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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, 24 June 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.
Notes:	

AGENDA

4 PLANNING APPLICATIONS *(Pages 3 - 8)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

24 June 2025

SUPPLEMENTARY INFORMATION

Item:01 Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY Application No. 71758

Erection of 1 no. detached dwelling; Alterations to parking areas at front of 31 & 33 Victoria Court

Extension of Time - Yes 27th June 2025

Nothing further to report

Item:02 53 Bury Street, Radcliffe, Manchester, M26 2GB Application No. 71438

Change of use from care home (Class C2) to 9 bedroom (single occupancy) House of Multiple Occupation (HMO) (Sui Generis)

Extension of Time - Yes - 03/07/2025

The Existing Floor Plans for the building are provided.

Nothing further to report.

Item:03 Land at Old Hall Lane, Whitefield, M45 6TN Application No. 69495

Proposed burial ground

Extension of Time - 27/06/2025

The following Unitary Development Plan Policies should be listed in the officer report.

CF1/1 - Location of New Community Facilities. Proposals for new and improved community facilities will be considered with regard to the following factors:

- a) impact on residential amenity and the local environment;
- b) traffic generation and car parking provision;
- c) the scale and size of the development;
- d) where applicable, access to shops and other services;
- e) if the use is intended to serve a local community, or catchment area, the suitability of the chosen location in relation to that community or catchment area;
- f) accessibility by public and private transport;
- g) the needs and requirements of the disabled;

EN7/3 - Water Pollution

Additional Condition (Lighting) - Although the approved plans indicated a low level lighting scheme, it is considered appropriate to secure the details of any lighting scheme to reduce any impact on residential amenity and ecology. The following condition is recommended.

Prior to commencement of development and notwithstanding the approved plans, full details of an ecologically suitable lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented.

Reason. In order to secure appropriately sensitive lighting in the interests of residential amenity and ecology pursuant to Places for Everyone Joint Development Plan Policies JP-P1 Visual Amenity and JP-S5 Pollution Control

Revised condition - Condition No.3 requires minor rewording to clarify the requirement for suitable monitoring of groundwater levels and the associated assessment. The revised condition is as follows:

All burials in the cemetery shall be:

- a minimum of 50 metres from a potable groundwater supply source
- a minimum of 30 metres from a water course or spring
- a minimum of 10 metres distance from field drains
- a minimum of 1 metre above the highest anticipated annual groundwater level

Prior to the commencement of development, a detailed schedule for groundwater level monitoring, to determine true groundwater levels and an assessment, by a suitably qualified person, of whether the tombs would be expected to be partially submerged at high groundwater levels, shall be submitted and approved in writing by the Local Planning Authority. The results of the monitoring and assessment shall be submitted to, and approved by, the Local Planning Authority.

Reason. To protect the quality of controlled waters in the local area and to ensure compliance with position statements L3 in 'The Environment Agency's approach to groundwater protection'.

Item:04 65 Windsor Road, Prestwich, Manchester, M25 0DB Application No. 71520

Change of use from shop to restaurant and the retention of extract flue and AC unit

Extension of Time - Not applicable.

1 letter has been received, which has raised the following issues:

- Although I understand mitigation measures regarding noise have been proposed, these do not resolve the fundamental issue: the location of the flue - less than a metre from the only entrance and exit to my home.
- The flue is enormous and overbearing situated directly outside my only door. Every time I step into my garden or walk into my house, I'm confronted by its noise, odour, and industrial appearance, impacting my visual amenity. It constantly blows out heat and cooking fumes - making it impossible to enjoy or even use the garden or even open the window in this hot weather. It's affecting our quality of life, our health (causing allergies), and our peace of mind.
- What adds to the frustration is that this flue was initially proposed to be at the rear. My concerns as far back as January, they appear to have been overlooked in favour of convenience for the applicant.
- I am not objecting to the presence of a flue but to its current location. It must be repositioned to the rear of the property, where its impact on residents would be significantly reduced.

The objector has been notified of the Planning Control Committee meeting.

Further comments from Licensing - New Eagle, 65 Windsor Road had applied for a temporary events notice to allow a temporary extension of their licensing hours for Parklife weekend - 13/14/15 June. However due to representations from Greater Manchester Police and Environmental Health, this was refused.

The alcohol licence allows for the sale of alcohol until 20.30 hours with the premises to be closed by 21.00 hours 7 days a week.

