

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 18 March 2008

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

Public attendance: 40 members of the public were in attendance

Apologies for absence: Councillors M Connolly (cl) and P H Redstone

P.771 DECLARATIONS OF INTEREST

1. Councillor S Cohen declared a prejudicial interest in respect of application 49321 as a governor of the Pupil Referral Unit and left the meeting room during the consideration of the application.
2. Councillor Davison declared a prejudicial interest in respect of application 49321 and left the meeting room during the consideration of the application.
3. Councillor O'Hanlon declared a personal interest in respect of application 48896. Councillor O'Hanlon also addressed the Committee in his capacity of community advocate as an elected Ward representative for St Mary's Ward and did not vote on the application.

P.772 MINUTES

Delegated decision:

That subject to the above correction, the Minutes of the Meeting held on 19 February 2008 be approved as a correct record and signed by the Chair.

P.773 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:

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

Delegated decisions:

1. That **Approval** be given to the following applications in accordance with the reasons put forward by the Assistant Director (Planning, Engineering and Transportation Services) in the report and supplementary information submitted and subject to the conditions included:-

49349 Locomotive Works, Baron Street, Bury – Bury East Ward

Deletion of Condition 10 of planning permission ref. 48268 that limits the hours for the importation of materials to carry out an engineered fill operation prior to accommodating new track infrastructure

49406 5 Crompton Street, Bury – Bury East Ward

Change of use from former post office to a licensed food and drink operation (Class A4) (Alternative Scheme to ref. 49341 – includes an external area)

49321 190 Chesham Road, Bury – Moorside Ward

Change of use of 190 Chesham Road from residential children's home (C2) to non-residential pupil referral unit (D1); provision of car parking including development of adjacent open land as part of car park; 3 metre wire mesh boundary fencing; associated landscaping and access to highway

49526 TESCO Stores Ltd, Valley Park Road, Prestwich – St Mary's Ward

Proposed erection of one 10.6 metre wind turbine for a period of 15 years

49410 St Johns Court, Radcliffe New Road, Bury – Radcliffe West Ward

Erection of new Boundary fencing

49490 2 Bolton Street, Ramsbottom – Ramsbottom Ward

Change of use of (D1) education centre to (A1) retail unit on ground floor and (A3) café on first floor

49506 Pheonix Buildings, 100 Brierley Street, Bury – Redvales Ward

Renovation of industrial premises to form 5 units (Classes B1, B2 and B8) and 9 office units (Classes A2 and B1), including alterations to elevations. Demolition and erection of new boundary wall

49534 Unsworth Post Office, 73 Parr Lane, Unsworth, Bury – Unsworth Ward

Proposed installation of external ATM into retail unit frontage

2. That application **49441** relating to **456 – 462 Bury Old Road, Prestwich – Holyrood Ward** regarding a variation of Condition 4 of planning permission 47753, to allow retail unit to trade between 0600 hours and 2300 hours, seven days per week be refused for the following reason:

The proposed extended opening hours would be detrimental to the residential amenities of nearby properties by reason of noise and disturbance contrary to policy S2/1 of the Bury Unitary Development Plan.

3. That application **48896** relating to **1 St Mary's Road, Prestwich - St Mary's Ward** regarding the use of one room in a dwelling as an office (Class B1) – retrospective application be refused for the following reasons:

Reason 1. The proposed commercial use would give rise to on street traffic and parking and manoeuvring problems to the detriment of highway safety in proximity to the junction of St Mary's Road and Bury New Road. The development would, therefore, conflict with the following policies of the Bury Unitary Development Plan: EC6/1 - Assessing New Business, Industrial and

Commercial Development H3/1 - Assessing Non-Conforming Uses.

Reason 2. The introduction of the commercial use would result in the unacceptable change in character of the property and its curtilage to the detriment of the residential character and amenity of the surrounding area. The development would, therefore, conflict with the following policies of the Bury Unitary Development Plan: EC6/1 - Assessing New Business, Industrial and Commercial Development H3/1 - Assessing Non- Conforming Uses.

P.774 PLANNING APPEALS

A report by the Assistant Director (Planning, Engineering and Transportation Services) 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 8:40pm)