) to amend the planning layout/position of plots 15, 16, 17, 18

**Application Ref:** 59382/Full

**Target Date:** 24/12/2015

**Recommendation:** Minded to Approve

### **Description**

The site is a split level site, with a level plateau near the access from Church Meadow and the land slopes steeply towards Haweswater Crescent. The site has planning permission for a residential development of 21 dwellings, which was granted in December 2014. The Haweswater Aqueduct passes through the site. The site did contain an office building, which has since been demolished and occupants relocated to Bury and Whitefield. There is a car park near the access onto Church Meadow and a landscaped area to the west. The site is some 2 - 3 metres higher than the residential properties to the north.

The site is bounded by residential properties to all boundaries.

Planning permission was granted in December 2014 for the construction of 21 dwellings. All of the dwellings would be detached and would be constructed from red brick with a tile roof. The site would be accessed from Church Meadow.

The proposed development involves the relocation of plots 15 - 18 by 3 metres to the south west. The application has been submitted as the position of the aqueduct was surveyed and plotted incorrectly. The proposed access would be unaffected by the proposals.

### **Relevant Planning History**

56860 - Erection of 21 no. detached dwellings at the Hollins, Haweswater Crescent, Bury. Approved with conditions - 19 December 2014.

59224 - Substitution of house types to plots 3,4,11,20 & 21 following grant of planning permission ref. 56860 at the Hollins, Haweswater Crescent, Bury. Received - 11 September 2015.

This application was presented to Planning Control Committee in October 2015, where Members decided to approve the application, subject to the completion of a legal agreement.

59242 - Non-material amendment following grant of planning permission 56860 for the relocation of the access road and plots 12 – 14 2.5 metres away from existing dwellings at The Hollins, Haweswater Crescent, Bury. Approved - 16 October 2015.

### **Publicity**

The neighbouring properties were notified by means of a letter on 30 October 2015.

1 letter has been received from the occupiers of 40 Haweswater Crescent, which has raised the following issues:

- There are a number of issues with the consideration of application for this site:
  - There is a second application (59242), which I have not been notified of

- The documentation states that the previously approved layout is N272/P/PL02
- The United Utilities response (15/10/2014) states that the development must be carried out in accordance with N272/P/PL02 Rev A.
- It now transpires that the layout approved under application 56860 does not meet the requirements of United Utilities. This is the third time that a layout has had to be amended to accommodate United Utilities. We are now two years from the date of the submission of the original plans without an approved layout that United Utilities consider acceptable.
- The proposed plan (N272/P/PL02 Revision C) is severely compromised by the 12 metre wide easement. The proposal attempts to place 21 units on a site, which is unsuitable for such density and does this by encroachment on the private amenity space of the existing Haweswater Crescent residents.
- No application has been submitted for plots 12, 12A and 14.
- Plot 15 would be relocated by 3 metres to the west, which further compromises my amenity. In addition, the finished floor level would be 1 metre above existing site levels and would be 2 metres above the ground floor at NO. 40 Haweswater Crescent, which would result in a dominating and oppressive outlook.
- A new retaining structure would be required on the boundary with plot 15 and there is no room to construct this.
- The gable of plot 15 has overlooking windows and should be set back by at least 7 metres to prevent loss of privacy. The proposed windows in the gable of plot 15 would provide a direct view into my garden, bedrooms, kitchen and lounge.
- The outlook from No. 40 Haweswater Crescent would be unacceptable and dominated by the proposed dwelling leading to an oppressive feeling in all of these rooms.
- Acknowledge that development is required to address the shortfall in housing numbers, but the proposed layout takes no account of the Council's policies, particularly Policy H2/1.
- The latest layout does adversely affect the amenity of existing residents with no proper attempt being made to mitigate the impact.

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

### **Consultations**

**Traffic Section** - No objections in principle. Further comments to be reported in the Supplementary Report.

**Drainage Section** - No response.

**Environmental Health - Contaminated Land** - No objections, subject to the inclusion of conditions relating to contaminated land.

**United Utilities** - No objections.

### **Unitary Development Plan and Policies**

EC2/2	Employment Land and Premises
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8	Woodland and Trees
EN8/2	Woodland and Tree Planting
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
SPD1	Open Space, Sport and Recreation Provision
SPD6	Supplementary Planning Document 6: Alterations & Extensions

### **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) and 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 Policy 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** - Following revocation of the North West Regional Spatial Strategy on 20 May 2013, there is no statutory housing target for Bury. Work is continuing on Bury's Local Plan, which will bring forward a new statutory housing target.