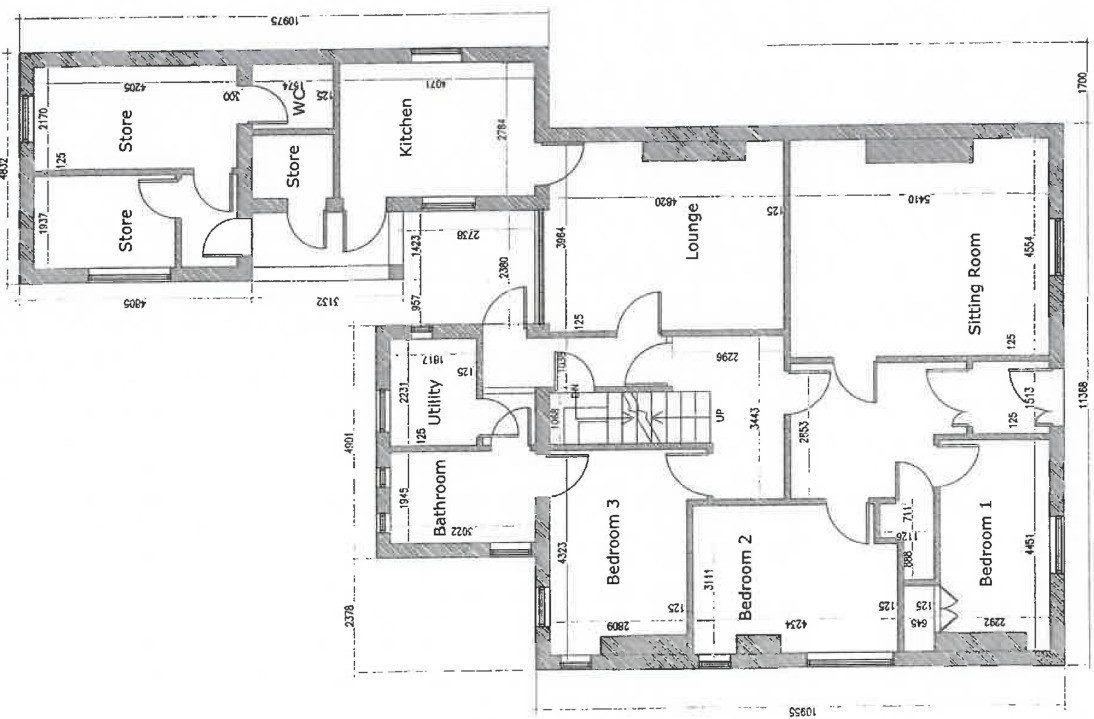
We attended at 21.10 on Friday 13th and the premises was still open with people sat

inside and on the tables under the canopy at the front of the premises. We spoke to staff and we were informed that they had stopped selling alcohol at 20.30 but people were finishing drinks. The member of staff was told that people had to be gone and the premises closed by 21.00. Whilst there we noticed some activity taking place at the rear of the premises, therefore we planned to return on the Saturday evening with GMP.

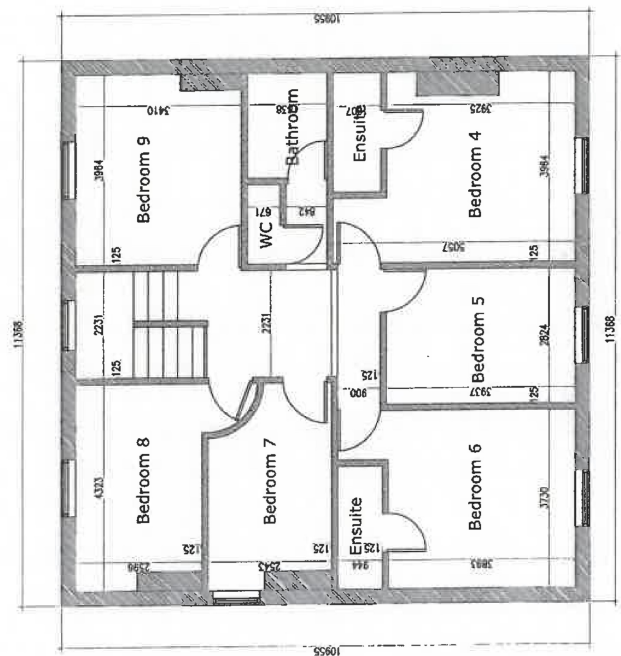
On Saturday we attended again around 21.10 alongside the Bury Divisional Licensing Officer and the Rochdale Divisional Licensing Officer from GMP. The premises was still open to walk into but with no customers inside or sat at the front. However there were a number of people to the rear where tables and chairs have been put outside with a canopy overhead and a building to the rear of this, where this is a pool table and a large television. When asked what was happening the member of staff told us that this area is nothing to do with him and belongs to the landlord who uses it for his friends. They told us that they have nothing to do with them, they don't provide them with drinks and they just use the cafe to walk in and out of to get to the rear. However the people outside had drinks and whilst we were there one came inside and asked "to settle his tab".

The member of staff was told that there could be no access through the licensed area as this should be closed by 21.00 and as there is a side entrance to the rear people accessing and exiting should use this. They were told to shut the doors of the café.

Whilst there they telephoned the landlord who told us that this is his land and nothing to do with the café. We explained to the member of staff that this could cause them issues as to the public this will look like their café is still open and attract complaints which could have implications for their planning / licence.



Existing Ground Floor Plan



Existing First Floor Plan

General Notes	R2	No.	Revision/Issue	Date

Client Name and Address

Mason and Marlowe
Mason and Marlowe Ltd.
Project Managers and Quantity Surveyors
5 Piccadilly Place
Manchester, M1 3BR

Project Name and Address

53 Bury Street,
Radcliffe, Manchester,
M26 2GB.

Sheet

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10/09/2024
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