

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 8 February 2005

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

Public attendance: 60 members of the public were in attendance

**Apologies for
absence:** -

P.1058 DECLARATIONS OF INTEREST

Declarations of interest were received as follows:-

Councillor Connolly: applications 43630 and 43631 personal interest.

Councillor Cummings: application 43861 personal interest.

Councillors W Flood and P H Redstone: application 43773 personal and prejudicial interest. Both of the Councillors left the meeting during the consideration of the application.

P.1059 MINUTES

Delegated decision:

That, subject to the inclusion of Councillor S Magnall on the list of those Councillors present, the Minutes of the meeting held on 18 January 2005 be approved as a correct record and signed by the Chair.

P.1060 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: - 43630, 43710, 43850, 43826, 43841, 43837, 43860, 43849, 43875, 43773, 43847 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.

Delegated decision:

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:-

43630 Former St Paul's Church and Churchyard, St Paul's Street, Bury – East Ward

Conversion of former church building into 22 residential apartments including extension; new perimeter fencing and widening of access to provide vehicular access to new car park; new footpath and lighting in existing landscaped churchyard.

The approval is subject to (1) The deletion of Condition 6 from the application submitted and, (2) The addition of the following sentence to Condition 7 as detailed in the Supplementary Information: 'The agreed maintenance scheme shall be maintained for as long as the development remains in existence unless agreed otherwise by the Local Planning Authority'. This will be referred to as Condition 6 in the Notice of Planning Permission.

43710 Entrance to J2 Business Park, Bridge Hall Lane, Bury - East Ward
Free standing non-illuminated entrance sign and tenants sign

43850 Land adjacent to 4 Mile Lane, Bury – Church Ward
Residential Development – Two storey detached three bedroom dwelling (resubmission)

43826 Land at Bealey Industrial Estate, Dumers Lane, Radcliffe – Radcliffe East Ward

Change of use to general contractor's yard.

Approval is subject to the replacement of the wording for **Condition 8** as detailed in the application with the following: 'No part of the site including the area marked 'operational land' on the approved plan shall be used other than for the loading and unloading of loose soil, stones and sand; sorting of materials, servicing and vehicle parking'.

43841 335 Ainsworth Road, Radcliffe - Radcliffe North Ward

Single storey extension at rear

(A note will be placed on application regarding issues raised on the ownership of land).

43837 Land opposite Hare and Hounds Hotel, Bolton Road West, Ramsbottom – Ramsbottom Ward

Installation of 15 metre high flexicell column, 3 antennas, 2 equipment cabinets and associated development

43860 210 Dundee Lane, Ramsbottom – Ramsbottom Ward

Demolition of existing house and erection of a new dwelling

43847 Polyfor Ltd, Radcliffe New Road, Whitefield – Pilkington Park Ward

Demolition of existing building and construction of new warehouse (amended scheme following previous approval 42295).

43707 138 Bury Old Road, Whitefield – Besses Ward

Erection of dormer to roof

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:-

43773 Whitefield Golf Club, Higher Lane, Whitefield – Pilkington Park Ward

Outline – demolition of existing clubhouse and stores and construction of replacement golf clubhouse, car parking and new access to Higher Lane, together with erection of 24 apartments.

The Minded to Approve decision is subject to amendments to Conditions 10 and 17 which will be worded as follows:

Condition 10. Prior to the commencement of the development, details of the acoustic fencing and mounding shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented. The acoustic fence and mounding shall be 3 metres high in total.

Condition 17. Deliveries to the club house by way of the service road shall not take place between the hours of 1700hrs and 0800hrs Monday to Saturdays inclusive.

43631 Former St Paul's Church and Churchyard, St Paul's Street, Bury – East Ward

Listed Building Consent – conversion of former church building into 22 residential apartments including the repair and rebuilding of existing roof and extension.

(the decision is subject to referral to the Government Office North West for determination of a proposal for the partial demolition of a Grade II Listed Building).

3. That the Committee be Minded to Approve application **43849 5 Dempsey Drive, Unsworth – Besses Ward** (two storey side extension and single storey rear extension) with delegated authority being given to the Borough Planning and Economic Development Officer to approve an amended plan to reflect the reduced width of the proposed two storey side extension from 3.5 metres to 2.5 metres.

4. That application **43861 11 – 15 New Road, Radcliffe – Radcliffe East Ward** (Change of use from Class A1 shop to Class A3 hot food and drink (number 11): internal alterations (numbers 11–15) including new rear access (numbers 11 and 13) be refused for the following reason:

The Class A3 (Hot Food) element within the proposed development would be seriously detrimental to the residential amenities of the occupiers of neighbouring properties, by reason of the noise, smell, disturbance and general activity associated with the use. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: S2/6 Food and Drink.

5. That application **43875 Land adjacent 60 – 68 Hardmans Road, Whitefield – Besses Ward** (residential development -15 apartments with 16 parking bays) be refused for the following reasons:

- a) The design of the proposed development would be out of character with and would be inappropriate to, the existing street scene, and would therefore be detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:

H2/1 – The Form of New Residential Development

H2/2 – The Layout of New Residential Development

EN1/2 – Townscape and Built Design

- b) The proposed development would be detrimental to the amenities and character of the nearby residential properties by reason of its height, size and position. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan:

H2/1 – The Form of New Residential Development

H2/2 – The Layout of New Residential Development

EN1/2 – Townscape and Built Design

6. That application **43601 Land adjacent existing stables Hollins Brow, Bury – Unsworth Ward** residential development – 1 detached dwelling be refused.

P.1061 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted giving details of recent appeals decisions made by the Planning Inspectorate and those 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 7.00 pm and ended at 9.00 pm)