

**Minutes of:** PLANNING CONTROL COMMITTEE

**Date of Meeting:** 13 April 2004

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

**Apologies:** Councillors W Davison (cl) and K Grime (cl)

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

---

**P.1489 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. None were declared.

**P.1490 MINUTES**

**Delegated decision:**

That the Minutes of the Meetings of the Committee held on 16 March 2004, be approved as correct records and signed by the Chair.

**P.1491 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).

**Proposal and Application No.**

**Location/Ward**

**Decision**

1. Three storey block of eight flats with associated car parking (resubmission)  
**42120/04**

The Masons Arms  
PH, Walmersley Old  
Road, Bury  
**Moorside Ward**

**Refused** for the following reason/s

By reason of its height, scale and design the proposed development would be out of character with the surrounding property and seriously detrimental to the visual amenities of the area, contrary to policies H2/1 – The Form of New Residential Development and H2/2 – The Layout of New Residential Development of the adopted Bury Unitary Development Plan.

<u>Proposal and Application No.</u>	<u>Location/Ward</u>	<u>Decision</u>
2. Erection of one dwelling (outline) <b>42121/04</b>	Land opposite to The Masons Arms PH, Walmersley Old Road, Bury <b>Moorside Ward</b>	<b>Refused</b> for the following reason
<p>The proposed development would entail the loss of parking spaces required for the existing public house and restaurant leading to vehicles parking on the highway to the detriment of road safety, contrary to policy S2/6 – Food and Drink of the adopted Bury Unitary Development Plan.</p>		
3. Two storey rear extension <b>41542/03</b>	12 Harrington Close <b>Redvales Ward</b>	<b>Approved</b>
4. Outline – erection of 11 flats (revised submission) <b>42036/04</b>	Site of former Ashkirk Garage Glenboro Avenue, Bury <b>Church Ward</b>	<b>Refused</b> for the following reasons
<p>1. By reason of its height, scale and design the proposed block of flats would represent over development of the site, be out of character with the surrounding property and seriously detrimental to the visual amenities of the area, contrary to policies H2/1 – The Form of New Residential Development and H2/2 – The Layout of New Residential Development of the adopted Bury Unitary Development Plan.</p> <p>2. The access to the proposed development would be detrimental to the amenity of residents who use the back street contrary to policies H2/1 – The Form of New Residential Development and H2/2 – The Layout of the new Residential Development of the adopted Bury Unitary Development Plan.</p>		
5. Residential development – 20 - flats <b>41875/03*</b>	Former works site, Back Tottington Road Bury <b>Elton Ward</b>	<b>Deferred</b>
6. Demolition of 19 Garside Hey Road; construction of new access road and erection of 20 dwellings. <b>42002/04</b>	Land off Garside Hey Road, Bury <b>Elton Ward</b>	<b>Minded to Approve</b> subject to 106 Agreement
7. Erection of 16 dwellings (amended layout) <b>42003/04</b>	Land off Garside Hey Road, Bury <b>Elton Ward</b>	<b>Minded to Approve</b> subject to 106 Agreement
8. Installation of multi use games area <b>42203/04</b>	Woodhill Road Play Area, Bury <b>Elton Ward</b>	<b>Approved</b>
9. Two storey side and rear extension <b>41877/03</b>	45 Windsor Crescent, Prestwich <b>Sedgley Ward</b>	<b>Deferred</b>

<b><u>Proposal and Application No.</u></b>	<b>Location/Ward</b>	<b>Decision</b>
10. Single storey extension at rear <b>42007/04</b>	4 Gardner Road Prestwich <b>St Mary's Ward</b>	<b>Approved</b>
11. Residential development – 30 apartments and 8 town houses <b>41751/03</b>	Land and premises at Bolton Road / Lancaster Street, Radcliffe <b>Radcliffe Central Ward</b>	<b>Minded to Approve</b> subject to 106 Agreement
12. Erection of new industrial unit <b>41590/03</b>	Land at Vale Street, Brightmet <b>Radcliffe North Ward</b>	<b>Approved</b> subject to amendment to Condition 8 as follows:
<b>Condition 8.</b> The proposed development shall not commence until the highway improvements to Vale Street have been implemented in accordance with a fully detailed scheme to be submitted to and agreed in writing by the Borough Engineer on behalf of the Local Planning Authority.		
13. Residential development – 1 dwelling and detached garage <b>41998/04</b>	Land at Cobden Street, Radcliffe <b>Radcliffe North Ward</b>	<b>Approved</b>
14. Two storey extension at side; single storey extension at rear <b>42041/04</b>	52 Montgomery Way, Radcliffe <b>Radcliffe North Ward</b>	<b>Approved</b>
15. Three storey cross wing extension at north of existing bungalow, to include new double garage and basement gymnasium (replacing existing double garage) and single storey sun lounge with balcony over, to rear elevation. <b>41784/03*</b>	210 Dundee Lane, Ramsbottom <b>Ramsbottom Ward</b>	<b>Approved</b>
16. Extension and alteration of existing school buildings to create six three storey dwellings with parking to rear <b>41849/03</b>	St Paul's School, Crow Lane, Ramsbottom <b>Ramsbottom Ward</b>	<b>Approved</b>
17. First floor and two storey extension at side/front; detached garage <b>41940/04*</b>	12 Strathmore Close, Ramsbottom <b>Ramsbottom Ward</b>	<b>Refused</b> for the following reasons:

