

**Minutes of:** **PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 10 February 2004

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

**Apologies:** Councillor W Davison (cl)

**Public attendance:** 70 members of the public were in attendance

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#### **P.1195 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. The following Councillors declared interests and took no part in consideration or voting on the applications numbers referred to below:

- Councillor M Connolly – application number **41860/03**
- Councillor D Gunther – application number **41856/03**
- Councillor Y Wright – application number **41856/03**

#### **P.1196 MINUTES**

**Delegated decision:**

That the Minutes of the Meetings of the Committee held on 15 and 20 January, 2004, be approved as correct records and signed by the Chair.

#### **P.1197 FUTURE SITE VISITS**

**Delegated decision:**

That consideration of the following applications be deferred to the next scheduled meeting of this Committee on 9 March 2004, 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:-

Residential development – 12 apartments - 41772/03  
11 Clarks Hill, Prestwich - St Mary's Ward

Residential development – 30apartments and 8 town houses - **41751/03**  
Land & premises at Bolton Road/Lancaster Street - **Radcliffe Central Ward**

Outline residential development – three apartment blocks - **41199/03**  
Old Railway Track off Ainsworth Road, Radcliffe - **Radcliffe North Ward**

#### **P.1198 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 officer's 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).

Two storey side extension **41296/03\***  
28 Mount Pleasant, Nangreaves, Bury **Moorside Ward – Approved**

Listed Building Consent – two storey extension at side **41373/03\***  
28 Mount Pleasant, Nangreaves, Bury **Moorside Ward- Approved**

Two storey performing arts and humanities building with linked three storey teaching block **41750/03**  
Peel site, Bury College, Market Street, Bury - **Redvales Ward - Approved**  
subject to the following additional conditions:

**Condition 7** A site investigation and assessment into possible contamination risks shall be conducted and submitted to and agreed in writing by the Local Planning Authority. All precautionary and remedial measures identified and agreed shall be carried out in the course of the development.

**Condition 8** Prior to the commencement of the development details of the disabled access issues, including number and location of parking spaces and fully accessible pedestrian routes shall be submitted to and agreed in writing by the Local Planning Authority. The approved works shall be implemented prior to the occupation of the building.

Erection of single storey nursery and playground (revised siting)  
**41909/04**  
Peel site, Bury College, Market Street, Bury - **Redvales Ward**  
**Approved** - subject to the following additional condition:

**Condition 7** Prior to the commencement of the development details of the disabled access issues, including number and location of parking spaces and fully accessible pedestrian routes shall be submitted to and agreed in writing by the Local Planning Authority. The approved works shall be implemented prior to the occupation of the building.

Two storey side/rear and single storey rear extension **41760/03**  
41 Greenhill Road, Bury - **Church Ward**  
**Approved**

Demolition of Elton View Hotel and erection of 14 dwellings with amended house types to plots 1, 2, 3, 4, 5, 6, 7 & 8 (addition of box bays or conservatories)  
**41803/03**  
Land at Eagley Drive, Bury -**Church Ward**  
**Approved**

Residential development – 40 dwellings (substitution of apartment types plots 1-26 & house types plots 129-140) - **41802/03**  
Former Kirklees Industrial Estate, off Garside Hey Road, Tottington - Elton Ward  
**Approved**

Single and two storey side; single storey rear extensions **41664/03**  
1 Windsor Road, Prestwich -**Sedgley Ward**  
**Approved**

Two storey modular building for use as a walk in centre **41860/03**  
Prestwich Health Centre, Fairfax Road, Prestwich **St Mary's Ward**  
**Approved**

Prior approval determination – telecommunications installation comprising of 12.5m high streetworks column 3 antennas 2 equipment cabinets and associated development **41862/03**  
Lowther Road (adjacent to Park Hotel), Prestwich - **St Mary's Ward**  
**Application withdrawn**

First floor extension **41580/03**  
Britannia House, 158 Bury Road, Radcliffe - **Radcliffe Central Ward**  
**Approved**

Erection of new industrial unit **41590/03\***  
Land at Vale Street, Brightmet **Radcliffe North Ward**  
**Deferred**

Second floor extension at rear; single storey extension at rear **41337/03**  
43 Longsight Road, Holcombe Brook, Bury Ramsbottom Ward  
**Approved**

Installation of two flagpole antennae equipment cabinet and ancillary works **41577/03\***  
Fabricad Design, 258 Bolton Road West, Ramsbottom - **Ramsbottom Ward**  
**Approved**

Listed building consent – installation of two flagpole antennae equipment cabinet and ancillary works **41578/03\***  
Fabricad Design, 258 Bolton Road West, Ramsbottom- **Ramsbottom Ward**  
**Approved**

Erection of new production unit to replace existing **41599/03**  
Fletcher Bank Quarry, Manchester Road, Ramsbottom - **Ramsbottom Ward** -  
**Approved**

Front porch; garage extension at side; conservatory at rear **41838/03**  
84 Summerseat Lane, Ramsbottom - **Ramsbottom Ward**  
**Approved**

Changing facility; creation of multi use games area and field drainage with controlled directional lighting **41856/03**  
Woodhey School, Bolton Road West, Ramsbottom - **Ramsbottom Ward**-  
**Deferred**

Renewal of planning permission 35226/99 outline: residential development.

**41752/03**

Land off Warth Road, Bury - **Unsworth Ward**

**Refused**

(**Note** – those application numbers marked\* indicate that a site visit has taken place by the Committee).

**P.1199 SITES OF BIOLOGICAL IMPORTANCE IN BURY – 2002 REVIEW**

A report of the Borough Planning and Economic Development Officer was submitted which identified recent changes made by the Greater Manchester Ecology Unit to the Register of Sites of Biological importance in Bury. The report recommended the updated register be adopted by the Committee for planning purposes.

**Delegated decision:**

That the approval be given to adopt the updated Register of Sites of Biological Importance for planning purposes.

**P.1200 CUSTOMER SATISFACTION SURVEY**

A report of the Development Manager was submitted presenting a summary of the results following a customer survey undertaken with applicants and agents relating to planning application.

**Delegated decision:**

That the report be noted.

**P.1201 PLANNING APPEALS**

A report of the Borough Planning and Economic Development Officer was submitted giving a summary on the recent appeal decisions made by the Planning Inspectorate and listing appeals that have been lodged since the last report.

**Delegated decision:**

That the report be noted.

A CUMMINGS

Chair

**(Note: The meeting started at 7.00pm ended at 8.55pm)**