In the meantime, the National Planning Policy Framework should be treated as a material planning consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. There is a particular emphasis, as in previous national planning guidance, to identify a rolling five year supply of deliverable housing land.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The principle of residential development on this site was established with the grant of planning permission for 21 dwellings in December 2014. The site is located within the urban area and in a residential area and would not conflict with the surrounding land uses. The site did contain a building and is previously developed land. Therefore, the proposed development would be acceptable in principle and would be in accordance with Policy H1/2 of the Bury Unitary Development Plan.

**Design and layout** - The proposed development involves the relocation of plots 15 - 18 some 2 metres to the south west. The house type and external appearance would be as approved under permission 56860. The proposed dwellings would be constructed from red brick with a grey roof tile, which would complement the existing dwellings. Therefore, the proposed development would not be unduly prominent within the locality and would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

**Impact upon surrounding area** - The proposed dwellings would have a side or rear garden and have an acceptable level of private amenity space. There would be space within the rear or side gardens for bin storage. The proposed boundary treatments would be as already approved elsewhere on the site comprising:

- a 1.8 metre high screen wall to the rear gardens, which are immediately adjacent to the access road
- a 1.8 metre high timber boarded fencing between the remaining rear gardens
- the boundary to the north of the site would be marked by a 1.2 metre high 3 rail ranch type fence.

The proposed boundary treatments would be acceptable and would not be unduly prominent feature within the locality. Therefore, the proposed development would be in accordance with Policies H2/1, H2/2 and EN1/2 of the Bury Unitary Development Plan.

**Impact upon residential amenity** - SPD6 provides guidance on aspect standards between residential properties and would be relevant in this case.

There would be a minimum of 17 metres between the gable of plot 15 and the rear elevation

of No. 40 Haweswater Crescent. Given the difference in levels and the provision of a landing window and bathroom window in the gable elevation, there should be a minimum aspect of 16 metres. Therefore, the proposed development would comply with the aspect standard and would not have a significant adverse impact upon the amenity of the occupiers of No. 40 Haweswater Crescent.

There would be 20 metres between plots 16 - 18 and plots 12, 12A, 14 and 15. There would be 13 metres between the rear of plots 16 - 18 and the gable of No. 66 Church Meadow. Both of these distances would comply with the aspect standards in SPD6.

All of the relationships within the proposed development would comply with the relevant aspect standards. Therefore, the proposed development would not have an adverse impact upon the amenity of the neighbouring properties.

**Haweswater Aqueduct** - The proposed development has been redesigned to ensure that none of the proposed built development would be located on top of the aqueduct or the easements required by United Utilities. United Utilities has no objections to the proposal. Therefore, the proposed development would be in accordance with Policies EN7/4 and EN7/5 of the Bury Unitary Development Plan.

**Highways issues** - The access to the proposed development would remain as existing and would be taken from Church Meadow. The proposed access would have acceptable levels of visibility at the junction of the proposed access with Church Meadow. The Traffic Section has no objections to the proposal in principle and further comments will be reported in the Supplementary Report.

**Parking** - SPD11 states that the maximum number of parking spaces is 3 spaces per 4 bed dwelling and 2 spaces per 3 bed dwelling, which equates to 10 spaces.

8 spaces would be provided and all of the 4 dwellings would have access to a garage in addition to the parking spaces proposed. As such, the provision of 12 parking spaces would comply with the parking standards. Therefore, the proposed development would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan.

### **Response to objectors**

- The issues relating to privacy and parking provision have been addressed in the above report.
- The amendments to plots 12, 12A and 14 were approved under application 59242. There is no requirement to consult on non material amendment applications where the changes are not perceptible outside of the site.
- The proposed layout has to be amended as the position of the aqueduct and therefore, the required easements was not plotted correctly. It is therefore, reasonable to revise the scheme and duly consider it.
- The number of dwellings and the density of the development is the same as previously approved, which was considered to be acceptable. The layout maintains and complies with adopted policy.
- United Utilities have no objections to the proposed development, which is based upon site plan reference N272/P/PL02 Revision C.

### **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 Paragraphs 186-187 of the National Planning Policy Framework.

