

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 12 April 2005

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

Public attendance: 110 members of the public were in attendance

Apologies for absence: Councillors K S Briggs (cl) and P H Redstone

P.1316 DECLARATIONS OF INTEREST

Declarations of interest were received as follows:

Councillors M Connolly and Y Wright: Proposed Boundary Adjustments – Bury Town Centre Conservation Area – personal interest.

Councillor M Connolly Bury Local Development Framework – Statement of Community Involvement - personal interest.

Councillor W Davison – standing as a Parliamentary Candidate (Bury North) - personal interest.

P.1317 MINUTES

Delegated decision:

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

P.1318 FUTURE SITE VISITS

Delegated decisions:

1. That the following planning applications be deferred to the next scheduled meeting of this Committee on 24 May 2005:-

44080 Fairfield Service Station, Rochdale Old Road, Bury – Bury East Ward
Residential Development – three storey block of nine apartments

44108 Pimhole Renewal Area, Bury – Bury East Ward
Demolition of 134 dwellings & replacement with new residential development (outline application)

44144 14 Mountside Crescent, Prestwich – St Mary's Ward
Outline – residential development 1 detached bungalow

2. That arrangements be made for the Committee to visit the above sites for the reason that the impact of the proposed development on the surrounding area is difficult to appreciate from photographs and drawings.

P.1319 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:- 44080, 44108, 44173, 44190, 43854, 44181, 44125, 43846, 44022, 44144, 44127, 44105, 43996, 43984, 44123, 44163, 44164, 43907, 44149, 44238, 44146 and 43937.

The Borough Planning and Economic Development Officer reported that applications 44190, 43976 and 44111 had been withdrawn by the respective applicants.

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 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:-

44173 Broakoak High School, Hazel Avenue, Bury – Bury East Ward

Single storey front office, reception and adult learning facility.

44181 Land at 8 Westbury Close, Bury – Church Ward

Outline – residential development – one single storey detached dwelling.

44125 Riverbank Garden Apartments, 50 Tottington Road, Bury – Elton Ward

Alterations to create two additional apartments.

44022 76 Bury New Road, Prestwich – Sedgley Ward

Demolition of former hall; construction of new Synagogue; Mikveh & extension to existing synagogue.

43547 Land adjacent to 11 Water Street, Prestwich – St Mary's Ward

Erection of one detached property.

44159 Brightmet Golf Club, Red Bridge, Bolton – Radcliffe North Ward

Site for two 6096 x 2500 x 2900 high steel storage containers & re-site of existing containers.

43995* 1-2 Stand Lodge, Stand Lane, Radcliffe, Radcliffe – Radcliffe West Ward

Listed Building Consent – improvements & extension of building for conversion into 11 apartments.

43996* 1-2 Stand Lodge, Stand Lane, Radcliffe, Radcliffe – Radcliffe West Ward

Rear extension to existing building & development of 11 apartments together with
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associated car parking, boundary treatments and landscaping.

Approval is subject to the deletion of Condition 6 and the addition of a further condition requiring the removal of a ground floor window from the proposed extension at rear of the development facing 3 Stand Lodge.

44123* Rake House, 280 Dundee Lane, Ramsbottom – Ramsbottom Ward

Two storey extension at side.

44163 Lumb Carr Road, Holcombe Brook, Ramsbottom – Ramsbottom Ward

Re-submission – conversion of barn into two dwellings amendment to previously approved P/P 42140.

44164 Lumb Carr Road, Holcombe Brook, Ramsbottom – Ramsbottom Ward

Re-submission – LBC – conversion of barn into two dwellings; amendment to previously approved P/P42141.

44146 Land adjacent 1 Park Terrace, Whitefield – Pilkington Park Ward

Residential development – 3 apartments (re-submission).

43937 Land adjacent to back of Moss Farm forming part of Brick House Farm, Unsworth – Unsworth Ward

Extension of existing 9 hole golf course to create 18 hole golf course.

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:-

43846 Site of former Claremont Old People's Home, Park View Road, Prestwich - Sedgley Ward

Residential development – construction of residential block of 36 apartments, 14 duplex (two storey) apartments and 2 roof mounted penthouses.

Approval is subject to Section 106 agreement relating to provision of recreational facilities (UDP Policy RT2/2).

44127 Land adjoining Radcliffe Cemetery, Cemetery Road, Radcliffe – Radcliffe East Ward

Extension to cemetery, erection of crematorium & associated car park, landscaping & highway works to Cemetery Road.

Approval is subject to referral of the application to the Secretary of State as a departure from the development plan.

44105 Land off Ainsworth Road/Snape Street Radcliffe – Radcliffe North Ward

Residential development – 12 semi detached houses, 9 apartments, access and parking, pumping station, wildlife link & improved access for pedestrians and cyclists.

Approval is subject to the completion of a Section 106 agreement for the provision of off site recreation and public art.

43907* Edward Turnbull and Sons Ltd, Stormal Hill Works, Mill Street, Tottington - Tottington Ward

Extension to form production and offices accommodation.

Approval is subject to referral of the application to the Secretary of State as a departure from the Bury Unitary Development Plan.

44238 Land at Bury Road/ Sunnywood Lane, Tottington Bury - Tottington Ward

Extension to form production and offices accommodation.

Approval is subject to a Section 106 agreement requiring a commuted sum for provision of recreation space.

3. That application **44097 32 Manchester Road, Bury – Bury East Ward** relating to the conversion of existing dwelling into 5 flats be refused for the following reason:

There is insufficient car parking space within the site to comply with the Council's parking requirements in respect of the proposed development. This would lead to additional on street car parking detrimental to the residential amenities of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/4 – Conversions.

