

**Minutes of:** **PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 14 December 2004

**Present:** Councillor AJ Cummings (In the Chair);  
Councillors, DM Cassidy, S Cohen,  
M Connolly, WJ Davison, W Flood, EK Grime,  
A Matthews, PH Redstone and JWH Taylor

**Public attendance:** 40 members of the public were in attendance

**Apologies for  
absence:** Councillors KS Briggs, SP Magnall and YS Wright

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**P.765 DECLARATIONS OF INTEREST**

Councillor M Connolly declared a personal and prejudicial interest in respect of Application 43490 (Minute No. 768) and left the meeting during its consideration. He also declared a personal interest in respect of the Application for the Temporary Diversion of Bridleway No. 79 Bury and Temporary closure of public footpath No. 82 Bury and No. 1 Whitefield (Minute No. 769).

**P.766 MINUTES**

**Delegated decision:**

That the Minutes of the Meeting held on 9 November 2004 be approved as a correct record and signed by the Chair.

**P.767 FUTURE SITE VISITS**

**Delegated decision:**

That consideration of the following application be deferred to the next scheduled meeting of this Committee on 18 January 2005, 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:-

**43494 – 611 Walshaw Road, Bury – Tottington Ward**  
Residential Development – 3 dwellings

**P.768 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: 43669, 43490, 43675, 43634, 43604, 43344 and 43323

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

It was reported that application **41703 Land at the Rock/Rochdale, Road/York Street Bury (known as the Rock Triangle) - Redvales Ward** for an Outline - Mixed use development comprising foodstore, petrol filling station, non food retail, food and drink, leisure business, residential, associated highway works, car parking and servicing facilities had been withdrawn by the applicant.

**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:-

**43352 11-13 Silver Street, Bury - East Ward**

Change of use from shop to A3 café/wine bar and alteration to front elevation

**43676 Town Hall, Knowsley Street, Bury - East Ward**

Erection of banner sign (subject to an amendment to the condition replacing the word "Any" with the word "The").

**43597 425 Holcombe Road, Greenmount, Ramsbottom - North Manor Ward**

Residential development – 1 detached dwelling on garden site to south of 425 Holcombe Road

**43634 Mountheath Industrial Estate, off George Street, Prestwich - Sedgley Ward**

Replacement of existing 15 metre steel monopole with 20 metre monopole and ancillary development

**43604 Brownhill Boarding Kennels, Knowsley Road, Ainsworth, Radcliffe - Radcliffe – North Ward**

Retrospective Application for Manège

**43344 Healey Construction Ltd, Kay Brow Yard, Kay Brow, Ramsbottom - Ramsbottom Ward**

Industrial Units for Office and Storage

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:-

**43232 Land between Tottington Road and Crostons Road, Bury - Elton Ward**  
Residential development – 34 flats.

**43490 - Age Concern Jubilee Centre, Mosley Avenue, Bury - Moorside Ward**  
Single Storey front and side extensions to provide additional recreational facilities, café area and office and subject to conditions.

1. That the application be referred to the Government Office North West for consideration with regard to the UDP Green Belt Policy.

2. That delegated authority be given to the Borough Planning and Economic Development Officer, in consultation with the Chair, for the re-negotiation of parking and services to the site and to impose conditions as appropriate.

(**Note:** The Borough Planning and Economic Development Officer had recommended the application for refusal. Members indicated that the reasons for a Minded to Approve decision were based on the special circumstances of the application which a majority of Members considered outweighed the impact of the development on the Green Belt. Members did not consider that the proposed extension would present an adverse effect on the neighbouring properties).

3. That the decision relating to application **43669 - Bury Central Library, Silver Street Bury - East Ward** for the erection of a banner sign be delegated to the Borough Planning and Economic Development Officer, in consultation with the Chair, and subject to an amendment to the condition replacing the word “Any” with the word “The”.

4. That the decision relating to application **43672 Lester House, 21 Broad Street, Bury - East Ward** for the erection of a banner sign be delegated to the Borough Planning and Economic Development Officer, in consultation with the Chair.

5. That the decision relating to application **43675 Bury Central Library, Silver Street, Bury - East Ward** for the erection of a banner sign be delegated to the Borough Planning and Economic Development Officer, in consultation with the Chair, and subject to an amendment to the condition replacing the word “Any” with the word “The”.

6. That the decision relating to application **43678 First Floor, Castle Buildings, Market Place, Bury - East Ward** for the erection of banner sign be delegated to the Borough Planning and Economic Development Officer, in consultation with the Chair.

7. That application 43323 - Land at rear of 353-375 Bury Road, Tottington - Tottington Ward - Outline residential development and demolition of 3 houses including details of means of access to the site – Approx 50 units be refused.

**P.769 APPLICATION FOR THE TEMPORARY DIVERSION OF BRIDLEWAY NUMBER 79 BURY AND TEMPORARY CLOSURE OF PUBLIC FOOTPATH NUMBER 82 BURY AND NUMBER 1 WHITEFIELD**

A report of the Borough Engineer was submitted regarding an application made under Section 261 of the Town and Country Planning Act 1990, for the temporary diversion of bridleway number 79 and temporary closure of public footpath number 82 and number 1 Whitefield.

**Delegated decision:**

1. That approval be given for the application for the temporary diversion of Bridleway number 79 and temporary closure of Public Footpath number 82 and number 1 Whitefield to allow the applicant to carry out quarrying and restoration works.

2. That the Borough Solicitor be authorised to make the necessary orders for the temporary diversion of the bridleway indicated on Plan PRW/79/BURY/DC/1 and closure of the public footpaths indicated on Plan PRW/79/BURY/DC/2 in the report.

**P.770 DEVELOPMENT CONTROL PERFORMANCE STATISTICS**

A report of the Borough Planning and Economic Development Officer was submitted presenting information on the statistical performance for decision making within the Council's Development Control function.

**Delegated decision:**

1. That the report be noted.
2. That the continuing focus on the speed of decision making for all planning applications be endorsed.

**P.771 CUSTOMER CHARTER FOR THE PLANNING ENFORCEMENT SERVICE**

A report of the Borough Planning and Economic Development Officer was submitted informing the Committee of the results of a consultation exercise on the draft document "Customer Charter for the Planning Enforcement Service". The report also sought the agreement of the Committee for the publication of the document.

It was reported that the Charter would also be considered by the Economy, Environment and Transport Scrutiny Commission on 4 January 2005.

**Delegated decision:**

1. That the Customer Charter for the Planning Enforcement Service be noted at this time to enable the Environment and Transport Scrutiny Commission to make any comments.
2. That the Charter be resubmitted, including any additional comments, to the next meeting of this Committee on 18 January 2005.

**P.772 PLANNING APPEALS**

A report of the Borough Planning and Economic Development Officer was submitted listing 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 AJ CUMMINGS**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 8.15pm)**