

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 18 January 2005

Present: Councillor A K Matthews (In the Chair)
Councillors D M Cassidy, S Cohen, M Connolly,
W J Davison, W Flood, E K Grime, P H Redstone,
J W H Taylor and Y Wright

Public attendance: 80 members of the public were in attendance

Apologies for absence: Councillors A J Cummings and K S Briggs

P.881 DECLARATIONS OF INTEREST

Councillor M Connolly declared a personal interest in respect of planning applications:- 43715 – Pimhole Road, Bury, 43755 – Chesham Woods, Chesham Road, Bury and 43731 – Venwood Road Play Area, off Venwood Road, Prestwich.

P.882 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 14 December 2004 be approved as a correct record and signed by the Chair.

P.883 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following application be deferred to the next scheduled meeting of this Committee on 8 February 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:-

43601 – Land adjacent existing stables, Hollins Brow, Bury
Residential Development 1 detached dwelling

P.884 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 circulated to the Committee in respect of application numbers: - 43755, 43584, 42722, 43783 and 43601.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted, this was limited to two minutes for each speaker. Due to the interest shown in respect of application 42722 by members of the public the Chair allowed five minutes for the applicant and objector to speak. The

Chair declined a request by Councillor Y Creswell to speak in respect of the application.

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:-

43715 Pimhole Road, Bury – East Ward

Construction of industrial estate road with associated fencing; new buildings; building re-locations and regularisation of land for use as car breakers

43755 Chesham Woods Chesham Road, Bury – Moorside Ward

Erection of 1.2M high steel heritage fencing to Chesham Road

43646 Land adjacent to 1, Olive bank, Bury – Elton Ward

Detached Garage

43731 Venwood Road, Play Area off Venwood Road, Prestwich - St Mary's Ward

Installation of multi-use games area

43494 611 Walshaw Road, Bury – Tottington Ward

Residential Development - 3 dwellings

43648 818 Manchester Road, Bury – Pilkington Park Ward

Conversion of terraced dwelling into 2 self contained flats; new pitched roof to existing single storey outrigger and elevational alterations

43744 247-249 Bury New Road, Whitefield - Pilkington Park Ward

Change of use and refurbishment of part ground floor from dry cleaners (Class A1) to hot food take away (Class A3)

43674 260 Parr Lane, Unsworth – Unsworth Ward

Outline residential development - 6 apartments (resubmission)

43750 Heaton Park Congregational Church, Newtown Street, Prestwich – Holyrood Ward

Applications for variation of condition 12 relating to first occupation of residential units on planning application 43014

43756 Heaton Park Congregational Church, Newtown Street, Prestwich – Holyrood Ward

Listed Building Consent application 43005 New Church with 7 apartments above and conversion of existing church into 16 apartments

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:-

43584 Land at Deardens Street and Proctor Street, Bury – Church Ward
Reserved Matters – Residential Development, 19 Town Houses

42722 Olives Paper Mill, Tottington Road, Bury – Elton Ward
Residential Development 116 units together with provision of open space

43509 Land at Bury Road, Sunnywood Lane, Tottington – Tottington Ward
Residential Development 24 dwellings
The decision is subject to the following additional condition:-

Condition 14. No gates shall be erected on the access to the development.
Reason: - To prevent the establishment of a closed community and to protect the character of the area.

3. That application **43783 Land adjacent to 2 Cromer Road, Bury – Elton Ward** - change of use of land to garden be refused for the following reasons:-

1. The proposed development would, by reason of its size and location, create an intrusive feature at a prominent position in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: - H2/3 – Extensions and Alterations

2. The proposed development, if approved, would result in the loss of valuable amenity open space which would be seriously detrimental to the amenities of nearby residents and the area in general. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:- OL3 – Urban Open Space and OL3/1 – Protection of Urban Space

4. That application **43717 Paddock, off Leaches Road, Shuttleworth - Ramsbottom – Ramsbottom Ward** - detached single storey stable block and tack be refused for the following reason:-

The proposed development would, by reason of its height, size, position, building materials and design, be a permanent, prominent and intrusive feature detrimental to the open character and visual amenity of this Green Belt Location. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: - OL1/2 New Buildings in the Green Belt.

P.885 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” and seeking approval to the publication of the document.

The Committee had noted the Customer Charter at its meeting held on 14 December 2004 to allow the Environment and Transport Scrutiny Commission to comment.

Delegated decision:

That approval be given to the publication of the Customer Charter for the Planning Enforcement Service.

P.886 TREE PRESERVATION ORDER – 350 TO 354A MANCHESTER ROAD, BURY

A report of the Borough Planning and Economic Development Officer was submitted seeking confirmation of the Metropolitan Borough of Bury (350 to 354A) Tree Preservation Order 2004.

An amended version of the report Conclusion (Paragraph 3.1) had been circulated to Members of the Committee with the Supplementary Information Document.

Delegated decision:

That subject to the inclusion of the amendments to Paragraph 3.1 of report approval be given to confirm the Tree Preservation Order 350 – 354A Manchester Road, Bury to secure its permanent status.

P.887 TREE PRESERVATION ORDER – 283 – 100 DUNDEE LANE, RAMSBOTTOM

A report of the Borough Planning and Economic Development Officer was submitted seeking confirmation of the Metropolitan Borough of Bury (100 Dundee Lane, Ramsbottom) Tree Preservation Order 2004.

Delegated decision:

That approval be given to confirm the Tree Preservation Order - 283 – 100 Dundee Lane, Ramsbottom to secure its permanent status.

P.888 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted summarising recent appeal decisions made by the Planning Inspectorate and listing new appeals that have been lodged since the last meeting of the Committee.

Delegated decision:

That the report be noted.

COUNCILLOR A K MATTHEWS
Chair

(Note: The meeting started at 7.00pm and ended at 8.30pm)