

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 27 March 2007

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, P H Redstone and J W H Taylor

Public attendance: 36 members of the public were in attendance

Apologies for absence: Councillors K S Briggs and Y S Wright

P.1 DECLARATIONS OF INTEREST

Councillor O'Hanlon declared a personal interest in respect of application 47336.

P.2 MINUTES

Councillor Connolly referred to a discussion at the previous meeting relating to a cash and carry business situated on Cook Street, Bury that had been operating without the necessary planning permission. The Borough Planning, Engineering and Transportation Services Officer reported that an Enforcement Notice had been served on the premises and a report on the matter would be submitted to the next meeting.

Delegated decision:

1. That the Minutes of the Meeting held on 27 February 2007, be approved as a correct record and signed by the Chair.
2. That a report be submitted to the next meeting regarding the enforcement action taken in respect of the cash and carry business operating without planning permission from a premises on Cook Street, Bury.

P.3 FUTURE SITE VISITS

Delegated decision:

1. That consideration of the following application be deferred to the next scheduled meeting of this Committee on 17 April 2007:

47237 Keystone Cottage, Taylors Lane, Radcliffe – Radcliffe North Ward

Roof over existing ménage American stables hay/straw machinery building block four stables incorporating a passing place on Taylors Lane

2. That arrangements be made for the Committee to visit the above site for the reason that the impact of the proposed development on the surrounding areas is difficult to appreciate from photographs and drawings.

P.4 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 also submitted in respect of application numbers: 47422, 47336, 47717 and 47237

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:-

47336 Tulle Court, Ramsbottom Row, Prestwich – St Mary's Ward

Alterations to elevations of one retained block of twelve flats and site treatment to include landscaping, car parking and access; 26 dwellings with associated landscaping, car parking and pedestrian/vehicular access.

47479 Land adjacent to 9 Beech Grove, Greenmount – North Manor Ward

Erection of detached dwelling (resubmission)

47603 3 Market Street, Bury – Bury East Ward

Change of use from restaurant (use classes A3) to restaurant and hot food take away (use classes A3 and A5); new shop front

47702 Lester House, 21 Broad Street, Bury – Bury East Ward

Banner advertisements 4.9 metres x 1 metre for Council information (none illuminated)

47703 Town Hall, Knowsley Street, Bury – Bury East Ward

Banner advertisements 4.9 metres x 1 metre for Council information (none illuminated)

47713 Castle Leisure Centre, Bolton Street, Bury

Banners advertisements 4.9 metres x 1 metre for Council information (none illuminated) on the Bolton Street frontage, one banner facing the East Lancashire Railway

47717 Whittaker Street Council Offices – Radcliffe East Ward

Banner advertisements 4.9 metres x 1 metre for Council information (non illuminated) overlooking car park

47422 Bury Ground, Carlyle Street, Bury – Moorside Ward

Access road from Peel Way to Bury Ground, perimeter road from Castlecroft Road to join access road

2. That it be noted that application 47579 relating to The Frigate, Thatch Leach Lane, Whitefield – Besses Ward regarding a prior approval for the erection of a 15 metre monopole, six antennae and two transmission dishes and three equipment cabins, had been withdrawn.

P.5 RAMSBOTTOM CONSERVATION AREAS APPRAISAL AND MANAGEMENT PLAN

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted presenting an appraisal of the Ramsbottom, Tanners and Bury New Road Conservation Areas and the main proposals for a joint management plan. The proposal is in line with Best Value Performance Targets and good practice guidance in community consultation.

Delegated decision:

That approval be given to accept the consultant's report and the core proposals listed in part 5 of the report submitted.

P.6 ST MARY'S CONSERVATION AREA – PRESTWICH APPRAISAL AND MANAGEMENT PLAN

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted, which presented an appraisal of the St Mary's Park Conservation Area and the main proposals for a management plan. The proposal is in line with Best Value Performance Targets and good practice guidance in community consultation.

Delegated decisions:

1. That the consultant's report and the core proposals listed in 5.3 of the report submitted, be accepted.
2. That the Officers involved in developing these proposals be congratulated.

P.7 PLANNING APPLICATION PROCEDURES

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted setting out revised procedures for the submission and validation of planning applications, including a "checklist" of information required with the submission of planning applications.

Delegated decision:

That the report be noted.

P.8 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.

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Delegated decision:

That the report be noted

COUNCILLOR E K GRIME
Chair

(Note: The meeting started at 7:00pm and ended at 8:45pm)