

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 24 July 2007

Present: Councillor S Cohen (In the Chair)
Councillors P Ashworth, C Berry, T Chamberlain, M Connolly, A J Cummings, W J Davison, A K Matthews, D O'Hanlon, J W H Taylor and Y S Wright

Public attendance: 100 members of the public were in attendance

Apologies for absence: Councillors K Audin and P H Redstone

P.1 DECLARATIONS OF INTEREST

Councillor T Chamberlain declared a prejudicial interest in respect of application number 48073 and left the meeting for the period that the item was considered.

Councillor D O'Hanlon declared a prejudicial interest in respect of application number 48234 and a personal interest in respect of application numbers 48255 and 48132 and left the meeting for the period each item was considered.

P.2 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 19 June 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 applications be deferred to the next scheduled meeting of this Committee on 21 August 2007:

48200 St Stephens Church of England Primary School, Colville Drive, Bury – Church Ward

Single storey building and associated works for childcare services, extension to playground and additional parking provision

48132 Butterstile County Primary School, School Grove, Prestwich – St Mary's Ward

Construction of new single storey children's centre with associated parking and play area

48061 St Mary's RC School, Belgrave Street, Radcliffe – East Ward

Extension to existing school to provide assembly/sports hall and new church, formation of car park and erection of boundary wall to northern boundary

48196 Victoria Public House, 119 Ainsworth Road, Radcliffe – Radcliffe West Ward

Smoking shelter at rear

48165 17 Kirklees Street, Tottington – Tottington Ward

Demolition of existing property and construction of 8 bed residential care home (Class C2) for adults with learning difficulties, including associated parking

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 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: 48254, 48200, 48234, 48239, 48235, 48255, 48035, 48116, 48132, 48006, 48068, 48335, 48072 and 48165.

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

Prior to the meeting the Committee held site visits in respect of application numbers 48006, 48072 and 48048.

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:-

48172 104 Rochdale Road, Bury – Bury East Ward

Change of use to shop (Class A1) with flat above, single and two storey extension at rear and new shop front

48315 8 Bell Lane, Bury – Bury East Ward

Variation of condition number 3 of planning permission 45221 to amend opening hours from 09:00hrs – 18:00 hrs Monday to Friday & 9:00hrs -13:00hrs on Saturday to 11:30hrs – 22:50hrs Monday to Saturday and 13:00hrs – 22:55 hrs on Sunday

48254 The Thrush Hotel, Thrush Drive, Bury – Moorside Ward

Residential development – 8 houses and 6 flats

48156 The Nurseries, Leigh Lane, Walshaw Bury – Church Ward

Outline application for demolition of existing bungalow and outbuildings and erection of new bungalow (resubmission)

48048 Field adjacent to Holcombe Hey Fold Farm, Hawkshaw Lane, Hawkshaw – North Manor Ward

Erection of two stables with tack room and hay store

Approval is subject to the addition of the following condition:

Condition 8. Prior to the commencement of works on site, details of the proposed septic tank, together with an appropriate filtration system, shall be submitted to and approved in writing by the Local Planning Authority. The system shall then be installed upon completion of the stables and thereafter maintained in working order whilst the stables remain on the site.

Reason. To prevent the pollution of the environment pursuant to Policies OL1/2 New Buildings in the Green Belt and OL4/7 - Development Involving Horses of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 10: Planning for Equestrian Development.

48234 Prestwich Cricket, Tennis and Bowling Club, Heys Road, Prestwich – Holyrood Ward

Single Storey extension at side and rear and viewing deck to front

48239 Land adjacent to Mount Pleasant Farm, Nutt Lane, Prestwich – Holyrood Ward

Erection of stables for four horses

Approval is given subject to the following amendments to condition:

Condition 6. Within 2 months of the date of this consent, details relating to the proposed boundary treatment for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details only shall be implemented.

Reason - To secure the satisfactory development of the site and in the interests of the visual amenities of the area pursuant to Policies Policy EN1/2 - Townscape and Built Design, OL1/2 New Buildings in the Green Belt and OL4/7 - Development Involving Horses of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 10: Planning for Equestrian Development.

Condition 7. The boundary details required by Condition 6 above shall include a fence to be constructed at the northern end of the site fronting Mount Pleasant and the removal of the existing steel barrier

Reason. To ensure the residential and visual amenity of the residents of Mount Pleasant are protected pursuant to Policies EN1/2 - Townscape and Built Design, OL1/2 New Buildings in the Green Belt and OL4/7 - Development Involving Horses of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 10: Planning for Equestrian Development.

Condition 8. The boundary details submitted in accordance with condition 6 above shall demonstrate that there is no vehicular or pedestrian access to the site from Mount Pleasant.

Reason. To ensure that the residential amenities of the residents of Mount Pleasant are protected and pursuant to Policies H3/1 Assessing Non-Conforming Uses, OL1/2 New Buildings in the Green Belt and OL4/7 - Development Involving Horses of the Bury Unitary Development Plan and the associated Development Control Policy Guidance Note 10: Planning for Equestrian Development.

