

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 21 April 2009

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

Public attendance: There were sixteen members of the public were in attendance

Apologies for absence: Councillors A K Matthews and D O'Hanlon

P.01 DECLARATIONS OF INTEREST

Councillor S Magnall declared a prejudicial interest in respect of applications numbers 36288 and 36331 and left the meeting room during the consideration of the application. Councillor Magnall reported that she had been a member of Ramsbottom Against Landfill group.

P.02 MINUTES

Delegated decision:

That the Minutes of the meeting held on 24 March 2009 be approved as a correct record and signed by the Chair.

P.03 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: 50974, 50886, 51114, 51051, 51058, 50887, 36288, 36331 and 51120.

The Committee noted the withdrawal by the applicant of application **50974** relating to land adjacent to Pilot Mill, Alfred Street, Bury (Redvales Ward) regarding a residential development of 53 dwellings, access roads, car parking, fencing and associated landscaping.

The Committee held a site visit prior to the meeting in respect of application 50886.

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:-

51074 Greenhill CP School, Mile Lane, Elton, Bury – Church Ward

Single storey extension to form new admin/front entrance; internal alterations

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

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

51114 19-21 Holcombe Brook Precinct, Longsight Road, Holcombe Brook, Ramsbottom, Bury – North Manor Ward

Two externally illuminated fascia signs; one internally illuminated projection sign

51051 Manchester MACCABI CSC, Bury Old Road, Prestwich – Sedgley Ward

Variation of Condition 5 of planning permission 46066 and appeal reference: APT/T4210/A/07/2037735/NWF to extend the latest time for the use of flood lighting within the all weather sports pitches area from 21:00 hours to 22:00 hours

51058 Rico House, George Street, Prestwich – Sedgley Ward

Car park at front to form 10 parking spaces

36288 Fletcher Bank Quarry, Manchester Road, Ramsbottom – Ramsbottom Ward

Determination of conditions for mineral/mining site

36331 Fletcher Bank Quarry, Manchester Road, Ramsbottom – Ramsbottom Ward

Application for determination of conditions for a mineral/mining site under the Environmental Act 1995

50782 Bankside Mills Chapelfield, Radcliffe, Manchester – Radcliffe West Ward

Outline application for residential development of fourteen houses including the means of access to the site

51095 68 Whalley Road, Shuttleworth, Ramsbottom, Bury – Ramsbottom Ward

Change of use of building to dwelling (Class C3) replacement of walls and new windows

51120 Land to side of 29 Sunny Bower Street, Tottington – Tottington Ward

One detached dwelling

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:

50768 Greenbrook Mill, Greenbrook Street, Bury – Moorside Ward

Reserved Matters – erection of 55 apartments

50887 Land at Dumers Lane and Morris Street, Radcliffe – Radcliffe East Ward

Outline – mixed use development of up to 215 dwellings and 12734 square metres of employment floor space (Use Class B1 and B8) together with Riverside Park including associated land raising, new accesses, landscaping and flood mitigation measures

Approval is subject to the following additional condition:

The first application for reserved matters shall include details comprising a comprehensive site layout for the whole of the site and the means of access to all parts of the site, together with a masterplan indicating all the phases and timings of each component part of the whole development shall be submitted to and approved by the Local Planning Authority. Thereafter the site shall be developed in accordance with the approved details. Reason - To secure the comprehensive redevelopment of the site pursuant to PPS1 and EC2/1 of the Bury UDP.

50948 Former Albert Inn, Ribble Drive, Whitefield – Besses Ward

Erection of six retail units with flats above; associated access, parking, servicing and landscaping (revised scheme)

P.04 PLANNING ENFORCEMENT

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted providing statistical information on Enforcement Activity during 2008/2009, together with an update (set out in the Appendix attached to the report) of Enforcement Activity since the previous report in September 2008.

The Committee congratulated the officers involved in enforcement work for their high level of performance.

Councillor Cohen referred to situations where appeals were made against enforcement action taken by the Council that allowed a business to continue to trade during the appeal process. Officers were asked if representations could be made to the Government to address this situation.

It was reported that changes to Government guidelines did not address the appeal process although lobbying could be undertaken. The enforcement team was very pro-active, although this may be affected following a Government directive to Councils to reduce 'snooping' on members of the public.

Delegated decision:

That the report be noted.

P.05 PLANNING PERFORMANCE

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted providing a brief analysis of performance within the Development Control for the year 2008/2009 with comparisons from previous years.

Delegated decision:

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That the report be noted.

P.06 PLANNING APPEALS

A report by the Assistant Director (Planning, Engineering and Transportation Services) was submitted which detailed the following:-

- A note on performance for planning appeals in 2008/2009;
- New planning application appeals that have been lodged;
- Recent planning application appeal decisions;
- Recent enforcement application appeals decisions.

Delegated decision:

That the report be noted

**COUNCILLOR B Vincent
Chair**

(Note: The meeting started at 7.00pm and ended at 7.55pm)