<u>Proposal and Application No.</u>	<u>Location/Ward</u>	<u>Decision</u>
1. The proposed garage would be unreasonably close to the side windows of the adjacent property and would be detrimental to the residential amenities of the adjacent property by reason of its height, size and position. The proposed development therefore conflicts with policy H2/3 – Extensions and Alterations of the adopted Bury Unitary Development Plan.		
2. The proposed garage would be in an over dominant position in relation to the adjacent property and would detract from the open plan nature of the cul-de-sac, contrary to policy H2/3 – Extensions and Alterations of the adopted Bury Unitary Development plan.		
18. Erection of detached dwelling (resubmission) <b>41995/04*</b>	Land at 100 Dundee Lane, Ramsbottom <b>Ramsbottom Ward</b>	<b>Approved</b>
19. Conservatory at rear; front porch <b>42038/04</b>	73 Fernview Drive, Ramsbottom <b>Ramsbottom Ward</b>	<b>Refused</b> for the following reason:
The conservatory is detrimental to the amenities of the adjacent property by reason of its size and position. The development therefore conflicts with policy H2/3 – Extensions and Alterations of the adopted Bury Unitary Development Plan.		
20. Single storey extension at side /rear; conservatory at side <b>42119/04</b>	Dundee Cottage, 201 Dundee Lane <b>Ramsbottom Ward</b>	<b>Approved</b>
21. Refurbishment of extension to existing farmhouse; conversion of existing barn into dwelling <b>42140/04</b>	Lumb Carr Farm, Lumb Carr Road, Holcombe Brook <b>Ramsbottom Ward</b>	<b>Approved</b>
22. Listed building consent – refurbishment of and extension to existing farmhouse; conversion of existing barn into dwelling <b>42141/04</b>	Lumb Carr Farm, Lumb Carr Road, Holcombe Brook <b>Ramsbottom Ward</b>	<b>Approved</b>
23. Two storey and single storey extension to rear <b>42201/04</b>	1 Ashwood Avenue, Ramsbottom <b>Ramsbottom Ward</b>	<b>Approved</b>
24. First floor extension at side and rear <b>41894/04</b>	2 Kirklees Close, Tottington <b>Tottington Ward</b>	<b>Approved</b>
25. Addition of first floor to existing bungalow with rear extension and double garage <b>41930/04*</b>	425 Holcombe Road, Greenmount <b>Tottington Ward</b>	<b>Approved</b> subject to the following additional condition:

<u>Proposal and Application No.</u>	<u>Location/Ward</u>	<u>Decision</u>
-------------------------------------	----------------------	-----------------

**Condition 4.** No windows shall be installed in the north elevation facing 427 Holcombe Road during the construction of the extension or subsequently without the prior consent of the Local Planning Authority.

26. Detached garage <b>41960/04</b>	The Old Barn, Croichley Fold, Hawkshaw <b>Tottington Ward</b>	<b>Approved</b>
--	--	-----------------

27. Outline – residential development <b>42101/04</b>	Roach Packing Case Company, Scobell Street, Tottington <b>Tottington Ward</b>	<b>Refused</b> for the following reason:
--	--	--

The proposed development would lead to the loss of employment land and premises and it has not been clearly demonstrated that the site is no longer suited to continued employment use. As such the proposal conflicts with policies EC2/2 – Employment Land and premises outside the Employment Generating Areas and H1/2 – Further Housing Development of the Bury Unitary Development Plan.

