

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 20 December 2005

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

Public attendance: 170 members of the public in attendance

Apologies for absence: Councillor M Connolly (cl)

P.856 DECLARATIONS OF INTEREST

There were no declarations of interest made in relation to any items considered at the meeting.

P.857 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 22 November 2005 be approved as a correct record and signed by the Chair.

P.858 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: 45443, 45384, 45387, 45485, 45116, 45446, 45470 and 45474

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:-

45522* Greenfields, Dumers Lane, Bury – Redvales Ward

Change of use of existing warehouse (Class B8) to manufacturing (Class B2) and associated building works including installation of six 14 metre high silos

45400 Milliken Industrial Ltd, Wellington Mill, Wellington Street, Bury – Church Ward

Alteration and extension at front and side to existing loading dock canopy and provision of new loading dock; together with realignment of Cherry Tree Lane. The Committee requested the applicant to write to residents within the

locality of the development site to explain fully the proposals involved.

45443 Walshaw Motor Bodies, Bolholt Works, Walshaw Road, Elton, Bury – Elton Ward

Single storey rear extension

45485 Site outside 5-13 Whittaker Lane, Prestwich – Sedgley Ward

Telecommunications installation comprising of 13.3 metre slimline steel streetworks monopole to accommodate 3 antennas with GRP shroud and associated radio equipment housing and ancillary development

45173 Holcombe Moor Training Camp, off Bolton Road, Hawkshaw – Ramsbottom Ward

Cadet Weekend Training Centre and County HQ

45446* 99 Dundee Lane, Ramsbottom – Ramsbottom Ward

Two storey dwelling

45470 298 Holcombe Old Road, Holcombe – Ramsbottom Ward

Detached garage (resubmission)

45474 298 Holcombe Old Road, Holcombe – Ramsbottom Ward

Conservation Area Consent for demolition of wall to allow a detached garage

45391 16 -18 Lostock Walk, Whitefield – Besses Ward

Extensions to special needs residential unit

2. That application **45384** relating to **land off Hazel Lane, Summerseat, Ramsbottom – North Manor Ward** for the construction of nine tennis courts (5 with floodlighting), new club house, car park, 2 children's courts, practice wall and landscaping (resubmission) be refused.

3. That application **45387** relating to **Holcombe Brook Tennis Club, Longsight Road, Holcombe Brook, Ramsbottom – North Manor Ward** for the erection of 55 sheltered flats for the elderly, house manager's accommodation, car parking and landscaping be refused. The Committee inserted a third reason for refusal in addition to those contained in the report as follows:

Reason 3. There would be an insufficient number of car parking spaces provided within the site to accommodate the needs of residents and visitors in respect of the proposed development. The proposed development therefore conflicts with the following policy of the Bury Unitary Development Plan: H2/2 – The Layout of New Residential Development.

4. That approval in principle be given to application **45116* Prospect House, 229 Whalley Road, Shuttleworth, Ramsbottom – Ramsbottom Ward** regarding a proposal to convert the property into 12 two bedroom flats and 2 three bedroom flats. That due to a detailed scheme not being available for the proposal the Borough Planning and Economic Development Services Officer be given delegated authority, in consultation with the Chair, to approve the application subject to an amended scheme being submitted which satisfactorily meets the Council's planning requirements.

(*denotes that a site visit has taken place)

P.859 CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN – ALLSAINTS CONSERVATION AREA - WHITEFIELD

Consideration was given to a report of the Borough Planning and Economic Development Services Officer regarding the All Saints Conservation Area in Whitefield that had been designated on 31 March 2004. The designation report indicated the need for a conservation area appraisal and action plan with a recommendation that the local community be involved in the process. Consultants were engaged to produce an appraisal and recommendations for the action plan, which had been submitted in January 2005. A consultation involving the community took place during June and July 2005. The outcome of the consultation was included in the final report.

Delegated decision:

That the Committee accept the appraisal as the basis for the management and enhancement of the Conservation Area and the proposals listed in paragraph 2.9 (a to i) in the report as the broad management plan, and to approve the recommended extension to the conservation area boundary.

P.860 TREE PRESERVATION ORDER 288 POT GREEN

Consideration was given to a report seeking the confirmation of a Metropolitan Borough of Bury (Pot Green) Tree Preservation Order 2005.

Delegated decision:

That the Tree Preservation Order be confirmed to secure its permanent status to maintain the Authority's policy under the LA21 Strategy.

P.861 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.

COUNCILLOR A J CUMMINGS
Chair

(Note: The meeting started at 7.00pm and ended at 8.45pm)