

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 26 July 2005

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

Public attendance: 80 members of the public were in attendance

Apologies for absence: -

P.313 DECLARATIONS OF INTEREST

Councillor Matthews declared a prejudicial interest in respect of application number 44716 and withdrew from the meeting during consideration by the Committee.

P.314 MINUTES

Delegated decision:

That the Minutes of the meeting held on 28 June 2005 be approved as a correct record and signed by the Chair.

P.315 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following application be deferred to the next scheduled meeting of this Committee on 30 August 2005:-

44555 868 Burnley Road, Walmersley, Bury
Residential Development – 1 detached dwelling

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

P.316 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:

44509, 44350, 44825, 44763, 44801, 44609, 44296, 44716 and 44811

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:-

44350 - 420 Manchester Road, Bury – Redvales Ward

Change of use of land from community use to domestic cartilage – retrospective application.

44636 – 18 Sandy Lane, Prestwich – St Mary’s Ward

Change of use from retail to pre school play centre on ground floor (resubmission)

44801 – Land at Moss Shaw Farm, Salisbury Road, Radcliffe North Ward

Installation of 16.5 metre high timber monopole to accommodate 3 antennas within GRP shroud and one 0.6 metre diameter transmission dish with associated radio equipment housing and ancillary development.

44609 – Bankfield Mill Site, Pitt Street, Radcliffe – Radcliffe West Ward

Reserved matters: Residential development – 18 dwellings.

44716* – The Nest, 62 Parr Lane, Unsworth, Bury – Unsworth Ward

Demolition of existing bungalow and erection of 4 houses.

Approval is subject to the following additional conditions:

Condition 14. Prior to commencement of the development a detailed scheme in respect of the arrangements for refuse collection shall be submitted to and approved by the Borough Planning and Economic Development Services Officer and the approved details shall be implemented prior to the first occupation of any of the dwellings hereby approved and shall be retained at all times thereafter.

Condition 15. Details of the existing ground levels, proposed ground levels and the level of proposed floor slabs shall be submitted to and approved in writing by the Local Planning Authority before any development commences on site. Details which receive the written approval of the Local Planning Authority shall be implemented in full.

2. That the Committee be **Minded to Approve** the following application 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:-

44296* – Land at rear of 22 Parr Fold, Bury – Besses Ward

Residential development – 1 dwelling

Approval is subject to the amendment of Condition 6 and the addition of a Condition 9 as follows:

Condition 6. Details of the existing ground levels, proposed ground levels and the level of proposed floor slabs shall be submitted to and approved in writing by the Local Planning Authority before any development commences on site. The

proposed ground level on which the new dwelling would be sited shall be no higher than 86.39 (with reference to the approved plan dated 11th May 2005). Details which receive the written approval of the Local Planning Authority shall be implemented in full unless previously agreed in writing by the Local Planning Authority.

Condition 9. The ridge height of the new dwelling shall be no higher than 3400mm above the proposed finished floor level.

3. That application **44509 - Land off Carlyle Street, Bury - Moorside Ward** regarding the demolition of existing industrial buildings and erection of 111 houses and apartments, garages and associated works (including construction of secondary access along Carlyle Street) be refused for reasons detailed in the report submitted.

4. That application **44436* – Land adjacent 7 Higher Summerseat, Bury – North Manor Ward** Residential development – 1 detached dwelling be refused for the following reasons:

- The proposed development would be detrimental to the amenities of the adjacent property by reason of its height, size and position. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/3 - Extension and Alterations.
- By reason of its height size and position the proposed development would be seriously detrimental to the character of the area contrary to Policy EN2/2- Conservation Area Control of the adopted Bury Unitary Development Plan.

5. That approval be given to application **44825 – Land at junction of Bolton Road & Watling Street - Church Ward** regarding a telecommunications installation comprising of 11.7M high slim line monopole and 2 equipment cabinets.

6. That approval be given to application **44763 – Pavement outside 3 Whittaker Lane, Prestwich – Sedgley Ward** regarding a telecommunications installation comprising of 14.7M high slim line monopole with 3 shrouded antennas attached and an equipment cabinet and meter cabinet at ground level.

7. That approval be given to application **44811 – Sunnybank Road, junction with Wastdale Avenue, Unsworth, Bury – Unsworth Ward** regarding a telecommunications Installation – 12.5 metre high slim line street works monopole 3 antennae concealed in a cylindrical shroud, 0.3m dish with ground based equipment cabinet.

(* denotes that a site visit has taken place).

P.317 APPLICATION TO DIVERT PART OF PUBLIC FOOTPATH NUMBER 8 ST THOMAS, RADCLIFFE

A report of the Borough Engineer was submitted regarding an application to

divert part of Public Footpath number 8 St Thomas, Radcliffe.

Delegated decision:

That approval be given to authorise the Council Solicitor to make the necessary orders to divert part of Public Footpath 8 St Thomas, Radcliffe under section 119 of the Highways Act 1980.

P.318 APPLICATION TO DIVERT PART OF PUBLIC FOOTPATH NUMBER 85, RAMSBOTTOM

A report of the Borough Engineer was submitted regarding an application to divert part of Public Footpath number 85, Ramsbottom.

Delegated decision:

That approval be given to authorise the Council Solicitor to make the necessary orders to divert part of Public Footpath 85, Ramsbottom under section 119 of the Highways Act 1980.

P.319 PLANNING APPEALS

A report of the Borough Planning and Economic Development Services Officer was submitted listing recent appeal decisions made by the Planning Inspectorate in respect decisions taken by the Planning Control Committee and/or under officer delegated authority to refuse applications for development.

Delegated decision:

That the report be noted.

A CUMMINGS
Chair

(Note: The meeting started at 7.00pm and ended at 9.00pm)