

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 29 March 2006

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

Public attendance: 30 members of the public were in attendance

**Apologies for
absence:** Councillors M Connolly and A K Matthews

P.1291 DECLARATIONS OF INTEREST

Councillor A J Cummings declared a prejudicial interest in respect of application numbers 45597, 45598, 45672 and 45673 and left the meeting room during their consideration. (Councillor Flood took the Chair during that period of the meeting).

Councillor W Flood declared a personal interest in respect of application number 45900 and did not vote or make comment during its consideration.

P.1292 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 28 February 2006 be approved as a correct record and signed by the Chair.

P.1293 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following applications be deferred to the next scheduled meeting of this Committee on 18 April 2006:

45759 52 Bury Old Road, Prestwich – Sedgley Ward

Temporary siting of portable classroom

43048 Fletcher Bank, Manchester Road, Ramsbottom – Ramsbottom Ward

Quarry extension, construction, demolition and excavation waste landfill operation, construction and demolition waste recycling facility, green waste composting facility

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.1294 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:
- 45900, 45949, 45950, 45951, 45597, 45598, 45672, 45673, 43048 and 45888.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited when appropriate, to two minutes for each speaker.

The Borough Planning and Economic Development Officer informed the Committee that applications 45597, 45599, 45672 and 45673 were connected. The Committee were advised that the purpose of each report was to provide an interim update on the current situation relating to each site and that no decision was yet required. A further report would be submitted to a meeting of the Committee regarding any final decision to be made. In view of any subsequent application being submitted, Committee Members would be reminded to keep an open mind on each of the applications until they had considered all representations made to ensure there was no pre-determination of each application. Any Member considering them self at risk of pre-determination would be advised not to take part in the decision.

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

45900 Bury Football Club, Gigg Lane, Bury – Redvales Ward

Six antennae fixed to pole, mounted on side of and projecting above roof of football stand in addition to associated equipment.

45784 Land at Alma Street, Radcliffe – Radcliffe East Ward

Extension of existing carpark

45888 1, 1A and 1B Higher Lane, Whitefield – Pilkington Park Ward

Change of use from shop (A1) to form coffee shop (A3) / wine bar (A4) and gift shop and associated car parking

45768 Red Bank Playing Fields, Unsworth Street, Radcliffe – Radcliffe West Ward

Extension and surfacing of existing car park

2A. 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:

2B. Members indicated they were minded to approve the progress to date in connection with the applications subject to assessment of further information and the results of outstanding consultation to be reported when full consideration of

the applications is undertaken at the next meeting on 18 April 2006

Referral to Secretary of State, s106 agreements and conditions were not considered by the Committee Members at this stage

(NB:Members will receive written advice reminding them of their obligation that whilst they may have a predisposition to a view they are obliged to consider every application on its particular merits and must keep an open mind until consideration of all the relevant facts in connection with the applications or otherwise withdraw from any debate and decision in the future).

45597 Tower Farm site Sandford Street, Radcliffe – Radcliffe Ward

Outline application for formation of playing fields associated with Radcliffe Riverside School and new service access road extension.

The decision is subject to:

- The receipt and assessment of the outstanding statutory consultees, completion of the Section 106 agreement and conditions.

45598 East Lancashire Paper Mill site, Church Street East, Radcliffe – Radcliffe East Ward

Hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure.

The decision is subject to:

- The receipt and assessment of the outstanding statutory consultees, completion of the Section 106 agreement and conditions.

45672 Coney Green High School site, Spring Lane, Radcliffe – Radcliffe East Ward

Outline application – residential development including associated infrastructure and open space.

The decision is subject to:

- The receipt and assessment of the outstanding statutory consultees, completion of the Section 106 agreement and conditions.

45673 Former Radcliffe High School site, Abden Street, Radcliffe – Radcliffe West Ward

Outline application – residential development including associated infrastructure and open space.

The decision is subject to:

- The receipt and assessment of the outstanding statutory consultees, completion of the Section 106 agreement and conditions.

3. That the three separate applications submitted regarding the proposed conversion of the former railway goods building to: (1) two dwelling houses (45949); (2) a dwelling house (45950); and (3) four dwelling houses (45951) at, **Rowlands Road, Summerseat – North Manor Ward**, be refused for the following reasons:-

- The proposed development would lead to the loss of existing employment premises. It therefore conflicts with the following policy of the Bury Unitary Development Plan: EC2/2, Employment Land and Premises Outside Employment Generating Areas.
- The proposed development would lead to the loss of the historic character of the building contrary to policy EN2 - Conservation and Listed Buildings of the adopted Bury Unitary Development Plan.

4. That the withdrawal of application **37297** relating to land at **Bury New Road/Valley Park Road, Prestwich – St Mary's Ward** be noted.

P.1295 SUPPLEMENTARY PLANNING GUIDANCE FOR DOMESTIC EXTENSIONS AND ALTERATIONS

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

Delegated decision:

That approval be given to the draft amended version of the Guidance Note following the completion of all external consultations.

P.1296 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted which presented details of recent 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 8.50pm)