

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 24 May 2005

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

Public attendance: 100 members of the public were in attendance

Apologies for absence: Councillor W J Davison

P.16 DECLARATIONS OF INTEREST

Councillor Y Creswell declared a prejudicial interest in respect of application 44430 and left the room during consideration by the Committee.
Councillor M Connolly declared a prejudicial interest in respect of application 44108 and left the room during consideration by the Committee.

P.17 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 12 April 2005 be approved as a correct record and signed by the Chair.

P.18 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following applications be deferred to the next scheduled meeting of this Committee on 28 June 2005:-

44347 Site of 229 – 257 Bury Road, Radcliffe – Radcliffe East Ward

Residential development – 43 dwellings with proposed infrastructure upgrade and ancillary development (demolition of existing building)

44379 Woodbank Bungalow, Tanners Croft, Ramsbottom – Ramsbottom Ward

Residential development – 1 detached dwelling (resubmission)

44300 Land adjacent to 2 Copthorne Walk, Tottington – Tottington Ward

Erection of dwelling

44334 Land at 7 Westlands, Whitefield – Pilkington Park Ward

Residential development – 1 dwelling

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.19 PLANNING APPLICATIONS

A report by the Borough Planning and Economic Development Services Officer was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers:

44080, 44252, 44487, 44267, 44446, 44332, 44430, 44192, 44291, 44492, 44243, 44474, 44347, 44278, 43762, 44337, 44379, 44421, 44439 and 44334.

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 Services Officer in the report and supplementary information submitted and subject to the conditions included:-

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

44108* Pimhole Renewal Area, Bury – East Ward
Demolition of 133 dwellings and replacement with new residential development (outline application)
In approving the application a request be made to the Executive to revisit the proposal to ensure that every aspect has been fully considered with particular attention given to refurbishment as a possible alternative to demolition.

44451 67 Lord Street, Bury – East Ward
Change of use of ground floor from amusement arcade to Class A5 – hot food takeaway, new shop front and roller shutter

44487 32 Manchester Road, Bury – East Ward
Conversion of dwelling to 4 flats

44267 Wellington Barracks, Bolton Road, Bury - Church Ward
Disability access lift

44446 Mayflower Hospital, Buller Street, Bury - Church Ward
Proposed medium secure residential care unit and change of use of 10 bed unit to administration block and change of use of gate lodge offices to security control building and fencing (resubmission)

43963 Former BCC Garage site, Tottington Road, Bury – Elton Ward
Residential development (outline)

44332 Land to rear of 114 Tottington Road, Bury – Elton Ward
Residential development – 1 detached bungalow

44192 Island Works, Railway Street, Summerseat, Ramsbottom – North Manor Ward

Part demolition and conversion of existing building into 4 dwellings

44291 447 Bolton Road West, Ramsbottom – North Manor Ward

Demolition of existing house and erection of block of 6 apartments

44492 425 Holcombe Road, Greenmount, Ramsbottom – North Manor Ward

Residential development – 1 detached dwelling on garden site (resubmission)

44389 Land adjacent 41 Milton Road, Prestwich – Holyrood Ward

Residential development – two semi-detached dwellings (resubmission)

44243 Land within rear gardens of A1 Spring Vale and 71 Butterstile Close, Prestwich – St Mary's Ward

Land drainage works and filling to low area of rear gardens, including removal of dead and otherwise affected trees

44474 Prestwich Glass and Glazing, Chester Street, Prestwich – St Mary's Ward

Proposed conversion/extension of existing building with demolition of part of building to form 8 apartments

44278 Starling Water Tower, Cockey Moor Road, Radcliffe – Radcliffe North Ward

Installation of 3 antennas and ancillary development

43888 41 – 59 Water Lane Street, Radcliffe - Radcliffe West Ward

Demolition of existing warehouse and construction of 5 new dwellings

44421 Land adjacent to Hare and Hounds Public House, Bolton Road West, Holcombe Brook – Ramsbottom Ward

Retrospective application for 2 three storey dwellings

44439 Land off Livsey Street, Whitefield – Besses Ward

Residential development – 6 dwellings

2. That the Committee is **Minded to Approve** the following applications in accordance with the reasons put forward by the Borough Planning and Economic Development Services Officer in the report and supplementary information submitted and subject to the conditions included:-

43762 Chapelfield Mill, Stand Lane, Radcliffe – Radcliffe West Ward

Residential development of 130 dwellings

The Minded to Approve decision is subject to a 106 Agreement.

