

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 1 July 2003

Present: Councillor A Cummings (In the Chair)
Councillors K Audin, R Bibby, K S Briggs, D Cassidy,
M Connolly, Y Creswell, W Davison, K Grime, D Gunther,
and Y Wright

Apologies: Councillors C Fitzgerald and A. Matthews

Public attendance: 34 members of the public were in attendance

P.250 DECLARATIONS OF INTEREST

Members of the Committee were asked to consider whether they had an interest in any matters to be discussed at the meeting. Councillor Davison declared an interest in application number **40661/03** and took no part in the consideration of the application.

P.251 MINUTES

Delegated decision:

That the Minutes of the Meeting of the Committee held on 22 April, 2003 be approved as a correct record and signed by the Chair.

P.252 FUTURE SITE VISITS

Delegated decision:

That consideration of the following application be deferred to the next meeting of this Committee on 1 July 2003, in view of the fact that the impact of the proposed development on the surrounding area is difficult to appreciate from photographs and drawings and, that arrangements be made for the Committee to visit the following sites:-

Erection of pair of semi detached dwellings (resubmission) - 40772/03
Land to rear of 522 Holcombe Road, Greenmount - TottingtonWard

P.253 PLANNING APPLICATIONS

Delegated decision:

1. That the various planning applications submitted by the Chief Planning Officer be dealt with as set out below:-

(Note: Unless otherwise indicated the conditions attached to any approval and the reasons for any refusal or deferment are set out in the report of the Chief Planning Officer and/or the Officers supplementary sheets, each of which was submitted at the meeting. These documents also indicated those applications in respect of

which representations had been received and which were considered at the meeting.

1. Reserved matters – erection of 3 storey apartment block containing 9 units - 40545/03

Land adjacent 289 Walmersley Road, Bury - Moorside Ward – Approved

2. Two storey extension at side (revised details) - 40831/03

931 Walmersley Road, Bury - Moorside Ward - Refused for the following reasons:

Reason 1. The use of render rather than brickwork to the ground floor side and rear elevation is seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with Policy H2/3 – Extension and Alterations of the Bury Unitary Development Plan.

Reason 2. The additional clear glazed first floor window in the side elevation is seriously detrimental to the residential amenities of occupiers of the adjacent dwelling. The development therefore conflicts with Policy H2/3 – Extensions and Alterations of the Bury Unitary Development Plan.

3. Garage and carport at side - 40618/03

152 Cornwall Drive, Bury - Redvales Ward - Approved

4. Change of use from Class A1 (shop) to Class A3 (food and drink) - 40788/03

58 The Rock, Bury - Redvales Ward - Approved subject to the following additional condition:

Condition 3. The premises shall be used for a café only and for no other purpose in Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.

5. Two storey rear extension - 39687/02

84 Bury Old Road, Whitefield, Bury - Holyrood Ward – Approved

6. Demolition of scout hall and youth club and erection of community centre and two detached dwellings - 40560/03

St Margarets Community Centre, St Margarets Road, Prestwich - Holyrood Ward - Approved subject to conditions

7. Two storey extension at side; single storey extension at rear - 40723/03

17 Beeston Grove, Whitefield - Holyrood Ward – Approved

8. Residential development erection of 10 apartments – 40579/03

Thorndyke, Bury new Road, Prestwich, Sedgley Ward Approved

9. Garage extension at rear 40206/03

57 Poppythorn Lane, Prestwich, St Mary's Ward Approved

10. Two storey side extension 40606/03

7 Knowle Drive, St Mary's Ward Approved

11. New pitched roof to existing flat roofed block

40661/03 Links view, Hilton Lane, Prestwich, St Mary's Ward Approved

12. Change of use from Class B1 (Business) to children's day nursery with ancillary parental support facilities and after school club (Class D1) 40680/03

109 – 123 Stand Lane, Radcliffe, Radcliffe South Ward Approved

13. Change of use from Class B1 (Business) to children's day nursery (Class D1) and dance/fitness studio (Class D2) 40754/03
109 – 123 Stand Lane, Radcliffe, Radcliffe South Ward Approved subject to the following additional condition:
Condition 1. The dance/fitness studio accommodation shall not be used for any other purpose than as a dance/fitness studio and it shall not be used for any other purpose within Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or as subsequently amended.
14. Change of use from Class B1 (business) to snooker club (Class D2) 40755/03
109 – 123 Stand Lane, Radcliffe, Radcliffe South Ward Refused for the following reason:
The development would be seriously detrimental to the residential amenities of nearby occupiers, by reason of the noise, disturbance and general activity associated with the proposed use.
15. Single storey extension at rear 40805/03
96 Summerseat Lane, Ramsbottom Ward Approved
16. First floor side extension, conservatory at rear 40718/03
17 Greenside Drive, Tottington Ward Approved
17. First floor extension at rear 40726/03
22 Southfield Road, Holcombe Brook, Tottington Ward Approved
18. Outline residential development 40481/03
Land at Albert Road, Whitefield, Besses Ward Refused
19. Single storey extension at rear, detached double garage 40553/03
32 Bilberry Close, Whitefield, Besses Ward Approved
20. Outline – residential development 39657/02
Land between Hollins Lane & North Avenue/Sykes Avenue, Unsworth Ward
Approved subject to the following additional conditions:
Condition 9. The development hereby approved shall not be commenced unless and until full details of measures to prohibit vehicular access at the junction of the proposed pedestrian access with Hollins Lane have been submitted to and agreed in writing by the Local Planning Authority.
Condition 10. Provision shall be made within the site to enable vehicles to enter and leave the site in forward gear, and shall be subsequently maintained free of obstruction.
Condition 11. The highway improvements indicated on the submitted plans shall be implemented to the satisfaction of the Local Planning Authority before the development is commenced/brought into use.
Condition 12. There shall be no direct means of vehicular access between the site and Hollins Lane.
21. Installation of car park lighting 40498/03
Millwood School, Fletcher Fold Road, Unsworth Ward Approved
2. That the Chief Planning Officer be requested to investigate the points raised by members on enforcement regarding resources to ensure effective service including adequate legal assistance.

3. That the Chief Planning Officer be requested to submit a report to a future meeting regarding enforcement performance with details of the resources available and, information comparing the Borough with other Greater Manchester Authorities.

4. That the Chief Planning Officer be requested to submit regular reports on appeals lodged in respect of planning applications and their outcome.

COUNCILLOR A CUMMINGS
Chair

(Note: The meeting started at 7.00pm ended at 9.15pm)