

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 31 August 2004

Present: Councillor AJ Cummings (In the Chair)
Councillors KS Briggs, DM Cassidy, S Cohen,
M Connolly, WJ Davison, W Flood, EK Grime,
S Magnall, A Matthews, RH Redstone and YS Wright

Public attendance: 120 members of the public were in attendance

Apologies for absence: Councillor JWH Taylor

P.217 DECLARATIONS OF INTEREST

Councillor M Connolly declared a personal interest and took no part in the consideration of the following:

- Planning Application numbers 42860 and 42976
- Supplementary Planning Guidance – Mount Pleasant Conservation Area
- Claim for a Public Right of Way at Osborne Walk, Radcliffe

P.218 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 27 July 2004 be approved as a correct record and signed by the Chair.

P.219 FUTURE SITE VISITS

Delegated decision:

That consideration of the following applications be deferred to the next meeting of this Committee to be held on 28 September 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 sites relating to the planning applications deferred:-

- **42824 – Old Dunsters Farm, Hebburn Drive, Bury – Elton Ward**
Three storey block of 37 retirement apartments
- **42854 – 425 Holcombe Road, Greenmount – North Manor Ward**
Residential development of one detached house
- **39479 – Genesis House, Stopes Road, Little Lever, Bolton – Radcliffe North Ward**
Alterations and extensions to form a dental training school and other ancillary accommodation

P.220 PLANNING APPLICATIONS

A report of the Borough Planning and Economic Development Officer was submitted in relation to various applications for planning permission.

Additional supplementary information was submitted in respect of application numbers:-

42890, 42678, 42956, 42930, 42824, 42976, 42795, 42852, 39479, 42851, 42861, 42961 and 42897.

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 any supplementary information submitted and subject to the conditions included:-

42678 – Land adjoining 166 Walmersley Road, Bury – Moorside Ward
Attached two storey unit, A1 and A2 use ground floor B1 (office) first floor.
Revision to site entrance and exit.

42860 – Whitehead Park, off Lonsdale Street, Bury – Church Ward
Change of use from grassed area to car park.

42930 – Site of former Ashkirk Garage, Glenboro Avenue, Bury – Church Ward
Outline residential development – erection of 11 flats.

42976* – Land at Mill Road, Bury – North Manor Ward
Residential development – 2 storey block of 12 flats with associated access and car parking provision.
Subject to the following additional condition:

Condition 8. The car parking indicated on the approved plans P783.01 shall be surfaced demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the building hereby approved being occupied.

42795 – Shell Hilton Park, Bury New Road, Prestwich – Sedgley Ward
Redevelopment of service station to include enlarged sales building (resubmission).
Subject to the following additional conditions:

Condition 7. The visibility splays indicated on the approved plans shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m other than the proposed signing indicated and existing boundary walls to be retained.

Condition 8. The car parking indicated on the approved plan shall be surfaced, demarcated and made available for use to the written satisfaction of the local Planning Authority prior to the building hereby approved being occupied.

Condition 9. Prior to commencement of development, details of an acoustic fence shall be submitted to and approved in writing by the Local Planning

Authority, which is to be erected to the south of the existing hedge fronting onto Chandos Road. The approved details only shall be implemented and the fence shall be maintained in situ in perpetuity.

Condition 10. A landscaping scheme shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development for the existing landscaped area located to the north of the site fronting Chandos Road. It shall be implemented not later than 12 Months from the date of the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

42994 - 28 Ainsworth Hall Road, Ainsworth, Bolton – Radcliffe North Ward
Creation of all-weather manege.

42851 - Site of Hare and Hounds Garage, Bolton Road West, Holcombe Brook - Ramsbottom Ward

Residential development – demolition of existing garage and erection of block of 4 apartments with car parking (resubmission).

42861 - St Paul's School, Crow Lane, Ramsbottom - Ramsbottom Ward

Residential Development – conversion into 8 dwellings.

42897 – Boz Park, off Tonge Close, Whitefield – Besses Ward

Installation of multi-use games area.

42641* – Land to rear of 75 Hollins Lane, Unsworth, Bury – Unsworth Ward

Residential development consisting of one detached dwelling.

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

42961 - Land at Garden Street, Ramsbottom - Ramsbottom Ward

Reserved matters – residential development – conversion into 19 apartments.

3. That on the satisfactory completion of the required neighbour consultation, delegated authority be given to the Borough Planning and Economic Development Officer in consultation with the Chair to approve planning application **42890 St Luke's Primary School (former Fishpool and St Chad's Schools) Nelson Street, Bury – Redvales Ward** - Demolition of former Fishpool School; provision of new car park and junior playground and associated site work, alterations and extensions to St Luke's Primary School and associated site work.

4. That the Committee **refuse** application number **42956 – 20 Heaton Fold, Bury – Redvales Ward** - New residential – Two 2 storey detached dwellings for the following reasons:

The proposed dwelling houses would, by reason of their design and appearance, be out of character with the surrounding street scene and they would thus be detrimental to the visual amenities of the area. The development is therefore, contrary to the following policies of the Bury Unitary Development Plan:
H2/1 – The Form of new Residential Development
H1/2 – Further Housing Development

5. That the Committee **refuse** application number **42852 – 22 Ainsworth Road, Radcliffe – East Ward** - Change of use from shop (Class A1) to hot food takeaway (Class A3) with flue at rear for the following reasons:
S1/4 Local Shopping Centres
S2/6 Food and Drink

(* denotes a site visit has taken place)

P.221 SUPPLEMENTARY PLANNING GUIDANCE, MOUNT PLEASANT CONSERVATION AREA

A report of the Borough Planning and Economic Development Officer was submitted presenting for acceptance by the Committee a Supplementary Planning Guidance in support of the adopted Unitary Development Plan.

Delegated decision:

That approval be given to the Mount Pleasant Conservation Area Appraisal and Action Plan as Supplementary Planning Guidance in support of the Council's adopted Unitary Development Plan.

P.222 CLAIM FOR A PUBLIC RIGHT OF WAY AT OSBORNE WALK, RADCLIFFE

A report of the Borough Engineer was submitted regarding an application made under Section 53 of the Wildlife and Countryside Act 1981 for modification of the Definitive Map and Statement by adding to it a footpath at Osborne Walk, Radcliffe.

The Committee also heard representations from members of the public.

Delegated Decision:

1. That consideration of the application be deferred to a future meeting of this Committee in view of the issues raised by the members of public present at the meeting and the fact that the area referred to is difficult to appreciate from the plan submitted.
2. That arrangements be made for the Committee to visit Osborne Walk, Radcliffe.

P.223 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted presenting a summary of recent appeal decisions made by the Planning Inspectorate and listing 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 9.20pm)