4. That application **43854 Mayflower Hospital off Buller Street, Bury – Church Ward** relating to a proposed medium secure two storey residential care unit (Class C2), use of existing 10 bed unit as administration block, use of gate lodge offices to security control building; new car park and fencing be refused for the reasons detailed in the report submitted

5. That application **43984* Land adjacent to the south of Carr Bank Grange, Uppingham Drive, Ramsbottom – Ramsbottom Ward** relating to a residential development – 1 dormer bungalow be refused for the following reasons:

1. The proposed development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenity and character of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H1/2 – further Housing Development, H2/1 – The Form of New Residential Development, EN1/2 – Townscape and Built Design.

2. The proposed development would be seriously detrimental to the residential amenities currently enjoyed by the occupiers(s) of the adjoining dwelling house, by reason of its size and position. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H1/2 – Further Housing Development, H2/1 – The Form of New Residential Development.

3. The design of the proposed development would be out of keeping with the surrounding dwellings, would result in an overdevelopment of the site at Carr bank Grange and would result in the loss of the green and open aspect which would be harmful to the character and amenity of the area. The scheme thereby conflicts with the following policies of the Bury Unitary Development Plan: H1/2 – Further Housing Development, H2/1 - The Form of New Residential Development, H2/6 – Garden and Backland Development, EN1/2

– Townscape and the Built Environment.

6. That application **44149 Roach Packing Case Co. Ltd, Scobell Street, Tottington – Tottington Ward** relating to an outline – residential development 23 dwellings (resubmission) be refused for the reasons detailed in the report submitted.

(* denotes that a site visit has taken place)

P.1320 PROPOSED BOUNDARY ADJUSTMENTS – BURY TOWN CENTRE CONSERVATION AREA

A report of the Borough Planning and Economic Development Officer was submitted relating to two proposed boundary changes. The proposal involved the inclusion of the East Lancashire Railway Station, Castelfcroft Goods Shed and parts of Bolton Street. The boundary changes also included the deletion of the site of the former Methodist Church and rear of the Post Office building off Crompton Street.

Support in principle was sought to the boundary adjustments outlined.

Delegated decision:

That approval in principle be given to the boundary alterations to Bury Town Centre Conservation Area as detailed in the report.

P.1321 APPLICATION FOR MODIFICATION OF DEFINITIVE MAP AND STATEMENT, MOUNT PLEASANT, NANGREAVES, BURY – NORTH MANOR WARD

A report of the Borough Engineer was submitted for a modification to the Definitive Map and Statement by adding to it a footpath at Mount Pleasant, Nangreaves as detailed in plan numbers PRW/Bury/DC1/2. The proposal was made under Section 53 of the Wildlife and Countryside Act 1981.

Delegated decision:

That the application be refused for the reason that the evidence, referred to in Appendix 1, is insufficient to support that a right of way subsists or is reasonably alleged to subsist.

P.1322 BURY LOCAL DEVELOPMENT FRAMEWORK – STATEMENT OF COMMUNITY INVOLVEMENT

Consideration was given to a report of the Executive Member for Environment and Transport which had been referred for information from the meeting of the Executive held on 9 March 2005.

Delegated decision:

That the report be noted.

P.1323 LAND OFF CHARNLEY ROAD – PLANNING APPLICATION 43817

A report of the Borough Planning and Economic Development Officer was submitted seeking approval to additional conditions imposed on application 43817 following the approval decision of the Planning Control Committee on 8 March 2005.

Delegated decision:

That approval be given to the wording of the additional conditions and reasons imposed upon planning application 43817 as follows:

8. Visibility splays measuring 2.4 metres by 33 metres shall be provided at the junction of the proposed site access with Charnley Street on land within the applicant's control to the written satisfaction of the Local Planning Authority before the development is first occupied and shall subsequently be maintained free of obstruction above the height of 0.6m.

Reason: To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety.

9. The 600mm high boundary wall adjacent to the adopted highway at parking space No. 5 indicated on approved plan reference 2437:08 shall be provided before the development is first occupied and subsequently be maintained.

Reason: To ensure vehicles do not encroach onto the adjacent adopted highway when manoeuvring and parking in the interests of pedestrian safety.

10. This decision relates to drawings numbered 24103/T00, 2437:04 rev A, 2437:05, 2437:06, 2437:07 rev B and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of design.

- § Identify rights/equalities to be protected
To ensure a good standard of built design and ensure good standards of highway safety.
- § Assess impact on rights/equalities
No impact
- § Balance rights/equalities against any restrictions
No impact
- § Training/Development/Information needed to ensure decision correctly put into practice
N/A

P.1324 PLANNING APPEALS

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

Delegated decision:

That the report be noted.

P.1325 PROPOSED MORRISONS STORE – WHITEFIELD

A report of the Borough Planning and Economic Development Officer was submitted seeking approval to insert an additional condition to the Minded to Approve decision of the Committee. The new condition would allow the Section 106 agreement to be signed and the planning permission to be issued.

Delegated decision:

That approval be given to the insertion of an additional condition to the planning permission for the proposed Morrisons store at Whitefield (reference 42914/04) as follows:-

“The gross external floor area of the food store shall not exceed 7,436 square metres (80,034 square feet) and the net sales area of the food store shall not exceed 3,361 square metres (36,175 square feet)”.

(Note: The Chair agreed to the consideration of this matter under Urgent Business which, if approved, would allow the outstanding Section 106 agreement to be signed and the planning permission to be issued).

A CUMMINGS

Chair

(Note: The meeting started at 7.00pm and ended at 9.15pm)