

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

15 December 2015

SUPPLEMENTARY INFORMATION

Item:01 Land at rear of Victoria Street/Claybank Drive, Tottington, Bury, BL8 4AG
Application No. 59216

Outline application for residential development (all matters reserved)

Additional objections

Councillor Gartside has also objected to the proposal on grounds that it would lead to the loss of well established gardens, have a detrimental impact on residential amenity of neighbouring properties and wildlife. Development has been previously rejected on the site and the proposal would not fall into the category of 'affordable homes'.

Additional Conditions (Traffic)

Full details of the following highway aspects shall be submitted on a topographical based survey of the site and adjacent highways at first reserved matters application stage:

- Proposed means of access to the site from Claybank Drive, incorporating the extension of the footway/surfaced service strip across the site frontage to a specification to be agreed, 4.8m (minimum) wide crossing, demarcation of the limits of the adopted highway and all necessary remedial works at the interface with the highway;
- Proposed internal road layout/shared private driveway to be 4.8m in width incorporating adequate turning facilities within the site to enable vehicles to enter and leave the site in forward gear, and associated swept path analysis;
- Provision of visibility splays in accordance with the standards in Manual for Streets at the junction of the site access with Claybank Drive and provision of adequate forward visibility within the private development;
- Retention/improvement of the existing limits of Public Footpath No. 78A, Tottington that crosses the site, incorporating the clearance of vegetation obstructing the route and subsequent provision of a crushed stone surface along the unsurfaced sections of the route for the benefit of users of the public right of way and future residents of the site;
- Provision of a suitably sized hardstanding for the storage of bins on collection day adjacent to Claybank Drive to serve the new dwellings, located clear of visibility splays and adopted highway;
- Parking provision for the new dwellings in accordance with SPD11 – Parking Standards in Bury.

The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety pursuant to the NPPF and UDP Policies listed.

There shall be no direct means of vehicular access between the site and Victoria Street.

Reason. To ensure good highway design in the interests of road safety pursuant to the NPPF and UDP Policies listed.

A minimum hardstanding of 5.5m measured between the highway boundary and any proposed garage doors shall be provided to the written satisfaction of the Local Planning Authority and thereafter maintained.

Reason. To enable a vehicle to stand clear of the access road whilst the garage doors are opened and to allow adequate space to maintain a vehicle clear of the access road in the interests of road safety pursuant to the NPPF and UDP Policies listed.

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

- Access route for construction traffic from the adopted highway along Woodstock Drive/Claybank Drive;
- Temporary warning/speed limit signage on the access route;
- Hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
- Parking on-site of operatives' and construction vehicles together with storage on-site of construction materials.

The provision shall be retained and used for the intended purpose for the duration of the construction period and the relevant areas identified shall not be used for any other purposes other than the turning and parking of vehicles and storage of construction materials respectively.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, in the interest of highway safety pursuant to the NPPF and UDP Policies listed.

No development shall commence unless and until details has been submitted to and approved by the Local Planning Authority to cover measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations. The approved details shall be implemented and maintained thereafter during the period of construction.

Reason. To ensure that the adopted highways are kept free of deposited material from the ground works operations pursuant to the NPPF and UDP Policies listed.

Item:02 **1/3 Moss Lane, Whitefield, Manchester, M45 8DY Application No. 59293**
Change of use from Class A1 (shop) to Class A3 (restaurants & cafes); external alterations including new shop front

Publicity - Further correspondence received from 166 Bury New Road on 10/12/15 the concerns in summary are:-

- Disappointed that the steps at the back have been built since their objection. They restrict access to the pharmacy van to the back door.
- Junk and mess at the rear prohibits the safe use of their back door (photos provided). Impassable by foot or vehicle.
- Junk prevented their bin being emptied.
- Welcome the internal changes but the outside car park should not be used for seating, there are safety considerations and it is a customer facility for all the commercial properties on Moss Lane.
- There should be safe access to drop off pharmaceuticals, deal with patient deliveries and evacuation as there has been for 20 years.
- Rubbish bin should be removed to protect the area from stench, disease and vermin.
- Site inspection would be an important priority for the panel, especially at the back, before making a judgement.

Response to objection - The issues relating to the use of the car park area, access and deliveries to the adjacent No.166 and the amendment to the rear step have been

covered in the main report.

The issue regarding rubbish to the rear is not a planning matter but the points raised by the objector have been passed on to the applicant.

Plans - Attached plans of proposed elevations, proposed ground floor and 1:1250 Ordnance Survey Plan.

Conditions

Proposed ground floor plan amended to show the indicating arrows in the correct positions. Condition 2 amended as below:-

This decision relates to drawings numbered PL01 Revision B, PL02 Revision A, PL03 Revision A, PL04 Revision A, PL05 Revision C, 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.

