

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 8 March 2005

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

Public attendance: 45 members of the public were in attendance

Apologies for absence: Councillors K S Briggs and S Magnall

P.1126 DECLARATIONS OF INTEREST

Declarations of interest were received as follows:-

Councillor M Connolly: Application to divert part of public footpath No. 43 St Andrews, Radcliffe and Bury Local Development Framework – Local Development Scheme - personal interest

Councillor W Flood: Application 42914 - personal interest and application 43916 - personal interest (Councillor W Flood took no part in considering or voting on the application).

P.1127 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 8 February 2005 be approved as a correct record and signed by the Chair.

P.1128 FUTURE SITE VISITS

Delegated decision:

That consideration of the following applications be deferred to the next scheduled meeting of this Committee on 12 April 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 sites relating to the planning applications deferred:-

- **43995 1-2 Stand Lodge, Stand Lane, Radcliffe – Radcliffe West Ward**
Listed Building Consent – improvements and extension of building for conversion into 11 apartments
- **43996 1-2 Stand Lodge, Stand Lane, Radcliffe – Radcliffe West Ward**
Rear extension to existing building and development of 11 apartments together with associated car parking, boundary treatments and landscaping
- **43984 Land adjacent to the south of Carr Bank Grange, Uppingham Drive, Ramsbottom – Ramsbottom Ward**
Residential development – 1 dormer bungalow
- **43907 Edward Turnbull and Sons Ltd, Stormer Hill Works, Mill Street,**

Tottington – Tottington Ward

Extension to form production and offices accommodation

P.1129 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: 43920, 43995, 43996, 43916, 43917, 43984, 43817, 43930 and 43931.

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:-

43916 Pack Horse, 139 Whalley Road, Shuttleworth, Ramsbottom – Ramsbottom Ward

Change of use of public house into apartments and extension to provides 4 town houses.

43917 Land at Silver Street, Ramsbottom – Ramsbottom Ward

Erection of shops with offices to first and second floors (amendment to planning application 36929).

44009 27 Crow lane, Ramsbottom – Ramsbottom Ward

Demolition of existing building with retention of front facade; redevelopment to create 3 dwellings.

Approval is subject to the following additional condition:

Condition 10. The approved scheme shall incorporate a date stone commemorating the date of the original construction of the building.

44010 27 Crow lane, Ramsbottom – Ramsbottom Ward

Demolition of existing building with retention of front facade; redevelopment to create 3 dwellings (conservation area consent).

Approval is subject to the following additional condition:

Condition 10. The approved scheme shall incorporate a date stone commemorating the date of the original construction of the building.

43817 Land at Charnley Street, Whitefield – Besses Ward

Residential development – 4 dwellings.

Approval is subject to amendment of Condition 7 (Reason) as follows:

To protect the amenity of the occupants of the premises once the development hereby approved is occupied from noise generated by the nearby practice accommodation of Besses O'th Barn Band to the rear of the site.

43931 Sports Pitches, Philips Park Road West, Whitefield – Pilkington Park Ward

Construction of single lane access track – retrospective application.

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:-

43920 Site of former George Hotel, 25 Bury New Road, Prestwich – Sedgley Ward

523 Square metres retail development – 24 apartments with associated parking and public space including tennis court.

3. That application **43930 Sedgley Park Rugby Union Football Club, Park Lane, Whitefield - Pilkington Park Ward** - Erection of single cabin for storage and sale of programmes be refused for the following reason:

The proposed development would be seriously detrimental to the visual amenity of the locality and in particular the residential amenities currently enjoyed by the occupiers of the nearby dwelling houses, by reason of its size, position, design and appearance. The proposed development therefore conflicts with policy EN1/2 of the Bury Unitary Development Plan.

P.1130 PLANNING APPLICATION 42914 – SITE AT JUNCTION OF STANLEY ROAD/BURY NEW ROAD, WHITEFIELD – DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT WITH CLASS A1 (FOODSTORE), ASSOCIATED SERVICE AREA AND CAR PARKING WITH NEW CAFE UNIT

A report of the Borough Planning and Economic Development Services Officer was submitted seeking approval to an additional condition to the existing planning permission relating to the provision of temporary car parking areas during the construction phase of the development.

Delegated decision:

That approval be given to the inclusion of the additional condition to the existing planning permission (42914) as detailed in the report.

P.1131 APPLICATION TO DIVERT PART OF PUBLIC FOOTPATH NUMBER 43, ST ANDREWS, RADCLIFFE

A report of the Borough Engineer was submitted regarding an application to divert part of Public Footpath number 43, St Andrews, Radcliffe.

Delegated decision:

That approval be given to the application as detailed in the report submitted for the production of an order to divert part of the Public Footpath number 43, St Andrews, Radcliffe.

P.1132 BURY LOCAL DEVELOPMENT FRAMEWORK – LOCAL DEVELOPMENT SCHEME

A report of the Executive Member (Environment and Transport) was submitted following its referral by the Executive (2/2/2005) for information to the Planning Control Committee.

Delegated decision:

That the report be noted.

P.1133 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.

A CUMMINGS
Chair

(Note: The meeting started at 7.00pm and ended at 8.00pm)