

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22nd MAY 2012
SUBJECT:	PLANNING APPEALS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	JOHN CUMMINS
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>The report lists:</p> <ul style="list-style-type: none"> Recent Planning Appeals Decided Recent Appeal Lodged
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No (see paragraph below)
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

2.0 ISSUES

- None to be considered by the Committee as this is an item for noting only.

3.0 CONCLUSION

That the item be noted.

List of Background Papers:-None

Contact Details:-

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**Planning Appeals Decided
between 03/04/2012 and 10/05/2012**



Application No.: 53891/FUL
Decision level: DEL
Recommended Decision: Refuse
Applicant: Ms Sharon L'Amie
Location: 49 Bury New Road, Prestwich, Manchester, M25 9JY
Proposal: Disabled access ramp and security shelter to front (retrospective)
Appeal Decision: Dismissed
Date: 04/05/2012
Appeal type: Written Representations

Application No.: 54311/ADV
Decision level: DEL
Recommended Decision: Refuse
Applicant: Wilson Fink
Location: 468 Bury New Road, Prestwich, Manchester, M25 1AX
Proposal: 2 No. non-illuminated fascia signs and 1 no. flagpole sign (retrospective)
Appeal Decision: Dismissed
Date: 04/05/2012
Appeal type: Written Representations

Application No.: 54401/ADV
Decision level: DEL
Recommended Decision: Split Decision
Applicant: Rockstar Tattoos
Location: 4 The Rock, Bury, BL9 ONT
Proposal: A: 1 No. Non-illuminated fascia sign; Window graphic
B: 1 No. Internally illuminated fascia sign; 1 No. Internally illuminated projecting sign
Appeal Decision: Dismissed
Date: 19/04/2012
Appeal type: Written Representations

Application No.: 54528/FUL
Decision level: DEL
Recommended Decision: Refuse
Applicant: Mr & Mrs Spencer
Location: 2 Hey House Mews, Holcombe Old Road, Holcombe, Bury, BL8 4QS
Proposal: Installation of 10 panel solar photo voltaic system to the front elevation of the roof (Retrospective)
Appeal Decision: Allowed
Date: 30/04/2012
Appeal type: Written Representations

Comment.

49 Bury Old Road – This was an application for a shelter and a disabled ramp in front of the Shefa Mahadrin Jewish Deli.

The Inspector agreed that the shelter caused unacceptable harm to the character and appearance of the surrounding area. In making the decision she did consider the support from local residents, the MP and Councillors, but concluded that the poor appearance of the shelter outweighed any benefit that it may have created by way of a shelter and the prevention of crime.

They did, however, consider that the ramp for people with disabilities could be modified to make it acceptable and this has been conditioned and a revised scheme must be submitted within 2 months.

We will now contact the owner and pursue the changes to the ramp and see if we can get a design of shelter that is appropriate to the location.

2 Hey House Mews – These solar panels had been erected on a property in a Conservation Area and close to a Listed Building. While the Inspector accepted that there was harm to the character of the area it did not meet the standard of 'substantial' as now set out in the National Planning Policy Framework and as such dismissed the Appeal.

**Planning Appeals Lodged
between 03/04/2012 and 10/05/2012**



Application No.: 54377/FUL

Appeal lodged: 13/04/2012

Decision level: DEL

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Forts of India

Location Forts of India, 5-11 Radcliffe New Road, Whitefield, Manchester, M25 7QX

Proposal Alterations to the front facade (Re submission)

Application No.: 54450/FUL

Appeal lodged: 16/04/2012

Decision level: COM

Appeal Type: Written Representations

Recommended Decision: Refuse

Applicant: Oak Lodge Care & Nursing Home

Location Whitefield House, Pinfold Lane, Whitefield, Manchester, M45 7JS

Proposal Variation of condition no. 1 of planning permission 53354 (Conservation Area Consent) to extend the time limit for the demolition of the existing facade to be completed

Total Number of Appeals Lodged: 2

Comment:

Whitefield House – Members may recall that this was a decision made by the PCC on an officer recommendation to refuse the request for and extension of time to demolish the former Whitefield Town Hall and that the Committee supported the recommendation.