Item:03 88 Hollins Lane, Bury, BL9 8AH Application No. 59357

Demolition of link detached garage and outbuilding and erection of detached dwelling

Objection

The occupier of 5 Chapel Close repeats his assertion that four rooms overlooking his property from the rear of the redeveloped original house and the proposed house is excessive and inappropriate.

The comment by the person on site on the first day work commenced "..... and we will squeeze a three bedroom detached on the side' is the clearest possible indication that the proposed development is inappropriate and should be refused.

An attached single storey double garage to the existing property would be more appropriate and help traffic issues.

If members consider a new dwelling on the site to be appropriate the compromise situation is to utilise the North elevation for habitable space. This would reduce overlooking of my home. Hence my repeated reference at the meeting on 24th, November, "There is another way'.

The proposal for screening across the rear boundary is lacking in detail, inadequate in the proposed form and requires further clarification.

I fully recognise and acknowledge the national need to provide housing. It should be noted however, that there are already a total of 21 detached houses currently under construction in the area at Haweswater Crescent within 300 metres of the application for 88, Hollins Lane.

Occupier of 83 Hollins Lane also objects to the proposal.

Conditions

Conditions 10-12 are required by the Traffic Section. Condition 13 requires details of boundary details, including planting along the rear boundary to be submitted.

10 (amended). The development hereby approved shall not be first occupied unless and until the formation of the proposed shared site access onto Hollins Lane

indicated on the approved plans, incorporating the widening and full refurbishment of the footway abutting the site, reinstatement of the redundant access and all necessary highway remedial works, have been implemented.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

11. The visibility splays indicated on the approved plans shall be implemented before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

Reason. In the interests of highway safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

12. The parking and turning facilities indicated on the approved plans shall be provided before the development hereby approved is first occupied and shall subsequently be maintained free of obstruction at all times.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety pursuant to UDP Policy H2/2 The Layout of New Residential Development.

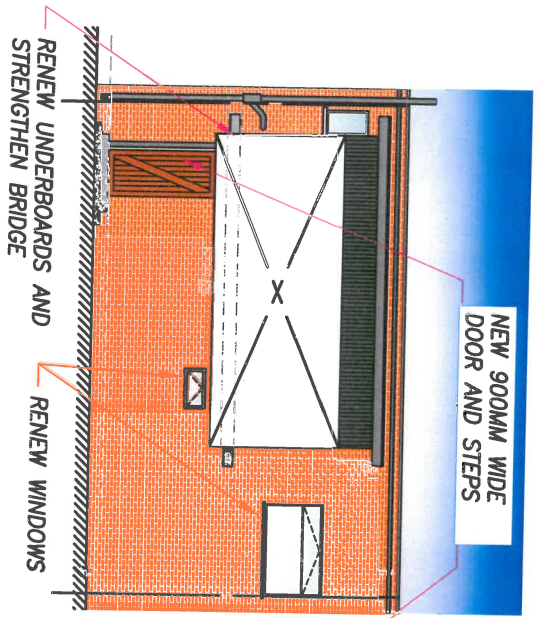
13. Prior to the commencement of development, details of all proposed boundary treatment for the site, including planting along the rear boundary, shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented as part of the approved development and any trees/shrubs removed, dying or becoming severely damaged/diseased within three years of planting shall be replaced by trees/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 the visual amenities of the area pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

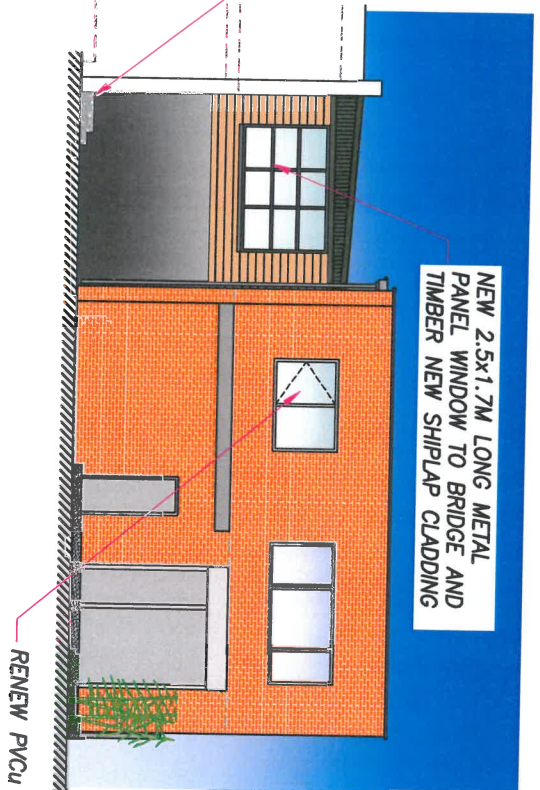
Item:04 The Hollins, Haweswater Crescent, Bury, BL9 8LT Application No. 59382
Variation of condition no. 2 of planning permission 56860 (21 no. dwellings) to amend the planning layout/position of plots 15, 16, 17, 18

The floor plan for the Ely house type for plot 15 is attached.