**Recommendation:** Minded to Approve

**Conditions/ Reasons**

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered N272/P/LP03, N272/P/PL02 C, N272/P/HT/BRE/02, N272/P/HT/BRE/01, N272/P/HTCAP2/01, N272/P/HTCAP2/02, N272/P/HTELY/01, N272/P/HTELY/02, N272/P/HT/MOR/01, N272/P/HT/MOR/02 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. No development shall commence unless and until:-
  - A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
  - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed 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. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.
4. Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.  
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 Section 11 - Conserving and enhancing the natural environment.
5. Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use on site. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to and approved in writing by the Local Planning Authority prior to any soil or soil forming materials being brought onto site, and;  
The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc) submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.  
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 Section 11 - Conserving and enhancing the natural



environment.

6. All instances of contamination encountered during the development works which do not form part of an approved Remediation Strategy shall be reported to the Local Planning Authority (LPA) immediately and the following shall be carried out where appropriate:

- Any further investigation, risk assessment, remedial and / or protective works shall be carried out to agreed timescales and be approved by the LPA in writing;
- A Site Verification Report detailing the conclusions and actions taken at each stage of the works including validation works shall be submitted to, and approved in writing by, the LPA prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health and the wider environment and pursuant to National Planning Policy Framework Section 11 - Conserving and enhancing the natural environment.

7. The materials shall be:

- Ibstock Leicester Weathered Multi
- Russell Grampian Slate Grey

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

8. Notwithstanding the submitted plan, a landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. The landscaping scheme shall include details of the proposed types of planting and distances from the easement. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

No planting should take place within the easement strip, unless specified on the approved landscaping scheme.

Reason. The scheme does not provide full details of the planting in relating to the easement and to secure the satisfactory development of the site in the interests of visual amenity and to ensure protection of the aqueduct pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan and Section 10 of the National Planning Policy Framework.

9. No development shall commence unless or until details of a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution. The approved details shall be implemented prior to first occupation of the dwellings hereby approved.

Reason. The scheme does not provide calculations to support the chosen design and to ensure a satisfactory means of drainage pursuant to Policy EN7/5 - Waste Water Management of the Bury Unitary Development Plan and the NPPF.

10. No development shall commence unless or until a Method Statement for the protection of the aqueduct during demolition and construction has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include details of the measures to protect the aqueduct during
1. The demolition of existing structures,

2. The construction stages of the road/ footways and the residential dwellings. The Method Statement must include proposals for reinforcing the crossing points along the service roads to ensure they are protected from heavy loads and must be in accordance with the United Utilities document 'Standard Conditions for works adjacent to pipelines'.

The demolition and construction works must be carried out in accordance with the approved Method Statement.

Reason. The scheme does not provide full details of the protection measures and to ensure the protection of the aqueduct and water supply pursuant to Section 10 of the National Planning Policy Framework.

11. Notwithstanding the details indication on approved plan reference N272/P/PL02 Revision A, no development shall commence unless and until full details of the following have been submitted to and agreed in writing with the Local Planning Authority:

- access alterations on Church Meadow incorporating the provision of a footway on the easterly side of the former car park access, removal of the existing gates, gateposts and appropriate sections of boundary wall in order to form pedestrian accesses on both sides of the estate road, demarcation of the limits of the adopted highway and all necessary alterations to existing highway drainage, street lighting and associated remedial works;
- access alterations on Haweswater Crescent incorporating the full refurbishment of the existing footway abutting the site in order to accommodate the reinstatement of the redundant site access opposite No. 21, formation of the footway crossings serving Plots 1 -3, 5 & 6 and the sub-station, demarcation of the limits of the adopted highway and all necessary alterations to existing highway drainage, street lighting and associated remedial works;
- street lighting scheme for the residential development including any alterations/improvements required on Church Meadow and Haweswater Crescent in the vicinity of the site;
- swept path analysis of the proposed estate road to ensure a refuse collection vehicle can pass a private car and manoeuvre at the turning head;
- visibility splays in accordance with the standards in Manual for Streets appropriate for a speed of 25mph at the junction of the site access with Church Meadow with no obstructions above the height of 0.6m within them;
- adequate bin collection points/hardstandings located clear of the adopted highway agreed with Cleansing Services to serve Plots 4, 7, 8, 10, 11 and 15 - 17.

The details subsequently approved shall be implemented to the written satisfaction of, and to a programme and specification to be agreed with, the Local Planning Authority.

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

Policy H2/1 - The Form of New Residential Development

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

12. A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided and thereafter maintained.

Reason. To enable a vehicle to stand clear of the highway whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the highway in the interests of road safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.

