

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 22 May 2007

Present: Councillor S Cohen (In the Chair)
Councillors P Ashworth, K Audin, C Chamberlain,
M Connolly, A J Cummings, A K Matthews, D O'Hanlon,
P H Redstone and J W H Taylor

Public attendance: 50 members of the public were in attendance

Apologies for absence: Councillors W Davison, Y Wright and C Berry

P.1 DECLARATIONS OF INTEREST

Councillor S Cohen declared a prejudicial interest in respect of application 47251 and left the meeting for the period that the application was considered.

Councillor T Chamberlain declared a prejudicial interest in respect of applications 47489 and 47969 and left the meeting for the period that the application was considered.

P.2 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 17 April 2007, be approved as a correct record and signed by the Chair.

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 19 June 2007:

47771 Land at Sheep Hey Farm, Leaches Road, Shuttleworth, Ramsbottom – Ramsbottom Ward

Tipping of inert waste (clay and sub soil only) (resubmission).

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: 47715, 47825, 47920, 47661, 47893, 47753, 47767, 47875, 47977, 47771, 47831, 47969 and 47941.

Prior to the meeting, the Committee held site visits in respect of applications 47489 and 47753.

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:-

47715 Two Tubs Inn, 19 The Wylde, Bury – Bury East Ward

Proposed smoking canopy consisting of 4 umbrellas

47825 First Choice Caterers Premises and Land Formerly Known as numbers 4, 6, and 8 Cook Street, Bury – Bury East Ward

Change of use from industrial (Class B2) to warehouse (Class B8) and construction of car park

47872 Bury MBC Energy Show-house, Acorn House, 150 Willow Street, Bury – Bury East Ward

Installation of one wind turbine on south elevation

47920 Motorway Filling Station, Rochdale Road, Bury – Bury East Ward

Redevelopment of service station

Approval is subject to the inclusion of the following additional conditions:

Condition 10. Prior to the commencement of development, including any demolition or site preparation works, details relating to Close Circuit Television (CCTV) coverage fields, protective ATM bollards, safety zone markings to the ATM and fencing to secure the rear of the shop building shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the shop hereby approved being occupied.

Reason - To ensure that adequate security measures are incorporated into the development pursuant to UDP Policy EN1/5 - Crime Prevention.

Condition 11. There shall be no fuel deliveries or vehicles associated with fuel delivery brought onto the site between the hours of 2000hrs and 0800hrs daily.

Reason - To protect the residential amenities of the adjoining dwelling pursuant to UDP Policy S4/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations.

Condition 12. Notwithstanding the details indicated on approved plan ref. 3903 03 Revision E, the development hereby approved shall not be commenced unless and until full details of improvements to the pedestrian access to the site from Rochdale Road, including the relocation of the existing freestanding advertisement unit, have been submitted to and approved in writing by the Local Planning Authority. The details subsequently approved shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use.

Reason - To ensure good highway design in the interests of pedestrian safety pursuant to UDP Policy S4/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations.

Condition 13. The highway improvements indicated on approved plan ref. 3903 03 Revision E in the form of the widening of the Rochdale Road footway abutting the site shall be implemented to the written satisfaction of the Local Planning Authority before the development is brought into use.

Reason - To ensure good highway design in the interests of pedestrian safety, pursuant to UDP Policy S4/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations.

Condition 14. The car parking indicated on approved plan ref. 3903 03 Revision E shall be surfaced, demarcated and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason - To ensure adequate off street, car parking provision in the interests of road safety, pursuant to Policies S4/4 - Car Showrooms, Car Sales Areas and Petrol Filling Stations and HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

47661 Richard Cort, 701 Manchester Road, Bury – Redvales Ward

Pre-fabricated garage for car washing and valeting (retrospective application)

47840 Co-op Store, 19-21 Holcombe Brook Precinct, Ramsbottom – North Manor Ward

Installation of 24-hour ATM cash machine in existing shop front

47893 7 Higher Summerseat, Summerseat – North Manor

Demolition of existing dwelling and erection of a replacement dwelling

47753 456 – 462 Bury Old Road, Prestwich – Holyrood Ward

Demolition of existing buildings and erection of new retail unit (Class A1)

Approval is subject to the amendment of opening times detailed on Condition 4 as follows:

The use hereby permitted shall not be open to customers outside the following times: 06:00 to 22.00 on Mondays to Saturdays and 10.00 to 16.00 on Sundays and Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policy S1/5 – Neighbourhood Centres and Local Shops of the Bury Unitary Development Plan.

47767 462 Bury Old Road, Prestwich – Holyrood Ward

Change of use of former tanning salon into two units, one use Class A1 and one use Class A5

47616 257 – 259 Bury New Road, Prestwich – St Mary's Ward

Demolition of two existing single storey retail units and erection of two retail units (Class A1) with offices (B1) at first floor and parking at basement level at rear

47875 257 - 259 Bury New Road, Prestwich – St Mary's Ward

Conservation Area Consent for demolition of existing single storey shop units

47977 Our Lady of Grace RC Primary School, Highfield Road, Prestwich – St Mary's Ward

New after school club building

47489 75 Moss Shaw Way, Radcliffe – Radcliffe North Ward

Two storey extension at side/rear; single storey at rear extension at front; single storey extension at rear

47831 Land adjacent to 171 Peel Brow, Ramsbottom – Ramsbottom Ward

One detached dwelling (revised scheme)

47853 Co-op Store, Fourways, Longsight Road, Holcombe Brook, Ramsbottom – North Manor Ward

Approval is subject to the amendment of Condition 2 replacing the time "2300 hrs" with "2200 hrs".

47251 46 Moorside Road, Tottington – Tottington Ward

Installation of wind turbine on north-west gable

(Councillor Taylor took the Chair for the above application in the absence of Councillor Cohen)

47969 Plot 1, Land at High Street, Walshaw, Bury – Tottington Ward

Five bedroom detached dwelling – amended house type of previous approval ref 40312/03

47941 Land between Stanley Street and Elms Road, Whitefield – Pilkington Park Ward

Retention structures to approved car park layout ref 42914

P.5 THE REGISTER OF SITES OF BIOLOGICAL IMPORTANCE – 2006 REVIEW

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted identifying recent changes made to the Register of Site of Biological Importance in Bury. The report also gave information on the purpose and application of the Register.

Delegated decision:

That the report be noted.

P.6 PLANNING PERFORMANCE

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted providing a brief analysis of performance within Development Control for the year 2006/2007 including comparisons from previous years.

The Committee expressed its' satisfaction at the performance results achieved by the Development Control section.

Delegated decision:

That the report be noted.

P.7 PLANNING ENFORCEMENT

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted providing statistical information on Enforcement Activity during 2006/2007, together with an update of enforcement activity since the last report in January 2007.

The Committee thanked the Enforcement Officers for their achievements in improving on their performance on planning enforcement within the Borough.

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.

Delegated decision:

That the report be noted

COUNCILLOR S COHEN
Chair

(Note: The meeting started at 7:00pm and ended at 8:50pm)