

Minutes of: **PLANNING CONTROL COMMITTEE**

Date of Meeting: 24 March 2009

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

Public attendance: 30 members of the public were in attendance

Apologies for absence: Councillors K Audin and A K Matthews

P.01 DECLARATIONS OF INTEREST

Councillors M D'Albert and D O'Hanlon declared a prejudicial interest in respect of the St Mary's Conservation Area, Prestwich Management Plan and left the meeting room during consideration of the item. The Councillors informed the meeting that they were members of the working group involved in study work and preparation of the Management Plan.

P.02 MINUTES

The minutes of the meeting held on 17 February 2009 were submitted.

The Committee also considered a correction to the minutes of the meeting held on 21 October 2008, relating to Minute number P.362, resolution 4. It was reported that the reasons for the refusal decision were incorrect and the minute be replaced with the following resolution:

4. That application **50043** regarding **Fold Mill, Bradley Lane, Bradley Fold, Radcliffe – Radcliffe North Ward** in respect of Development A: creation of bunds (retrospective) and Development B: installation of roller shutter door (retrospective), be refused for the following reasons:

1) The roller shutter doors would lead to an intensified use of areas close to residential properties by delivery vehicles and the manoeuvring and the loading/unloading of these vehicles on a much greater scale than previously on areas within the curtilage of the mill adjacent to residential properties. These developments would cause significant noise, disturbance and general activity that would be seriously detrimental to the residential amenities of the nearby occupiers. The proposed development, therefore, conflicts with the following policies of the Bury Unitary Development Plan: EC6/1 - Assessing New Business, Industrial and Commercial Development, EN7/2 - Noise Pollution & H3/2 - Existing Incompatible Uses.

2) The roller shutter doors would lead to the intensification of use of sub-standard accesses, which would be detrimental to the safety of users of Public Footpath No. 23, Christ Church, Radcliffe and the surrounding highway network. The development would therefore conflict with the following policies of the Bury Unitary Development Plan:

EC6/1 - Assessing New Business, Industrial and Commercial Development.
HT6/1 - Pedestrian and Cyclist Movement.

3) The bunds are by reason of their size, height and position seriously detrimental to the visual and residential amenities of the area. Their construction is, therefore, contrary to the following policies of the Bury Unitary Development Plan:
EN1/2 - Townscape and Built Design
EC3 - Improvement of Older Industrial Areas and Premises
EC6/1 - Assessing New Business, Industrial and Commercial Development
H3/2 - Existing Incompatible Uses.

Delegated decisions:

1. That the Minutes of the Meeting held on 17 February 2009 be approved as a correct record and signed by the Chair.
2. That approval be given to the correction to Minute Number P.632, resolution 4 of the meeting held on 21 October 2008, as detailed above.

P.03 FUTURE SITE VISIT

Delegated decisions:

1. That consideration of the following application be deferred to the next scheduled meeting of this Committee on 21 April 2009:

50886 Land south of Ramsbottom Road, Hawkshaw, Bury (adjacent to Bolton/Bury boundary)

Erection of 3 Stables and feed/hay store and creation of new access

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.04 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: 50696, 50794, 50795, 50854, 50901, 50925 and 50954.

The Committee held site visits prior to the meeting in respect of applications 50696, 50794 and 50795.

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

The Committee noted that Councillor Cohen had received a threatening letter sent anonymously on behalf of residents on Pole Lane/Pole Lane Court, Unsworth, regarding application 50901. The letter had been passed to the Council Solicitor for attention and the representations made had been recorded.

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:

50696 Waterside Mill and Peel Bridge Mill, Kenyon Street, Ramsbottom - Ramsbottom Ward

Change of use from haulage depot to waste transfer station (retrospective)

Approval is subject to an amendment to Condition 6 and an additional Condition 10 as follows:

Condition 6. Prevention/mitigation measures shall be taken to the written satisfaction of the Local Planning Authority for the reduction of noise emanating from the buildings through open doors so as to protect residential amenity. Reason: In order to protect the residential amenities of dwellings in the locality pursuant to policies MW4/1 - Assessing Waste Disposal Proposals, MW4/2 - Development Control Conditions (Waste) and EN7/2 - Noise Pollution of the Bury Unitary Development Plan.

Condition 10. All reasonable measures shall be taken to ensure that the operations on the site do not give rise to nuisance by virtue of dust or wind blown material, including the watering of all roadways and hardstandings as necessary during dry weather conditions and the collection of any wind blown refuse on a weekly basis, to the satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the area and in pursuance of policies EC6/1 - Assessing New Business, Industrial and Commercial Development, MW4/1 - Assessing Waste Disposal Proposals and MW4/2 - Development Control Conditions (Waste) of the Bury Unitary Development Plan.

50794 Former Railway Goods Yard, Rowlands Road, Summerseat – North Manor Ward

Change of use from industrial to restaurant (use Class A3)

50795 Former Railway Goods Yard, Rowlands Road, Summerseat – North Manor Ward

Listed Building Consent – change of use from industrial to restaurant (use Class A3)

50854 Land at Bollin Walk, Whitefield - Besses Ward

Residential Development – two dwellings

50901 1 Pole Lane, Unsworth, Bury – Unsworth Ward

Change of use from Class A3 Café/Takeaway to Class A5 Takeaway (Revised Scheme)

50925 258 Bury New Road, Whitefield – Pilkington Park Ward

Change of use ground floor retail (Class A1) to wine bar/bistro/coffee shop (Class A4) together with new shop front and awnings, outdoor seating area with associated fencing and planting

50931 Land at South of Portinscale Close and west of Elton Brook Close, Bury – East Ward

Erection of composting toilet unit

50937 Bealing Industrial Estate, Dumers Lane, Radcliffe – Radcliffe East Ward

Change of use of land and building to hand car wash, erection of canopy, boundary fence and installation of metal container store (retrospective)

50942 Woodhey High School, Bolton Road West, Ramsbottom – Ramsbottom Ward

Extension to graphics/product design classroom (Phase 7)

50954 Manchester Mesivta School, Beechwood, Charlton Avenue, Prestwich – Sedgley Ward

Construction of additional teaching accommodation above existing three storey classroom block

P.05 ST MARY'S CONSERVATION AREA, PRESTWICH - MANAGEMENT PLAN

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted presenting an appraisal of the St Mary's Park Conservation Area and the main proposals for a management plan.

Delegated decision:

That approval be given to accept the proposed content of the management plan as summarised within the report submitted, for the following reasons:

- The management plan proposals are the result of further work undertaken by a working group of councillors, officers and local residents.
- This option is consistent with the results of the community consultation.
- This option was supported by the Prestwich Local Area partnership meeting held on 13 January 2009
- This option meets the Council's Best Value targets.

P.06 PLANNING APPEALS

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted, which presented a summary of appeals lodged with and decided by the Planning Inspectorate against delegated decisions of the Committee and the Borough Planning, Engineering and Transportation Services Officer.

The Committee thanked the officers involved in planning enforcement for their continued good work.

Delegated decision:

That the report be noted.

**COUNCILLOR B Vincent
Chair**

(Note: The meeting started at 7.00pm and ended at 8.15pm)