13. The turning facilities indicated on the approved plan reference N272/P/PL02 Revision A (or similar provision that enables construction traffic to enter and leave the site in a forward gear agreed in writing with the Local Planning Authority) shall be provided before the development is brought into use and 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 H2/1 - The Form of New Residential Development  
Policy H2/2 - The Layout of New Residential Development.

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

# Viewpoints



## PLANNING APPLICATION LOCATION PLAN

APP. NO 59382

ADDRESS: The Hollins, Haweswater Crescent  
Bury



Planning, Environmental and Regulatory Services **1:1250**

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59382

Photo 1



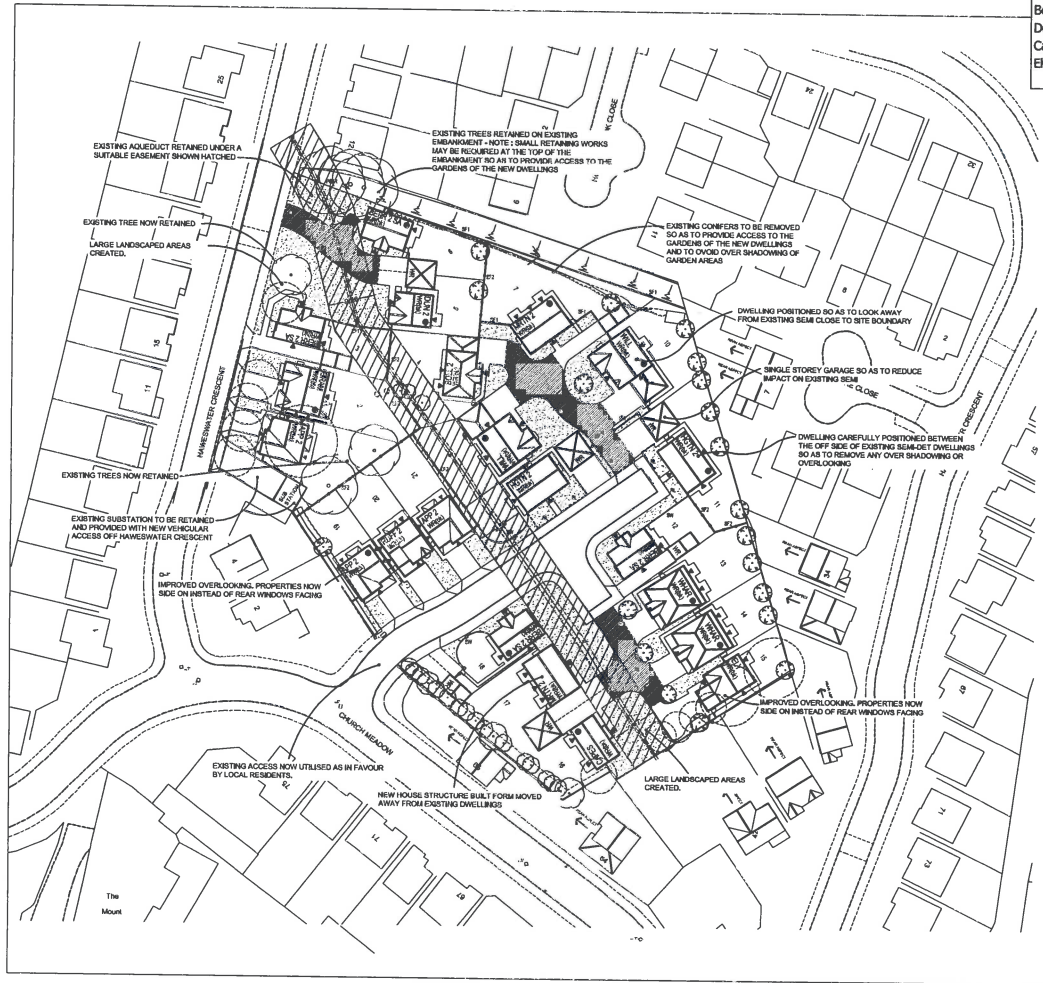
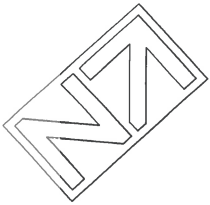
Photo 2



