

**Minutes of:** PLANNING CONTROL COMMITTEE

**Date of Meeting:** 28 June 2005

**Present:** Councillor A J Cummings (In the Chair)  
Councillors D M Cassidy, S Cohen, M Connolly, W J Davison, E K Grime, S Magnall and R H Redstone

**Public attendance:** 60 members of the public were in attendance

**Apologies for absence:** Councillors K S Briggs, W Flood, D L Gunther, A K Matthews and Y S Wright

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**P.178 DECLARATION OF INTEREST**

Councillor M Connolly declared a prejudicial interest in respect of application 44418 and left the meeting room during consideration by the Committee.

**P.179 MINUTES**

**Delegated decision:**

That the Minutes of the Meeting held on 24 May 2005 be approved as a correct record and signed by the Chair.

**P.180 FUTURE SITE VISITS**

**Delegated decision:**

1. That consideration of the following applications be deferred to the next scheduled meeting of this Committee on 26 July 2005:-

**44436 Land adjacent 7 Higher Summerseat, Bury – North Manor**  
Residential development – 1 detached dwelling

**44296 Land at rear of 22 Parr Fold, Bury – Besses Ward**  
Residential development - 1 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.181 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 44418, 44468, 44465, 44433, 44284, 44337, 44379, 44296, 44499 and 43119.

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 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:-

**44385 Holy Cross College, Manchester Road, Bury - Redvales Ward**  
Erection of lift shaft, perimeter wall and gates

**44418\* 5 Rose Grove, Bury – Church Ward**  
First floor extension at side

**44466 Heaton Park Social Club, 315 Bury Old Road, Prestwich – Holyrood Ward**  
Erection of entrance porch

**44468 Staff of Life, Rainscough Brow, Prestwich – St Mary’s Ward**  
Outline – office development – Class B1 (Business)  
Approval is subject to the addition of the following conditions:-

**Condition 9.** A visibility splay measuring 4.5 metres by 90 metres shall be provided at the junction of the proposed access with Rainscough Brow to the written satisfaction of the Local Planning Authority before the development is brought into use and shall subsequently be maintained free of obstruction above the height of 0.6m.

**Condition 10.** Full details of means of access including the reinstatement of any redundant vehicular access to adjacent footway levels shall be submitted as part of the first reserved matters application.

**Condition 11.** The reserved matters application shall allow for the provision of a pedestrian access from the rear of the properties fronting Halliwell Walk onto Flashfields.

**44433 21-23 Water Street, Radcliffe – Radcliffe West Ward**  
Change of use from shop (Class A1) to hot food takeaway (Class A5)

**44284 Damar Packaging Ltd, Square Street, Ramsbottom – Ramsbottom Ward**  
Demolition of existing buildings and erection of a block of 9 apartments

**44379\* Woodbank Bungalow, Tanners Croft, Ramsbottom – Ramsbottom Ward**  
Residential development – 1 detached dwelling (re-submission)

**44300\* Land adjacent to 2 Copthorne Walk, Tottington – Tottington Ward**  
Erection of dwelling

**44499 57 Stanley Road, Whitefield – Besses Ward**  
Telecommunications apparatus on rooftop of building comprising pole mounted antennas housed within a GRP shroud having appearance of brickwork chimney

and associated development.

**44316 188 Bury New Road, Whitefield – Pilkington Park**

Retrospective application – for change of use to private health club including car park at rear.

Approval is subject to the addition of the following condition:-

**Condition 2.** The car parking indicated on the approved plans received 9 May 2005 shall be provided and made available for use to the written satisfaction of the Local Planning Authority whilst the use hereby approved is in operation.

**44334\* Land at 7 Westlands, Whitefield – Pilkington Park**

Residential development - 1 dwelling

**43119 Land between Hollins Lane North Avenue and Skyes Avenue, Bury – Unsworth Ward**

Reserved matters – erection of five two storey dwelling houses

**44566 St Bernadette’s RC Church 436 Bury New Road, Whitefield – Unsworth Ward**

Single storey extension at side

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

**44465 Land at Bury Road and Park Street, Radcliffe – Radcliffe East Ward**

Residential development – 40 apartments in five blocks

Approval is subject to a Section 106 Agreement relating to recreational provision and affordable housing.

That delegated authority be given to the Borough Planning and Economic Development Services Officer to refuse the application in the event that the agreement has not been completed by 19 July 2005.

**44337\* Land to rear of 16-20 Rostron Road, Ramsbottom**

Residential development – 1 dwelling with double garage

Approval is subject to referral of the application to the Government Office North West.

3. That consideration of application **44350 420 Manchester Road, Bury – Redvales Ward** for the change of use of land at rear in community use to create hard standing/amenity space in connection with offices (Class B1) (retrospective application) be deferred for clarification on the intended use of the development.

4. That application **44347\* Site of 229 – 257 Bury Road, Radcliffe – Radcliffe East Ward** for a Residential development – 43 dwellings with proposed infrastructure upgrade and ancillary development (demolition of existing building) be refused for the following reasons:

The three storey elements of the development would, by reason of their height, size and position result in an undue loss of amenity to nearby dwellings. The

development would, therefore, be seriously detrimental to the amenities currently enjoyed by the occupiers of these dwellings and the proposal would be contrary to the following policy of the Bury Unitary Development Plan: H2/1 - The Form of New Residential Development

5. That approval be given to application **44523 Land at Unsworth Cricket and Tennis Club Ltd, Pole Lane, Unsworth, Bury – Unsworth Ward** regarding a telecommunications installation comprising of 15 meter high slim monopole tower with antennas including cabinet ground level radio equipment housing and ancillary development.

(\*Denotes that a site visit has taken place)

**P.182 SUPPLEMENTARY PLANNING GUIDANCE FOR DOMESTIC EXTENSIONS AND ALTERATIONS**

A report of the Development Manager was submitted which set out a draft amended version of the Development Control Policy Guidance Note 6 – Alterations and Extensions to Residential Properties.

**Delegated decision:**

That approval be given for the purposes of consultation to the draft amended version of the Development Control Policy Guidance Note 6 – Alterations and Extensions to Residential Properties.

**P.183 SITE OF BIOLOGICAL IMPORTANCE IN BURY – 2004 REVIEW**

A report of the Borough Planning and Economic Development Services Officer was submitted which identified recent changes made by the Greater Manchester Ecology Unit to the Register of Site of Biological Importance in Bury. Approval was sought to adopt the updated register for planning purposes.

**Delegated decision:**

That approval be given to adopt the updated Register of sites of Biological Importance for planning purposes.

**P.184 CONSERVATION AREA APPRAISAL AND ACTION PLAN, POPPYTHORN CONSERVATION AREA**

The Borough Planning and Economic Development Officer submitted a report detailing the outcome of an appraisal and local community consultation exercise in respect of the Poppythorn Conservation Area.

**Delegated decision:**

That approval be given to accept the appraisal as the basis for the management and enhancement of the Conservation Area and the proposals as detailed in paragraph 2.7 (sub-paragraphs a to f) of the report submitted as the broad action plan.

**P.185 PLANNING APPEALS**

A report of 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 that have been lodged since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report be noted.

**P.186 COMMITTEE VACANCY**

The Committee noted that Councillor D L Gunther had been appointed as a member Planning Control Committee following the withdrawal of Councillor Y Creswell.

**A CUMMINGS**  
**Chair**

**(Note: The meeting started at 7.00pm and ended at 9.20pm)**