

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 22 November 2005

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

Public attendance: 35 members of the public were in attendance

Apologies for absence: Councillor Y Wright

P.774 DECLARATIONS OF INTEREST

Councillors S P Magnall and E K Grime declared a prejudicial interest in respect of application number 45410 and left the meeting room for the period that the application was under consideration.

Councillor W J Davison declared a personal interest in respect of application 45004.

P.775 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 25 October 2005 be approved as a correct record and signed by the Chair.

P.776 PLANNING APPLICATIONS

A report of 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: 45077, 45033, 44967, 45410, 45423, 45390, 45141 and 45146.

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:-

45077 155 – 163 The Rock, Bury - Bury East Ward

2 Ground Floor Units (Class A1 and A2) with offices (Class B1) above

Approval is subject to the following additional condition:

Condition 5. The car parking indicated on the approved plan 51/2004/0387 05A shall be surfaced demarcated and made available for use to the written

satisfaction of the Local Planning Authority prior to the building, hereby approved, being occupied and shall thereafter be maintained at all times. The car parking provision shall only be used for the operational needs of the development and shall not be utilised for parking by customers.

45221 8 Bell Lane, Bury – Bury East Ward

Change of use to sandwich shop (with hot food) (Class A5)

45033* Holy Cross College, Manchester Road, Bury - Redvales Ward

Erection of single storey extension to form kitchen and cafeteria

Approval is subject to the following additional conditions:

Condition 5. Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority before the use commences; any works approved shall be implemented to the written satisfaction of the Local Planning Authority before the use commences.

Condition 6. No development shall take place unless and until full details of all security measures proposed for the extension and passageway to the rear together with the associated in storage facilities are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full to the complete satisfaction of the Local Planning Authority and shall be maintained in situ thereafter.

45265 381 Bury Old Road, Prestwich - Holyrood Ward

Change of use from re-upholstering workshop to sunbed and tattoo shop

45410* FDK Kitchens. Gardner Road, Prestwich – St Mary’s Ward

Renewal of planning Permission 36719/00 for two storey front extensions and external alterations to existing offices

45273 Land to rear of 40 Regent Street, Ramsbottom – Ramsbottom Ward

Erection of single storey electric sub station (resubmission)

45299 Roch Way, rear of Roch Walk, Douglas Way and Roch Crescent, Whitefield – Besses Ward

Environmental improvements including reconfiguration of parking, highways and footpaths together with hard and soft landscaping

45004 Radcliffe Car Centre, Radcliffe New Road, Whitefield – Pilkington Park Ward

Demolition of existing buildings and erection of retail shop (Class A1)

45354 7 Sergeants Lane, Whitefield – Pilkington Park Ward

Variation of Condition 2 of planning permission 42931 for the reconfiguration of ground floor windows in easterly elevation

45141* Meadowcroft Fold Farm off Whittle Lane, Pilsworth – Unsworth Ward

Refurbishment of vacant farmhouse

45146* Meadowcroft Fold Farm off Whittle Lane, Pilsworth – Unsworth Ward

Conversion of barn into two residential units

45329 Parr Lane Service, Parr Lane, Unsworth, Bury – Unsworth Ward

Raising Roof on south bay of garage by 1.275m to enable car hoist to be installed and partial infilling of glazing to front elevation (resubmission).

Approval is subject to the following additional condition:

Condition 4. No development shall commence on the site in connection with the approved scheme unless and until the details of any proposed and existing external lighting within the site, together with proposed hours of use, intensity and direction shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall only be implemented.

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:

44967* Old Dunster's Farm, Hebburn Drive, Bury – Elton Ward

Residential Development - 22 apartments

The Minded to approve decision is subject to a Section 106 Agreement for a commuted sum payment of £7,907.68 towards recreational open space provision. Delegated authority is given to the Development Manager to refuse the application if the agreement is not completed by 25 November 2005.

45423 Site of former Mill Water Street, Radcliffe - Radcliffe West Ward

Erection of 60 residential apartments with associated access car parking and landscaping (resubmission)

The Minded to approve decision is subject to the approval of revised design details of the blocks and of particulars of the treatment of the canal side area being delegated to the Borough Planning and Economic Development Services Officer in conjunction with the Chair. In addition there is requirement to make a Section 106 Agreement concerning the provision of affordable housing (Policy H4/1), recreational provision (Policy RT2/2), provision of public artwork (Policy EN1/6) and a contribution towards improvements to the Manchester, Bury and Bolton Canal (RT4/7). The application will be refused in the event that approval to the required details mentioned above and Section 106 Agreement have not been achieved by 21 January 2006.

3. That application number **45252* Greenmount Golf Club, Greenhalgh Fold, Greenmount – North Manor Ward** regarding the siting of a 25 metre monopole telecommunications installation with 6 antennas and associated cabinets be refused for the following reason:

The proposed telecommunications mast and ancillary development would, by reason of its size, siting and design, be a dominant and intrusive feature harming the visual amenity of the public footpath and on a wider scale, would harm the openness of the Green Belt and River Valley and the character of the West Pennine Moors and Special Landscape Area and thereby conflicts with the following policies of the Bury Unitary Development Plan: OL1/2 – New Buildings

in the Green Belt, OL5/2 - River Valleys, OL7/2 – West Pennine Moors, EN1/10 – Telecommunications and EN9/1 – Special Landscape Areas.

4. That application number **45390 Whitefield House, Pinfold Lane, Whitefield – Pilkington Park Ward** regarding the construction of new footpath and maintenance access off Pinfold Lane be refused for the following reason:

The application and submitted plans contain insufficient information to enable them to be properly assessed.

(*Denotes that a site visit has taken place)

P.777 ADOPTION OF GUIDANCE FRAMEWORK ON DEALING WITH BUILDINGS SHOWING SIGNS OF DAMAGE, DECLINE, DILAPIDATION OR

DERELICTION GIVING RISE TO DISAMENITY

Consideration was given to report of the Council Solicitor regarding the adoption of a Guidance framework in dealing with buildings showing signs of damage, decline, dilapidation or dereliction giving rise to disamenity through out the Borough.

Delegated decision:

1. That approval be given to adopt the Guidance framework in dealing with buildings showing signs of damage, decline, dilapidation or dereliction giving rise to disamenity throughout the Borough.
2. That the Committee note that the adoption of the guidance should provide greater clarity for officers when deciding whether to exercise statutory powers and in making the decision as to which powers to exercise.

P.778 PLANNING APPEALS

A report of the Borough Planning and Economic Development Services Officer was submitted which presented details of recent appeal decisions made by the Planning inspectorate and recent appeals lodged against decisions of the Council.

Delegated decision:

That the report be noted.

P.779 PLANNING SUMMER SCHOOL – EDINBURGH 2005

The Committee received feed back from Councillor Flood following his attendance at the Planning Summer School which took place during 2 – 6 September 2005 at Heriot Watt University, Edinburgh. The course had been attended by 260 Councillors from across the country and had involved a number of planning related workshops.

Councillor Flood described the experience at the Planning School as extremely useful and recommended other Members to attend.

COUNCILLOR A J CUMMINGS
Chair

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