59382

Photo 3





**SCHEDULE OF ACCOMMODATION**

NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)	
Bramhal	4 bed detached	1311	1	1311	
Houghton 2	4 bed detached	1325	2	2650	
Moreton 2	4 bed detached	1326	2	2652	
Wilmington 2	4 bed detached	1462	2	2924	
Rufford 2	4 bed detached	994	1	994	
Appleton 2	4 bed detached	1054	3	3162	
Wharfedale	4 bed detached	1338	2	2676	
Berrington 2 SA	4 bed detached	1100	4	4400	
Bolington 2	4 bed detached	1076	1	1076	
Dunham 2	3 bed detached	957	1	957	
Capesthorpe 2	3 bed detached	952	1	952	
Ely	3 bed detached	938	1	938	
<b>TOTAL</b>				<b>21</b>	<b>24,692</b>

**LEGEND**

- Proposed dwelling
- Proposed dwelling to be built opposite hand
- Proposed brick built garage
- Proposed garage space
- Common areas of shared drives in contrasting material or kerb edgings to delineate shared drive area
- Proposed 1.8m high feather edge boarded timber screen fence
- Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
- Proposed 1.8m high screen wall
- Proposed 1.2m high railings
- Existing hedge to be retained
- Existing hedge to be removed
- Existing tree to be retained
- Existing tree to be removed

**MATERIALS SCHEDULE**

Brick Type	Roof Tile	Door Colour
WF1 Westcot Leicester Weathered Multi Red	Russell Gramplan slate grey concrete plain tile or similar	(BK) black

REV DESCRIPTION DATE INT

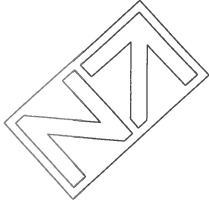
**Morris Homes (Group) Limited**  
 Morland House  
 Altrincham Road  
 Wilmslow  
 Cheshire SK9 5NW  
 Tel: (01625) 544 444  
 Fax: (0845) 833 1845

Job Title  
**HAWESWATER CRESCENT, BURY.**

Dwg. Title  
**PLANNING LAYOUT**

date	drawn	checked	scale	dwg.no	rev
08/08/14	RGE		1:500 @ A1	N272/P/PL02	

UU will only accept one adoptable road crossing point, and minimum private drive crossings. Requiring the aqueduct and easement located predominantly in front or back gardens as shown.



### SCHEDULE OF ACCOMMODATION

NAME	DESCRIPTION	SIZE (sqft)	Units	TOTAL (sqft)
Bramhall	4 bed detached	1311	2	2622
Houghton 2	4 bed detached	1325	1	1325
Moreton 2	4 bed detached	1326	2	2652
Wilmington	4 bed detached	1462	3	4386
Appleton 2	4 bed detached	1054	2	2108
Wharfedale	4 bed detached	1338	2	2676
Brereton	4 bed detached	1172	3	3516
Bollington 2	4 bed detached	1076	1	1076
Dunham 2	3 bed detached	957	1	957
Capesthorpe 2	3 bed detached	952	1	952
Ely	3 bed detached	938	3	2814
<b>TOTAL</b>			<b>21</b>	<b>25,084</b>

#### LEGEND

	Proposed dwelling
	Proposed brick built garage
	Proposed garage space
	Common areas of shared drives in contrasting material or kerb edgings to delineate shared drive area
	Proposed 1.8m high feather edge boarded timber screen fence
	Proposed 1.8m high feather edge boarded timber screen fence with P.C.C. posts & gravel boards
	Proposed 1.8m high screen wall
	Proposed 1.2m high railings
	Existing hedge to be retained
	Existing hedge to be removed
	Existing tree to be retained
	Existing tree to be removed

C	Plot 3 changed to Bollington 2. New entrance road alignment adjusted slightly.	10.09.15	RGE
B	Aqueduct easement position updated. Plot substitutions and general layout adjustments made.	07.06.15	RGE
A	Highway comments and UI comments added to layout from emails dated 9.10.14	13.10.14	RGE
REV	DESCRIPTION	DATE	INIT

Morris Homes (Group) Limited  
Morland House  
Altrincham Road  
Wilmslow  
Cheshire SK9 5NW  
Tel: (01625) 544 444  
Fax: (0845) 833 1845

Job Title  
**HAWESWATER CRESCENT, BURY.**

Dep. Title  
**PLANNING LAYOUT**

date	drawn	checked	scale	dwg.no	rev
08/08/14	RGE		1:500 @ A1	N272/P/PL02	C