

**Minutes of:** PLANNING CONTROL COMMITTEE

**Date of Meeting:** 27 July 2004

**Present:** Councillor AJ Cummings (In the Chair)  
Councillors KS Briggs, D Cassidy, S Cohen,  
M Connolly, W Flood, EK Grime, S Magnall,  
AK Matthews, PH Redstone, RWH Taylor, Y Wright

**Public attendance:** 120 members of the public were in attendance

**Apologies for absence:** Councillor Davison (cl)

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**P.177 DECLARATIONS OF INTEREST**

Councillor W Flood declared a prejudicial interest in respect of application numbers 42606/04 and 42683/04 and left the meeting during their consideration.

**P.178 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 29 June 2004 be approved as a correct record and signed by the Chair.

**P.179 FUTURE SITE VISITS**

**Delegated decision:**

That the following application be deferred to the next scheduled meeting of this Committee on 31 August 2004, in view of the fact that the impact of the proposed development on the surrounding area is difficult to appreciate from plans, photographs or drawings and that arrangements be made for the Committee to visit the site relating to the planning application deferred:-

**42641/04 – Land at rear of 75 Hollins Lane, Unsworth, Bury – Unsworth**  
Residential development – 1 detached dwelling

**P.180 PLANNING APPLICATIONS**

A report of the Borough Planning and Economic Development Officer was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers:

42623/04, 42606/04, 42383/04, 42293/04, 42687/04, 42768/04, 42745/04, 42757/04, 42607/04, 42707/04, 42571/04, 42468/04, 42683/04, 42806/04 and 42641/04.

It was reported that application **42607/04 Booth Farm, Booth Street, Tottington**; Residential Development comprising 32 residential units, associated access, car parking, landscaping and servicing had been withdrawn.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted, this was limited to two minutes for each speaker.

**Delegated decision:**

1. To **Approve** the following applications with the reasons put forward by the Borough Planning and Economic Development Officer in the report and supplementary information submitted and subject to the conditions included:-

**42623/04 – Land at Bridge Hall Lane, Bury – East Ward**

Construction of new industrial units

**42606/04\* – H&A Holdings Ltd, Limefield House, Limefield Brow, Bury – Moorside Ward**

Telecommunication development consisting of 5 pole mounted antennas and equipment room

**42278/04\* – 7 Ettington Close, Bury – Elton Ward**

Two storey extension at side, conservatory at rear

Subject to the following conditions:-

- Condition 1. The development must be begun no later than five years beginning with the date of this permission.
- Condition 2. This decision relates to the drawings received on 15 March 2004 and the development shall not be carried out except in accordance with the drawings hereby approved.
- Condition 3. The external materials for the proposal hereby approved shall harmonise with those of the existing building.

**42293/04\* – Bury Boot & Shoe Company, Woodhill Mill, Brandlesholme Road, Bury – Elton Ward**

Outline – conversion of building to residential and live/work units

**42768/04 – 511 – 513 Bury Old Road, Prestwich – Holyrood Ward**

Part demolition new build and alterations to create 8 flats

**42762/04\* – Land adjacent 100 Dundee Lane, Ramsbottom - Ramsbottom Ward**

Erection of detached dwelling (revised scheme)

Subject to the following additional conditions:-

- Condition 5. A scheme for landscape screening to the northwest boundary of the site with 196 Dundee Lane shall be submitted to , and approved in writing by, the Local Planning Authority prior to the commencement of the development.

It shall be implemented no 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 two years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Condition 6. A scheme for boundary treatment to improve visibility at the access to the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. It shall be implemented prior to the occupation of the dwelling.

**42793/04 – Peel Brow School, Fir Street, Ramsbottom – Ramsbottom Ward**  
Extension to existing nursery block

**42707/04 – Land adjacent 9 Beech Grove, Greenmount - Tottington Ward**  
Two storey detached dwelling

**42658/04 – Unit 1 Egremont Close, Whitefield - Pilkington Park Ward**  
Change of use to vehicle crash repair body shop and erection of flue

**42683/03\* - 10 Ten Acre Drive, Whitefield – Pilkington Park Ward**  
Demolition of existing house and erection of apartment block (10 units)

2. That the Committee be **Minded to Approve** the following applications in accordance with the reasons put forward by the Borough Planning and Economic Development Officer in the report and supplementary information submitted and subject to the conditions included:-

**42383/04 – Land at Alfred Street, Bury – Redvales Ward**  
Residential development - 106 dwellings  
This is subject to a 106 agreement.

**42687/04 – Heaton Lodge, Bury Old Road, Prestwich – Holyrood Ward**  
Five storey block of 11 apartments  
This is subject to a 106 agreement.

**42745/04 – 11 Clarks Hill, Prestwich – St Mary's Ward**  
Residential development – erection of 12 apartments  
This is subject to a 106 agreement.

**42757/04\* – Tagg Wood Works, Regent Street, Ramsbottom - Ramsbottom Ward**  
Reserved matters – residential development – 91 dwellings (resubmission)  
This is subject to a 106 agreement.

3. That the Committee unanimously refuse application number **42571/04 – Land adjacent to Prestfield Road, Whitefield and M60 Motorway – Besses Ward;**  
New residential development 3 and 4 storey blocks of 65 apartments

4. That the Committee unanimously refuse application number **42468/04\*** – **18 Sergeants Lane, Whitefield – Pilkington Park Ward**; Demolition of existing house & erection of two storey block of 4 apartments for the following reasons:-

- (i) The proposed development would by virtue of its scale, position, nature and design result in a cramped and intrusive form of development generally out of character with the existing properties in the immediate vicinity of the site. The proposal is therefore, contrary to the following policies of the Bury Unitary Development Plan. EN1/2, H1/2 and H2/2/
- (ii) The proposed development and its related access arrangements would relate to an excessive movement of vehicles within the site and between the access points to the detriment of residential amenity and pedestrian safety. The proposal is therefore contrary to the following policies of the Bury Unitary Development Plan: H1/2, H2/1 and H2/2.

5. That application number **42806/04** – **Land at George Street, Whitefield - Pilkington Park Ward**; Prior approval determination – 15 metre monopole with 3 antennae (shrouded) and equipment be granted.

(\* denotes that a site visit has taken place)

**P.181 TOWER FARM LANDFILL SITE, SANDFORD STREET, RADCLIFFE**

A report of the Borough Planning and Economic Development Officer was submitted informing the Committee of the up to date situation regarding the Tower Farm Landfill site.

**Delegated decision:**

That the report be noted.

**P.182 PLANNING APPEALS**

A report of the Borough Planning and Economic Development Officer was submitted presenting a summary of recent appeal decisions of the Planning Inspectorate and those appeals lodged since the last meeting.

**Delegated decision:**

That the report be noted.

**A CUMMINGS**  
**Chair**

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