48255 St Monicas RC High School, Bury Old Road, Prestwich – Sedgley Ward

Replacement and new fencing to two existing hard play/games areas. Tarmacing over of grassed strip between the two hard surfaced sections of the southerly play/games area

48035 3 Prestwich Park Road South, Prestwich – St Mary's Ward

Demolition of existing bungalow and the construction of a new detached 2 storey dwelling together with sub-basement parking

48116 3 Prestwich Park Road South, Prestwich – St Mary's Ward

Conservation Area Consent for demolition of existing single storey bungalow to allow the construction of a new building on the site

48006 The Ainsworth Arms, 465 Bury and Bolton Road, Radcliffe, – Radcliffe East Ward

Construction of a mesh covered timber pergola to existing beer garden

48068 Martins Food, 137 Eton Hill Road, Radcliffe – Radcliffe East Ward

Freezer enclosure extension

48335 Bridge Inn, 409 Dumers Lane, Radcliffe – Radcliffe East Ward

Smoking shelter and new railings to beer garden (resubmission)

48073 Land adjacent to running track, Cams Lane Primary School, Cams Lane, Radcliffe – Radcliffe West Ward

Formation of car park and siting of 3 containers also to be used as a changing room and for storage of equipment

47981 Bradshaw Head Farm, Watling Street, Affetside, Tottington – Tottington Ward

Listed Building Consent for removal of stone flags and replacement with Welsh Blue slates and replacement of defective purlins

47983 Bradshaw Head Farm, Watling Street, Affetside, Tottington – Tottington Ward

Re-roofing of existing barn and farmhouse

48072 Berry's Garden Centre, Turton Road, Tottington – Tottington Ward

Replacement garden centre buildings and improvements to access, creation of new footway to Turton Road and car parking (amended scheme)

48174 Derby Arms, 277 Bury New Road, Whitefield – Pilkington Park Ward

Single storey lounge and kitchen extension at the rear

2. That the Committee be **Minded to Approve** application **48235 Land North of Expert Logistics Warehouse, Bury Road, Radcliffe – Redvales Ward**, relating to a proposed car park (207 spaces) with security fencing and landscaping, 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.

3. That approval be given to application **48235** relating to a prior approval application for telecommunications installation comprising 15 metre imitation telegraph pole, 3 antennas within a shroud, radio equipment cabinets and ancillary development sited at the **pavement adjacent to Woodthorpe Hotel (opposite numbers 121 – 123), Bury Old Road, Prestwich – Sedgley Ward.**

4. That the Borough Conservation Officer be requested to submit a report on the condition of the roof structure regarding application 47981.

P.5 TREE PRESERVATION ORDER 310 (176-178 MANCHESTER ROAD, BURY)

A report was submitted by the Landscape Practice seeking confirmation of a Bury MBC Tree Preservation Order 301 sited at 176-178 Manchester Road, Bury.

Delegated decision:

That confirmation be given to Tree Preservation Order 310 relating to ten trees sited at 176-178 Manchester Road, Bury.

P.6 TREE PRESERVATION ORDER (313 OUTWOOD GATE FARM, OUTWOOD)

A report was submitted by the Landscape Practice seeking confirmation of a Bury MBC Tree Preservation Order 313 sited at Outwood Gate Farm, Outwood.

Delegated decision:

That confirmation be given to Tree Preservation Order 313 relating to one tree sited at Outwood Gate Farm, Outwood.

P.7 APPLICATION TO CLOSE A NON-DEFINITIVE FOOTPATH AND TO DIVERT PART OF PUBLIC FOOTPATH NUMBER 31 AND PART OF A NON-DEFINITIVE FOOTPATH AT TULLE COURT, PRESTWICH

A report by the Highway Network Services Manager was submitted regarding an application by Richardson Projects, Willow Point, 47 Bridgefold Road, Rochdale to close a non-definitive footpath and to divert part of public footpath number 31 and part of a non definitive footpath at Tulle Court, Prestwich.

Delegated decision:

That approval be given to the application to close a non-definitive footpath and to divert part of public footpath number 31 and part of a non-definitive footpath at Tulle Court, Prestwich, in order to allow a residential development to take place as per the planning permission granted by the authority.

P.8 PLANNING ENFORCEMENT

A report by the Borough Planning, Engineering and Transportation Services Officer was submitted summarising the Planning Enforcement Activity for the period 1 April 2006 to 30 June 2007.

Delegated decision:

That the report be noted.

P.9 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.10 SPEAKING RIGHTS AT MEETINGS OF THE PLANNING CONTROL COMMITTEE

The Committee considered speaking rights for members of the public in attendance at meetings of the Planning Control Committee as referred to in the current Council's 'Planning Code of Conduct' document. A period of 2 minutes is allowed for applicants and members of the public to give reasons for allowing or objecting to a planning application. The suggestion was made that 3 minutes would be a more appropriate length of time to address the Committee, due to the amount and detail of information in some applications. Reference was also made to speaking rights for Ward Councillors who are not timed, with the suggestion that they be limited to 3 minutes. Discussion ensued regarding the registration by the public to speak prior to a meeting. Members indicated that they did not want to hinder or restrict members of the public from speaking. The present arrangement allowed people to register an intention to speak, up to the start of the meeting.

Officers indicated that a review of the current practice would be undertaken based on new guidance from the Planning Officers Society.

Delegated decision:

1. That approval be given to amend speaking rights of applicants and the public by increasing them to 3 minutes in respect of individual planning applications.
2. That approval be given to limit the speaking time of a Ward Councillor for an application in the ward they represent to 3 minutes.
3. That the Standards Committee be notified of the above proposals for comment.

COUNCILLOR S COHEN
Chair

(Note: The meeting started at 7.00pm and ended at 8.55pm)