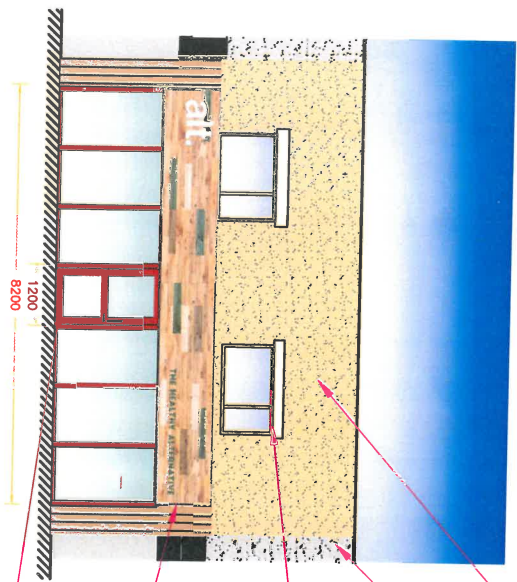
APPLICATION: 59293 : 02



B PROPOSED REAR ELEVATION
Scale: 1:100



C PROPOSED RIGHT ELEVATION
Scale: 1:100



A PROPOSED FRONT ELEVATION
Scale: 1:100

NEW SAND/CEMENT RENDER IN PEACH OR SIMILAR PASTEL COLOUR TO BE APPROVED BY PLANNING OFFICER

SHOPS 1 & 5 TO REPAINT RENDER IN COLOUR TO BE APPROVED BY PLANNING OFFICER

CREATE ±200MM FALSE BEAM ABOVE WINDOWS TO FOLLOW LINE OF ADJACENT SHOPS

PALLETWOOD ADVERTISEMENT SIGN WITH DECORATIVE FONT

NEW WOOD EFFECT GLASS SHOP FRONT

Notes:

C	QUANTITY, METHOD AND CHANGED DOOR OPENING	00	06/11/15
A	REQUEST CHANGE TO BRIDGE WINDOW	00	28/02/15
REV.	DESCRIPTION	BY	DATE
STATE:			
Planning Issue			

IQS
PLANNING CONSULTANTS

IQS Limited
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158-162 Bury New Road
Whitfield M45 6AD
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Stone Clough
M26 1PZ

ARCHITECT: IQS LTD
The Old Red King
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Whitfield M45 6AD

