

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 9 November 2004

Present: Councillor AJ Cummings (In the Chair)
Councillors KS Briggs, D Cassidy, S Cohen, M Connolly,
WJ Davison, W Flood, EK Grime, SP Magnall, PH
Redstone, JWH Taylor and YS Wright

Public attendance: 60 members of the public were in attendance

**Apologies for
absence:** Councillor AK Matthews

P.580 DECLARATION OF INTEREST

Councillor M Connolly declared a personal interest in Application number 43233 and took no part in its consideration.

P.581 MINUTES

Delegated decision:

That the Minutes of the meetings held on 28 September and 12 October 2004 be approved as correct records and signed by the Chair.

P.582 FUTURE SITE VISIT

Delegated decision:

That consideration of the following application be deferred to the next scheduled meeting of this Committee on 14 December 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 site relating to the planning application deferred:-

43232 - Land between Tottington Road and Crostons Road, Bury – Elton Ward (Residential Development – 34 flats).

P.583 PLANNING APPLICATIONS

A report 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:

41465, 43233, 43459, 43484, 43232, 43393, 43163, 43302, 42364, 43199, 43327, 43349, 42095, 43404 and 43276.

It was reported that the following applications had been withdrawn:

- **43320- George Hotel 25 Bury New Road, Prestwich** (572sq m Retail Development; 24 apartments with associated parking and public open space including tennis court)
- **43276- Pike Fold Golf Club, Hills Lane, Unsworth, Whitefield** (Extension of existing 9 hole golf course to create 18 hole golf course).

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

Delegated decisions:

1. That **Approval** be given to 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:-

41465 - Vanguard Building Chesham Fold, Bury – East Ward

Retrospective Application – Change of use of part of workshop to offices including creation of additional floor area, elevational alterations and car parking (revised).

43233 - Land at Larch Street/Back Wash Lane Bury – East Ward

Residential Development – 20 Units.

43459 - Site opposite 415 Rochdale Old Road, Bury – East Ward

Prior approval determination – telecommunications installations comprising of 10 meter monopole with trisector antenna and equipment monopole.

43484 - 71 The Rock, Bury – East Ward

Goods lift shaft to rear.

43393 - Land to rear of 286 - 288 Walshaw Road, Bury – Elton Ward

Residential development – 1 detached dwelling.

43163 - 65 Windsor Road, Prestwich – Sedgley Ward

Part change of use of ground floor to tea room (A3).

43302 - Seed Street Iron Works, Bury Road, Radcliffe – Radcliffe East Ward

Residential development – Construction of 9 apartments.

43199 - Park Chapel, Manchester Road, Ramsbottom – Ramsbottom Ward

Conversion of Chapel into 3 residential units, provision of new access road.

43349 - Bulls Head, Brandlesholme Road, Greenmount, Tottington – Tottington Ward

Externally illuminated flag signs, directional signs, building letters.

43404 - 2 Ringley Road, Whitefield – Pilkington Ward

Residential development - demolition of existing dwelling – erection of 4 dwellings (reserved matters application).

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 supplementary information submitted and subject to the conditions included:-

42095 - Land at Mather Avenue, Whitefield - Pilkington Park

Residential development – 3 bungalows.

3. That application **42364 - Lowercroft fisheries Gisburn Drive Bury/Old Barn off Church Street, Ainsworth – Church Ward** (New access roads and car parking for recreational angling) be **refused**.

4. That application **43327 – Redisher Works, Holcombe Old Road, Holcombe Brook, Bury – Ramsbottom Ward** (Demolition of existing premises and regeneration for mixed residential/employment scheme including highway improvements, new footpath links and river restoration - approx 45 dwellings) be **refused**.

P.584 CONFIRMATION OF TREE PRESERVATION ORDER – BRIDGE HALL DRIVE, BURY

A report of the Borough Planning and Economic Development Officer was submitted regarding the confirmation of the Metropolitan Borough of Bury (Bridge Hall Drive) Tree Preservation Order (Amendment) 2004, as required under Section 201 of the Town and Country Planning Act 1990.

Delegated decision:

That approval be given for the Tree Preservation Order to be Confirmed to maintain the Council's policy under the LA21 Strategy.

P.585 CONFIRMATION OF TREE PRESERVATION ORDER – SYKES AVENUE, BURY

A report of the Borough Planning and Economic Development Officer was submitted regarding the confirmation of the Metropolitan Borough of Bury (Sykes Avenue) Tree Preservation Order (Amendment) 2004, as required under Section 201 of the Town and Country Planning Act 1990.

Delegated decision:

That approval be given for the Tree Preservation Order to be Confirmed to maintain the Council's policy under the LA21 Strategy.

P.586 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted detailing 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.

COUNCILLOR A CUMMINGS
Chair

(Note: The meeting started at 7.00pm and ended at 7.55pm)