28. Outline application – residential development <b>42165/04</b>	Dunsters Farm, Kirklees Street, Tottington <b>Tottington Ward</b>	<b>Approved</b>
--	--	-----------------

29. Reserved matters – residential development 45 dwellings (27 houses and block of 18 apartments) <b>41704/03*</b>	Parkside Hostel, Stanley Road, Whitefield <b>Pilkington Park Ward</b>	<b>Refused</b> for the following reasons:
--	--	---

1. The proposed layout, height and massing of buildings shown on the Stanley Road frontage would result in a cramped and visually overbearing form of development out of character with the form of nearby residential properties. The proposal is, therefore, contrary to the following policies of the Bury Unitary Development Plan:- H2/1 – The Form of New Residential Development, H2/2 – The Layout of new Residential Development, EN1/2 – Townscape and Built Design.

2. In terms of the siting and orientation of dwellings within the development there is insufficient account taken of potential nearby sources of noise generation. Therefore, future occupiers of the affected dwellings are likely to suffer from an unacceptable level of noise pollution. The development is, therefore, contrary to the following policies of the Bury Unitary Development Plan:- H2/1 – The Form of New Residential Development, H2/2 – The Layout of new Residential Development, EN7/2 – Noise Pollution.

<u>Proposal and Application No.</u>	<u>Location/Ward</u>	<u>Decision</u>
30. To vary condition 14 of planning permission 33805/97 to allow working on public and bank holidays (excluding Christmas Day, Boxing Day and New Years Day) and all day on the Saturday following all bank and public holidays <b>41992/04</b>	Pilsworth Landfill site, Pilsworth Road, Bury <b>Unsworth Ward</b>	<b>Approved</b>

(**Note** – those application numbers marked \* indicate that the Committee have made a site visit).

**P.1492 OFFICER DELEGATION**

A report of the Borough Planning and Economic Development Officer was submitted requesting the Committee to consider the level of officer delegation in respect of planning applications.

The Committee considered the following amendments to the existing scheme of delegation in order that officers have delegated authority to:-

**a. Refuse applications on the grounds of inadequate information.**

**b. Determine major applications where there are no material planning objections.**

*(In several instances major development proposals have not raised any local concerns, nor has the development been considered controversial. However the matters have been reported to Committee solely because they are above the given size threshold. This threshold was determined historically by what the Government defined as "major". This definition is not considered to have any particular merit in determining when an application may be decided by officers. Where the application is recommended for approval and material objections are received the matter will continue to be reported to Committee.)*

**c. Approve or refuse householder planning applications in accordance with approved supplementary guidance for House Extensions.**

*(The receipt of objections will not make the application subject to a committee decision, although again the Committee members will always have the ability to request that ANY application be considered by the Committee.)*

**d. Refuse applications that are clearly contrary to an established and adopted planning policy of the Council, or an appeal decision.**

**e. Refuse applications that are a repeat or duplicate applications of one previously refused**

**f. Refuse applications submitted by or on behalf of a member of Council or his/her spouse or by an officer of the Council.**

*(This element was designed to ensure that approval of development by staff or members was explicitly impartial and that there was no bias which favoured the individual. Refusal of such schemes is not considered to raise issues of probity.)*

**Recommendations to Council:**

1. That the approval in principle be given for the approval of the amendments to officer delegations and for these changes to be reflected in the Council Constitution, subject to the further consideration being given to the definition of the term "Major" applications.
2. That the Borough Planning and Economic Development Officer be given delegated authority in consultation with the Chair (Councillor Cummings) and Members of the Committee, to produce an amended form of words to define the term "Major" application.
3. That, on satisfactory completion of the consultation with Committee members the proposed amendments to the constitution be submitted to the meeting of Council on 12 May 2004 for final decisions to be made.

**P.1493 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.

**P.1494 PLANNING REFORM AGENDA AND FUTURE DEVELOPMENT PLAN PROVISIONS FOR BURY**

Consideration was given to a report of the Executive Member for Environment and Transport which had been referred for information to the Planning Control Committee by the Executive (15 March 2004).

The report set out the imminent changes in legislation affecting the future provision of statutory development plan documents which are being introduced under the Planning and Compulsory Purchase Bill. It is expected that these changes will come into effect during the summer 2004.

**Delegated decision:**

That the report be noted.

A CUMMINGS  
Chair

**(Note: The meeting started at 7.00pm ended at 9.55pm)**