

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 22 July 2008

Present: Councillor B Vincent (In the Chair)
Councillors K Audin, D Bigg, S Cohen, M Connolly, A J Cummings, M D'Albert, J Harris, A K Matthews, D O'Hanlon, S Magnall, J W H Taylor and Y S Wright

Public attendance: 40 members of the public were in attendance

Apologies for absence: -

P.178 DECLARATIONS OF INTEREST

1. Councillor D O'Hanlon declared a personal interest in respect of application 49718 for the reason that his employer had undertaken business with the applicant.

2. Councillor B Vincent declared a personal interest in respect of application 49822 for the reason that he had used the services of a shop owner that was objecting to the application.

P.179 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 17 June 2008 be approved as a correct record and signed by the Chair.

P.180 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: 49805, 49822, 49718, 49938, 50041, 50050, 50000 and 50062.

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 decision:

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:-

50068 Bolton Road, (opposite 347-349), Bury – Church Ward

Prior approval determination for the installation of 10 metre high replica telegraph pole (11.4 metres in total) supporting three shrouded antennas and one associated equipment cabinet

49822 48-53 Bury New Road, Prestwich - Sedgley Ward

Extension and alterations to existing kosher meat and grocery shop (resubmission)

The approval is subject the amendment of Conditions 5 and 6 as follows:

Condition 5. No deliveries shall be received at the site or despatched from the site outside the hours of 0800hrs and 1800hrs on any day.

Condition 6. Any loading/unloading or other activity that involves the use of a forklift truck shall be confined to between 0800hrs and 1800hrs daily.

49859 Site to the rear of 55-59 Ramsbottom Lane, Ramsbottom – Ramsbottom Ward

Change of use of part of garden to rear of 55-59 Ramsbottom Lane to form two car parking spaces

50050 43 Bolton Street, Ramsbottom – Ramsbottom Ward

Change of use to ground floor bar (Class A4), basement restaurant (Class A3) and associated kitchen/office/storage at first floor

50000 Playing Fields, Thatch Leach Lane, Whitfield - Besses Ward

Proposed woodland garden with footpaths and seating with hard standing parking area and 1 metre high perimeter fence and gates.

The approval is subject to the following additional condition:

Condition 7. The application site shall be cleared of any shrubs, weeds or undergrowth prior to the commencement of any tree planting. The area shall thereafter, be kept clear of any undergrowth.

Reason. In order to discourage and prevent anti-social behaviour, pursuant to Policy EN1/5 - Crime prevention of the Bury Unitary Development Plan.

49938 The Red Hall Hotel, Manchester Road, Ramsbottom – Ramsbottom Ward

Proposed bedroom extension block; alterations to ground and first floors including single and two storey extensions; alterations to car park and access (resubmission)

50041 Land adjacent to River Irwell, Harrison Street, Ramsbottom – Ramsbottom Ward

Construction of 4 light industrial units (Class B1)

2. That the Committee be **Minded to Approve** 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:

49805 Land between 78 Mile Lane and Mile Lane Health Centre, Mile Lane, Bury – Church Ward

Outline application for sheltered accommodation for the elderly comprising of 14 units including warden's flat

49570 Rainsough Brew, 49 Rainsough Brow, Prestwich – St Mary’s Ward

Demolition of an existing public house building and erection of a block of 14 apartments

The approval is subject to the following additional condition:

49718 Park Hotel, Lowther Road, Prestwich – St Mary’s Ward

Three storey block of thirty apartments with car parking and associated works

The minded to approve decision is subject to an additional condition requiring the footpath to be maintained in perpetuity.

3. That application **49831** regarding reserved matters for the erection of 71 dwellings at **Church Buildings, Warth Road, Bury** in **Redvales Ward** be refused for the following reasons:-

- The design of the development is excessively dominated by highway surfaces and the presence of parked vehicles. In addition, the layout of the houses would lack visual interest and a sense of place as well as lacking design features to discourage crime. Overall, the development would not provide a good quality residential environment and, as such, the proposal is contrary to policies H2/2 - The Layout of New Residential Development and EN1/5 - Crime Prevention of the Bury Unitary Development Plan, Development Control Guidance Note 16 - Design and Layout in New Development in Bury (Consultation Draft) and PPS3 - Housing.
- The proposed vehicular and pedestrian arrangements to the proposed development and the layout of the highways within the site are sub-standard, which would be detrimental to highway safety and maintaining the free-flow of traffic on the adjacent roads and contrary to current residential street design guidance.
- The application and submitted plans contain insufficient information to enable the acceptability of the proposed emergency access arrangements to be properly assessed.
- The development does not make sufficient provision for the needs of persons with special needs in regard to the following matters:
The provision of a level approach to each house, the provision of pedestrian dropped kerbs to the estate road and the provision of dwellings designed to Lifetime Homes Standards.
- The proposal would, therefore, conflict with policies H2/2 - The Layout of New Residential Development and HT5/1 - Access for Those with Special Needs of the Bury Unitary Development Plan and Development Control Policy Note 16 - Design and Layout of New Development in Bury (Consultation Draft).

4. That application **50062** regarding a toilet extension to existing refreshment hut adjacent to 10th tee (retrospective application) **Whitefield Golf Club, Higher Lane, Whitefield** in **Pilkington Park Ward** be refused for the following reason:-

The design and appearance of the proposed extension is neither appropriate to, nor sympathetic with the area within which it is located and it is detrimental to both the visual amenity of the area as a whole and the residential amenity of the properties adjacent. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: OL1/2 - New Buildings in the Green Belt, EN1/1 - Visual Amenity and Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt.

5. That in view of the decision to refuse application 50062 regarding the erection of a toilet extension to an existing refreshment hut, located at Whitefield Golf Club, Higher Lane Whitefield. The Planning Enforcement section be requested to take appropriate action against the section of the building without planning permission.

P.181 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

P.182 PLANNING ENFORCEMENT

A report by the Borough Planning and Transportation Services Officer was submitted providing statistical information on Enforcement Activity for the period April to June 2008.

Councillor O'Hanlon welcomed the report and thanked the staff involved in enforcement for their effort and hard work put into achieving the high number of enforcements for the year. Officers were also thanked for their positive responses when dealing with complaints received.

Delegated decision:

That the report be noted.

COUNCILLOR S COHEN
Chair

(Note: The meeting started at 7.00pm and ended at 9.20pm)