

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 27 June 2006

Present: Councillor E K Grime (In the Chair)
Councillors D M Cassidy, S Cohen, M Connolly, A J Cummings, W J Davison, D L Gunther, D O'Hanlon, J W H Taylor and Y S Wright

Public attendance: 25 members of the public were in attendance

Apologies for absence: Councillors K S Briggs, A K Matthews and P H Redstone

P.163 DECLARATIONS OF INTEREST

Councillor D M Cassidy declared a prejudicial interest in respect of application 46188 and left the meeting for the period the application was considered.

Councillor M Connolly declared a prejudicial interest in respect of application 46134 and left the meeting room for the period the application was considered.

P.164 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 23 May 2006 be approved as a correct record and signed by the Chair.

P.165 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: 46134, 45898, 46127, 46133, 46275, 46164 and 46341.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to two minutes for each speaker. Councillors R Brown (46275) and I Gartside (46127 and 46133) also addressed the Committee as ward councillor in respect of applications in Tottington Ward.

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:-

46134 Land at Barlow Street, Bury – Bury East Ward
New medical centre and Pharmacy with associated access

46331 RRG Bury, 1 Bolton Street - Bury East Ward

Advertising flags

46188 Bury Church of England High School, Haslam Brow, Bury - Redvales Ward

Single storey dining hall extension and car park scheme

45898 Land to rear of Summerseat Methodist Primary School, Rowlands Road, Summerseat – North Manor Ward

Landfill to former quarry to form extension to existing school playground to form play area and informal teaching area.

The decision is subject to the following additional condition:

Condition 15. Prior to the commencement of development the applicant shall undertake consultation with the local community in respect of the following details:- the proposed final land form, a method statement for land-filling operations, landscaping proposals, trees to be retained and those to be felled, any available ecological data (including a bat survey), proposed fencing, footpath specification and all pedestrian access arrangements. Details of the consultation process and responses shall be submitted to the Local Planning Authority, for approval in writing, prior to the commencement of the development.

46275 145 Turton Road, Tottington – Tottington Ward

Demolition of existing dwelling and erection of new dwelling

46164 Land at Philips Park Road, Whitefield – Pilkington Park ward

All weather sports pitch with associated floodlighting and amendments to track

46341 Land off Hollins Lane/Howards Hill, Bury – Unsworth Ward

2 dwellings, landscaping and approved road

2. That application **46127** relating to a site at **Springvale Street, Tottington, Bury – Tottington Ward**, regarding an outline application for erection of 13 apartments with associated access improvements be refused.

3. That application **46133** relating to a site at **Springvale Street, Tottington, Bury – Tottington Ward**, regarding an outline application for the erection of four town houses with associated access improvements be refused.

4. That application **46248** relating to **14 Radcliffe New Road, Whitefield – Pilkington Park Ward**, regarding the retention of an internally illuminated shop sign be deferred.

P.166 CHANGES TO THE DEVELOPMENT CONTROL SYSTEM

A report of the Borough Planning and Economic Development Officer was submitted outlining legislative changes to the Planning System which are in the process of being implemented. The changes relate to:

- The power for Local Planning Authorities (LPA) to make Local Development Orders;
- Changes to the outline planning permission process

- Requirements for design and access statements
- Control over internal floor space additions (mezzanines)
- Changes to decision periods for major planning

Delegated decision:

That the report be noted.

P.167 PLANNING APPEALS

A report of the Borough Planning and Economic Development Officer was submitted which presented a summary of recent decisions made by the Planning Inspectorate and recent appeals lodged against decisions of the Council regarding proposed development.

Delegated decision:

That the report be noted.

COUNCILLOR E K GRIME
Chair

(Note: The meeting started at 7.00pm and ended at 8.40pm)