

Minutes of:	PLANNING CONTROL COMMITTEE
Date of Meeting:	19 August 2008
Present:	Councillor B Vincent (In the Chair) Councillors K Audin, D B Bigg, S Cohen, A J Cummings, M D'Albert, A K Matthews, D O'Hanlon, S Magnall and Y S Wright
Public attendance:	16 members of the public were in attendance
Apologies for absence:	Councillors M J Connolly, J Harris and J W H Taylor

P.217 DECLARATIONS OF INTEREST

There were no Declarations of Interest made at the meeting.

P.218 MINUTES

Delegated decision:

That the Minutes of the Meeting held on 22 July 2008 be approved as a correct record and signed by the Chair.

P.219 PLANNING APPLICATIONS

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted in relation to various applications for planning permission. Supplementary information was also submitted in respect of application numbers: 49778, 49973, 50087 and 50058.

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:-

50010 – 16 Wroxham Close, Bury – Elton Ward

Charge of use of Public Open Space to Private Garden and Boundary Fence/Wall (Retrospective).

50204 – La Bellezza, 70 Walshaw Road, Bury – Elton Ward

Extension of existing ground floor hairdressing salon into part ground floor of Flat 70A Walshaw Road and replacing existing conservatory with traditional extension.

49778 – Higher Barn Farm, Moor Road, Holcombe, Ramsbottom – Ramsbottom Ward

Conservation Area Consent for demolition of portal frame agricultural building.

50087 – Woodhey, Woodhey Road, Ramsbottom – Ramsbottom Ward

Residential Development – One dwelling.

50164 – Hill End Farm, Moorbottom Road, Holcombe, Bury – Ramsbottom Ward

Proposed covered paddocks (Re-submission)

The approval is subject to the following additional conditions:-

10. That the building hereby approved shall not be used for any purpose other than agricultural or equestrian uses.

50058 – Former Albert Inn, Ribble Drive, Whitefield – Besses Ward

Erection of 6 retail units with 15 flats above; associated access, parking, servicing and landscaping.

The approval is subject to the following additional conditions:-

18. That prior to the first occupation of any part of the development hereby approved a detailed scheme in respect of the design, arrangement and operation of CCTV coverage of the site shall be submitted to and approved by the Local Planning Authority. The scheme as approved should then be fully implemented prior to first occupation and thereafter maintained at all times unless otherwise agreed by the Local Planning Authority.

2. That application **49973**, Proposed Mixed Use of Development comprising 1543 square metre food retail unit (Class A1) and 278 square metre commercial unit (Class B1/B8) and associated car parking and servicing, on land at **Railway Street, Ramsbottom (Ramsbottom Ward)**, be refused for the following reasons:-

The design, appearance and materials of the proposed units are not sympathetic to the character of Ramsbottom Town Centre and the adjoining Ramsbottom Conservation Area and do not achieve an appropriately high standard of design quality for this important location in accordance with policies S2/1, EN1/2 and EN2/1 of the Bury Unitary Development Plan.

[Note: Councillors Audin, Cohen, Cummings, Magnall and Matthews asked that their vote against this decision be recorded.]

P.220 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.221 DATE OF NEXT MEETING

The Committee noted that the next meeting would take place at 7.00 pm on Tuesday, 16 September 2008.

COUNCILLOR B VINCENT
Chair

(Note: The meeting started at 7.00 pm and ended at 8.20 pm)