

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 12 October 2004

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

Public attendance: 240 members of the public were in attendance

Apologies for absence: Councillor KS Briggs (cl)

P.417 DECLARATIONS OF INTEREST

Councillor W Flood declared a personal interest in application number 42914 and took no part in the consideration of the application.

P.418 PLANNING APPLICATIONS

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

43031, 43068, 42997, 42996, 43006, 43054, 43303, 42905, 43136, 36052, 43152, 43066, 43213, 43282, 43101, 42914, 43089, 43307 and 43071.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted, this was limited to two minutes for each speaker. The Chair also allowed speakers to circulate additional information/pictures relating to applications to the Committee.

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:-

43068 – Land adjacent Barcroft Street and Hornby Street, Bury – Moorside Ward

Outline planning application – two storey office building together with road closure and new road turning head.

42997 – Burrs Country Park, Woodhill Road, Bury – Elton Ward

Touring Caravan and Camping.

43006 – Woodhey Farm, Woodhey Road, Holcombe Brook – North Manor Ward

Conversion of existing dwelling into 5 self contained apartments.

43303 – Heaton Park CP School, Cuckoo Lane, Whitefield – Holyrood Ward

Erection of Storage building.

43136 – Thorndyke House Bury New Road, Prestwich – Sedgley Ward

Free standing non-illuminated single sided board advertisement subject to the following specific condition:-

The board advertisement hereby approved shall be removed within two years of the date of this consent.

43152 – Starling Water Tower, Cockey Moor Road, Radcliffe – Radcliffe North

Installation of telecommunications equipment.

43282 – Duckworth Arms, Whalley Road, Shuttleworth, Ramsbottom - Ramsbottom

Residential development – externally illuminated signs

43089 – 2 Standmoor Road, Whitefield – Pilkington Ward

Demolition of existing garage and side passage attached to existing house and erection of single storey extension at side to be used as a gymnasium in connection with a personal training business.

43307 – Sedgley Park Rugby Club, Park Lane Whitefield – Pilkington Ward

Installation of a floodlighting system on existing rugby pitch at Phillips Park Road West.

43213 - Irwell Street Metals, Kenyon Street, Ramsbottom – Ramsbottom Ward - Deletion of planning condition number 6 (application 14067) to allow a further 15 vehicles per day.

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:-

42905 – Former Claremont Elderley Persons Home, Bury New Road, Prestwich – Sedgley Ward

Addition of 2 roof mounted penthouses to proposed block of 48 apartments and 8 penthouses.

43101* - Parkside Hostel, Stanley Road, Whitefield – Besses Ward

Residential Development – 22 dwellings and 3 storey block of 18 apartments.

42914 – Site at junction of Stanley Road/Bury New Road, Whitefield – Pilkington Ward

Demolition of existing buildings and redevelopment with class A1 (foodstore) associated service area car parking and landscaping with new café unit (revised scheme).

3. That application **43031 - Site number 96, pavement opposite 220 Bell Lane, Bury – Moorside Ward** - Internally illuminated static double sided free standing 6 sheet advertising unit **refused** for the following reason:-

The proposed sign by reason of its size, siting, design and means of illumination would be out of character and detrimental to the general visual amenities of the area and therefore contrary to the following policies of the Bury Unitary Development Plan: EN1/9 - Advertisements.

4. **42996* – Land off Hazel Hall Lane, Holcombe Brook – North Manor Ward** Construction of 13 new tennis courts (9 with floodlights); new clubhouse; car park; 2 children’s courts; practice wall & landscaping be **refused**.

5. **43054* – Holcombe Brook Tennis Club, Longsight Road, Holcombe Brook, Ramsbottom – North Manor Ward** - Three storey block of 55 sheltered flats for the elderly together with house manager’s accommodation, car parking and landscaping be **refused**.

6. **36052 – Land at Spen Moor, off Bury and Bolton Road, Radcliffe – Radcliffe North Ward** - Residential development (outline) be **refused**.

7. **43066 – Irwell Bridge Mill, Kenyon Street, Ramsbottom – Ramsbottom Ward** - Residential Development – erection of 36 apartments and 4 live/work units be **refused**.

8. That the Committee be Minded to Approve application **43071* – Land adjacent to Pilsworth Way and Roach Bank Road, Pilsworth, Bury – Unsworth Ward** - Outline application for development for class B2 (general industry) and class B8 (storage and distribution) uses, and that delegated authority be given to the Borough Planning and Economic Development Officer, in consultation with the Chair (Councillor Cummings), to make the final approval subject to:

1. The proposal meeting the requirements of the Highways Agency regarding improvements to junction 3 of the M66 Motorway. If agreement is not reached the application be resubmitted to the Committee for consideration.
2. The relevant landscaping condition to be amended to ensure early screen planting takes place.
3. Any approval made to include the production of a development brief to mitigate the effects of the development on residents.

(*denotes that a site visit has taken place)

P.419 PLANNING ENFORCEMENT SERVICE AND CUSTOMER CHARTER FOR THE PLANNING ENFORCEMENT SERVICE

A report of the Borough Planning and Economic Development Officer was submitted informing the Committee of the progress of the Planning Enforcement service. The report also sought agreement to a consultation process on the document “Customer Charter for the Planning Enforcement Service” and the interim adoption of a draft document prior to the completion of the consultation process.

Delegated decision:

That the progress of the Planning Enforcement service be noted and that Approval be given to the consultation process on the Charter and the interim adoption of the draft document prior to the completion of the consultation process.

P.420 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted informing the Committee of recent appeal decisions made by the Planning Inspectorate and listing new appeals that have been 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 9.55pm)