44337 Land to rear of 16 – 20 Rostron Road, Ramsbottom – Ramsbottom Ward

Residential development – 1 dwelling with double garage

The Minded to Approve decision is subject to referral to the Government Office North West for consideration for the reason that the application is a departure from the Bury Unitary Development Plan.

3. That application **44144* 14 Mountside Crescent, Prestwich – St Mary's Ward** relating to an outline application for a residential development for a detached bungalow be refused for reasons outlined in the report submitted.

4. That application **44252* Land at Bridge Hall Lane, Bury – East Ward** relating to a residential development consisting of 27 apartments be refused for the following reasons:

- The proposed development would lead to the loss of employment land and premises and it has not been clearly demonstrated that the site is no longer suited to continued employment use. As such the proposal conflicts with policies EC2/2 - Employment Land and Premises Outside the Employment Generating Areas and H1/2 - Further Housing Development of the Bury Unitary Development Plan.

- The design of the proposed development is neither appropriate to, nor sympathetic with the existing buildings in the immediate vicinity and therefore would be detrimental to the visual amenity and character of the area. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan H2/1 - The Form of New Residential Development.

- The proposed development does not provide adequate affordable housing provision totaling 25% of the total number of units constructed as set out in the Development Control Policy Guidance Note 5 - Affordable Housing Provision in New Residential Developments and thereby contrary to Policy H4/1 - Affordable Housing of the Bury Unitary Development Plan.

- The proposed development does not make adequate provision for Recreation Open Space nor for Public Art and is thereby contrary to Policies RT2/2 - Recreation Provision in New Housing Development and EN1/6 - Public Art.

5. That application **44430 Pavement outside TESCO Express, Brandlesholme Road, Bury – Elton Ward** relating to a telecommunications installation – 12m high monopole with 3 shrouded antennas be approved.

(* Denotes that a site visit has taken place)

P.20 APPLICATION TO DIVERT PART OF PUBLIC FOOTPATH NUMBER 104, BURY INCLUDING CONSEQUENTIAL STOPPING UP OF PART OF AN ADOPTED FOOTPATH

A report by the Borough Engineer was submitted regarding an application to divert part of Public Footpath number 104, Bury including the consequential stopping up of part of an adopted footpath.

Delegated decision:

That approval be given to authorise the Council Solicitor to make the necessary orders to:

- Divert part of the Public Footpath number 104, Bury under section 119 of the Highways Act 1980.
- Stop up the length of adopted footpath as detailed in the report and outlined in

plan numbers PRW/104/BURY/GOC/1 and PRW/104/BURY/GOC/2 under Section 118 of the Highways Act 1980.

P.21 RE-INVENTING RADCLIFFE – 3 SITE MASTERPLAN

A report by the Borough Planning and Economic Development Services Officer was submitted informing the Committee of the vision and development for the re-inventing of Radcliffe.

Delegated decision:

That the report be noted.

P.22 RE-INVENTING RADCLIFFE – SUN QUARTER DEVELOPMENT BRIEF

A report by the Borough Planning and Economic Development Services Officer was submitted informing the Committee of the draft SUN Quarter Development Brief as part of the Re-inventing Radcliffe Vision and Development Strategy.

Delegated decision:

That the report be noted.

P.23 HIGH HEDGES LEGISLATION

A report by the Borough Planning and Economic Development Services Officer was submitted informing the Committee of new legislation which will come into effect on 1 June 2005 regarding the control of high hedges as part of the Anti Social Behaviour Act 2003.

Delegated decision:

That the report be noted.

P.24 PLANNING APPEALS

A report by the Borough Planning and Economic Development Services Officer was submitted presenting a summary of recent appeal decisions made by the Planning Inspectorate and listing new 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.

A CUMMINGS
Chair

(Note: The meeting started at 7.00pm and ended at 9.35pm)