SITE: 1 & 3 Moss Lane
Whitfield M45 6HG

TITLE: Elevations as Proposed

SCALE 1:100	DATE: 09/10/2015	DRAWN: BD	CHECKED: BD
PROJECT NO: 0047/008	DRAWING NO: P107	REVISION:	REVISION: C



SCALE: 1:1250 DATE: 11/12/2015

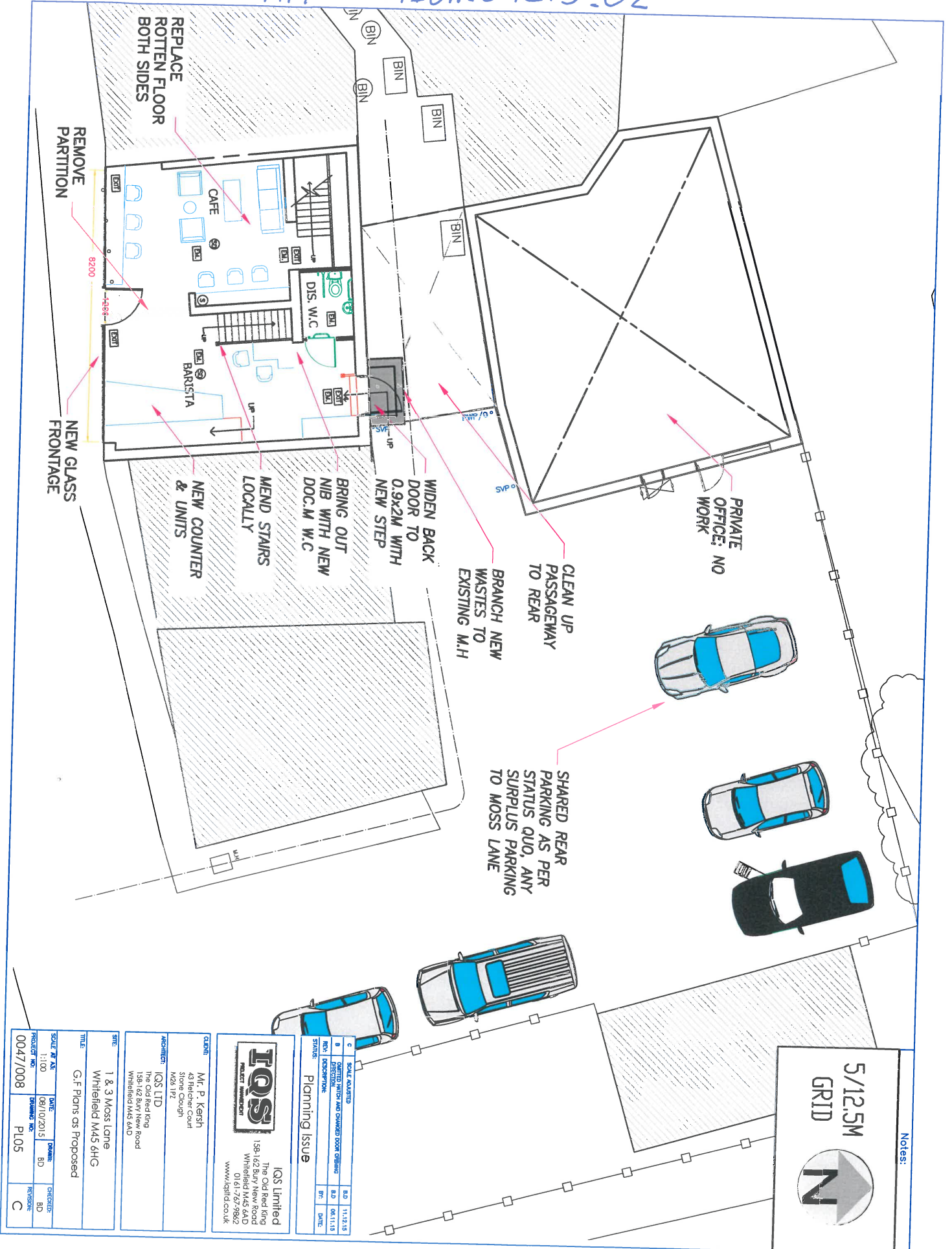
APPLICATION: 59293

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02



APPLICATION: 59293:02



5/12.5M
GRID



Notes:

NO.	REVISION	DATE
0	SCALE ADJUSTED	11.12.18
1	REVISIONS AND CHANGES DONE ORIGIN	06.11.18
2	REVISIONS AND CHANGES DONE ORIGIN	06.11.18

IQS
SELECT MANAGEMENT

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SITE
1 & 3 Moss Lane
Whitefield M45 6HG

TITLE
G.F. Plans as Proposed

SCALE
1:100

DATE
08/10/2018

PROJECT NO.
0047/008

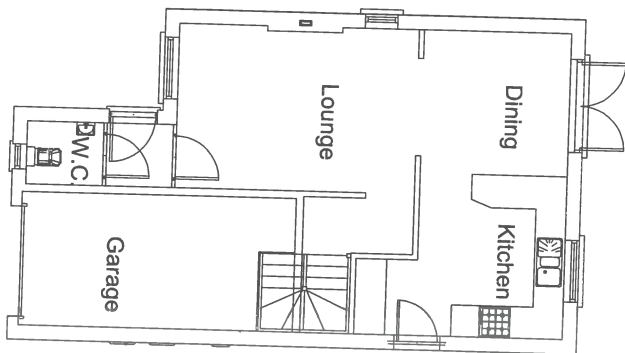
DRAWING NO.
P105

CHECKED:
BD

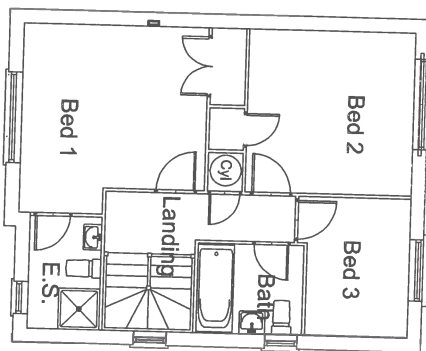
REVISION:
C

Application: 59382 : 04

GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



REV	DESCRIPTION	DATE	BY


MORRIS HOMES
 Morris Homes (Group) Limited
 Meridian House
 Atrium Road
 Wilmslow
 Cheshire SK9 5AA
 Tel: 01625 544 444
 Fax: 0845 833 1945

HAWESWATER CRESCENT

ELY HOUSE TYPE FLOOR PLANS

10/09/14	SM	1:10 @ A3	NZ/PH/EL/02
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