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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G McGill (Chair), S Arif, C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones and M Walsh

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 22 April 2025
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 6*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

22 April 2025

SUPPLEMENTARY INFORMATION

Item:01 58 Sunny Bower Street, Tottington, Bury, BL8 3HL Application No. 71503
Change of use from residential dwelling (Class C3) to residential institution (Class C2)

Extension of Time - Yes 25th April 2025

Nothing further to report.

Item:02 156 Walmersley Road, Bury, BL9 6LL Application No. 71619
Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)

Extension of Time - No

Applicant has clarified that the property has operated as a 6 bed HMO prior to HMO licencing, and then a 5 bed HMO. The property has therefore been operating as an HMO with varying levels of occupancy prior to the submission of the application to increase occupancy.

Item:03 36 Trimingham Drive, Bury, BL8 1JW Application No. 71672
First floor extension at front/side/rear

Extension of Time - No

Nothing further to report.

Item:04 Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR Application No. 71506
Erection of 1no. detached dwelling

Extension of Time - Yes - 25/4/25

Publicity

One representation received with the following comments -

- Loss of privacy and quality of life
- Areas of overlooking into garden
- Overshadowing
- A site visit should be carried out
- The shrubs are to be removed so there would be no screening
- The applicant would have full privacy to their development
- The proposal is not sports or agricultural related
- Green Belt should be protected
- The dwelling would not be affordable housing
- This is not infill development

Response to objection

The principle of the development in the green belt has been assessed in the main Officer Report. The development has been considered as acceptable under para 154 g) for limited infilling or partial or complete redevelopment of previously developed land.

There is no policy requirement to provide the single dwelling as affordable housing.

All other issues raised have been covered in the main officer report.

Item:05 52 Manchester Road, Bury, BL9 0SX Application No. 71638

Change of use from dwelling (Class C3) to 8 bed, 8 person, house in multiple occupation (HMO) (Sui Generis) with loft conversion including rear dormers and front velux rooflight

Extension of Time - Yes 25/04/2025

Amendment to Statutory Consultee comments from Highways (the Local Highway Authority), clarifying they have not objected to the proposal but have raised concerns due to the lack of car parking available in the vicinity.

After further consideration, they have advised that there is a residents parking scheme in force in this locality which future residents may be able to apply for. The application would also provide one off-road parking space within the rear yard area.

Taking account of the permitted development fallback position allowing this house to be occupied as a 6 bedroom HMO and one car parking space is being provided for, the fact one car parking space is being provided, a residents parking scheme being in force and that the site is located in a highly accessible location, two additional occupants over and above the permitted development allowance would not cause demonstrable harm to highway safety.

Due to all of the above, the proposed development is in accordance with the requirements of paragraph 116 of the National Planning Policy Framework

