

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 23 January 2007

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

Public attendance: 10 members of the public were in attendance

Apologies for absence: -

P.855 DECLARATIONS OF INTEREST

Councillor S Briggs declared a personal interest in respect of application 46840.

Councillor M Connolly declared a prejudicial interest in respect of application 47200 and withdrew from the meeting for the period the application was considered.

Councillor D O'Hanlon declared a prejudicial interest in respect of application 46993 and withdrew from the meeting for the period the application was considered.

P.856 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 18 December 2007, be approved as a correct record and signed by the Chair.

P.857 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following application be deferred to the next scheduled meeting of this Committee on 27 February 2007:

46908 Gollinrod Farm, Manchester Road, Bury – Ramsbottom Ward

Change of use from farm workshop to include repair of cranes (retrospective application).

2. That approval be given to make a site visit prior to the next scheduled meeting to 1-52 Tulle Court, off Church Lane, Prestwich following a request from the Borough Planning, Engineering and Transportation Services Officer.

3. 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 areas is difficult to appreciate from photographs and drawings.

P.858 PLANNING APPLICATIONS

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted in relation to various applications for planning permission. Supplementary information was submitted in respect of application numbers: 47200, 46993, 47277, 47181 and 46840.

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, Engineering and Transportation Services Officer in the report and supplementary information submitted and subject to the conditions included:-

47200 Land off Knowsley Street, Townside – Phase 1A, Bury – Bury East Ward

- Full planning permission for building 1 for occupation by Primary health Care Trust (comprising Class B1 business, health consultancy uses and ancillary pharmacy) and/or Class B1 business:
- Full planning permission for building 2 for Class B1 business (intended for occupation by Bury MBC) Together with a 670 M2 unit for Class A1 to A4 uses at the lower ground floor level.
- Outline planning permission for buildings 3 and 4 for Class B1 business and/or Class C1 hotel purposes.
- Associated car parking (full planning) landscaping (outline planning permission) and other works (outline planning permission).

Approval is subject to the following additional condition:

Prior to the first occupation of any building, full details of pedestrian linkages from the site to the Metrolink facility adjacent to the site and a timetable for the implementation of the details, with such timetable requiring the linkages to be achieved and completed prior to the first occupation of any building, shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented, in accordance with the approved scheme and timings, unless otherwise agreed in writing by the Local Planning Authority. Reason - To secure the sustainability achievements of the development of the site pursuant to PPS1 - Delivering Sustainable Development.

46993 Fairways Lodge and Leisure Club, George Street, Prestwich – Sedgley Ward

Conversion work to existing hotel with 44 bedrooms and fitness and sport centre to form 102-bedroom hotel without sports and fitness facilities

47277 Former Railway Track off Ainsworth Road, Radcliffe – Radcliffe North Ward

Reserved matters application for 8 apartments

Approval is subject to the following additional condition:

The turning facilities indicated on the approved plan 1106/RM/SITEPLAN/BLOCKS 2 and 3, shall be provided before the development is first occupied and shall subsequently be maintained free of obstruction at all times. Reason: To minimise the standing and turning movements of vehicles on the highway in the interests of road safety.

47085 Unit 1, Hope Mill, Whalley Road, Shuttleworth, Ramsbottom – Ramsbottom Ward

Conservatory showroom at front

2. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Borough Planning, Engineering and Transportation Services Officer in the report and supplementary information submitted and subject to the conditions included:

46840 Church Inn, 266 Bury New Road, Whitefield – Pilkington Park Ward

Listed building consent for demolition of public house

3. That application **47181 321 Turton Road, Tottington - Tottington Ward** Retrospective consent to erect building for use as store/hobby workshop ancillary to main dwelling be refused.

P.859 PLANNING APPEALS

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted which presented a summary of recent decisions made by the Planning Inspectorate. Details of recent appeals lodged against delegated decisions of the Committee and the Borough Planning, Engineering and Transportation Services Officer, were also included.

Delegated decision:

That the report be noted

P.860 PLANNING ENFORCEMENT

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted summarising the Planning Enforcement Activity for the period 1 October 2006 to 31 December 2006.

Delegated decision:

That the report be noted.

P.861 BURY EMPLOYMENT OPPORTUNITIES STUDY

A report by the Executive Member for Environment and Transport was submitted informing the Committee of an Employment Opportunities Study within Bury. The study will guide the Council's approach towards economic development and economic planning in the Bury Local Development Framework.

Delegated decision:

That the Committee note the contents of the report, for use in the consideration of current and future planning applications.

COUNCILLOR E K GRIME
Chair

(Note: The meeting started at 7.00pm and ended at 9.05pm)