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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

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

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, 27 January 2026
Place:	Peel Room, 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 - 8)*

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

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PLANNING CONTROL COMMITTEE

27 January 2026

SUPPLEMENTARY INFORMATION

Item:01 Saw Mills, off Spring Street, Ramsbottom, Bury, BL0 9JQ Application No. 72368

Construction of 2 no. industrial units (Use Class E(g)(iii) - Industrial processes)

Extension of Time - Yes 30th January 2026

Publicity

1 further objection received in relation to:

- It was noted that the disruption to the land on Back Spring Street Ramsbottom was potential to collapse. This did happen to the drains and sewers serving these properties during December
- United Utilities had to attend site on numerous occasions to carry out essential repairs.
- All the neighbours on Spring Street should be made aware of the collapse of the sewer which is potential to cause future problems.
- This application should be fully rejected.

Response to representations

United Utilities have been consulted as part of the application process and their response reported within the main Planning Control Committee Report. Their full response is published online.

Condition 7 requires the applicant to protect the water main within the site.

Consultation

Traffic - Conditions requested in relation to submission of a dilapidation survey and remedial works to access, submission of a construction traffic management plan, implementation of access works, turning facilities, bin storage and car parking.

Conditions

The following Traffic conditions have been added:

16. The development hereby approved shall not be commenced unless and until a photographic dilapidation survey of the access to the site (Caltha Street) has been undertaken, submitted to, and agreed in writing by the Local Planning Authority. Within one month of the completion of the development a further survey shall be undertaken to assess the condition of the route in relation to this dilapidation survey and the dilapidation survey submitted as part of condition 14 of application 68578 to identify any remedial works required. Any remedial works as a result of damage caused by the demolition/construction traffic shall be undertaken at the expense of the applicant, to a specification commensurate to the status of the access and to a programme to be agreed with the Local Planning Authority.

Reason. To maintain the integrity of the unadopted highway in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

17. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Access point for construction traffic from the adopted highway/unadopted Caltha Street;
2. Site hoardings (if proposed) clear of the approved turning facility and any access

- to the adjacent residential properties;
- 3. Hours of operation and number of vehicle movements;
- 4. A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access from Spring Street;
- 5. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;
- 6. Delivery management arrangements to ensure that such vehicles do not obstruct the adopted highway or access to the adjacent residential properties;
- 7. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being occupied.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

18. The development hereby approved shall not be brought into use unless and until the pedestrian and vehicular access alterations, gate set back from Caltha Street and bin storage arrangements indicated on approved plan reference AW6-02B have been implemented and thereafter maintained.

Reason. To ensure good highway design and secure satisfactory pedestrian and vehicular access to the development, in the interests of highway safety pursuant Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

19. The turning facilities indicated on approved plan reference AW6-02B shall be implemented before the development is brought into use and shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, and JP-C6 - Walking and Cycling.

20. The car parking indicated on indicated on approved plan reference AW6-02B shall be surfaced, demarcated and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Additional condition added to restrict the use of the units to Use Class E(g)(iii) to

prevent any permitted development changes of use to other E uses without planning permission.

21. The premises shall be used for Class E(g)(iii) Industrial processes only and for no other purposes, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or as subsequently amended.

Reason. To ensure that future inappropriate changes of use do not occur pursuant to policies of the Unitary Development Plan and Places for Everyone Joint Development Plan listed.

Use Class E(g)iii Industrial processes is defined within the Use Class Order as:

(iii) any industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Pre-commencement conditions have been agreed by the agent.

Item:02 157 Bolton Road, Bury, BL8 2NW Application No. 72460

Change of use from commercial (Use Class E) to 5-bedroom, 6-occupants House in Multiple Occupation (HMO) (Use Class C4) and associated external alterations (including new doors/windows, removal of advertisement hoarding/roller shutter along front elevation, and new access gate along rear boundary)

Extension of Time - Yes - 13 March 2026

Photographs have been received from a local resident illustrating the appearance of the street to the rear of the application site and the adjoining terrace which contains commercial units and first floor flats. The rear street scene is shown to contain some waste bins from other businesses operating within the centre, primarily at the Fountain Street end of the row, rubbish, and the untidy nature of the end terrace at the other end of the row.

Photographs have also been received of the on-street car parking that is taking place along Buxton Street where a car appears to be being used to store rubbish on that street. The complainant has contacted Environmental Health (Public Protection) last week.

The photographs have been submitted to raise concerns about both the existing conditions in this locality and to also ask the Council to consider the number of HMO's already in this area and the future of businesses and commercial premises.

Response

Occupancy following maintenance and improvement of the appearance of the application site and the rear boundary of the site will improve the appearance of the building notably.

The proposed replacement of the existing yard gate with a new double gate along the rear boundary wall ensures access to the rear yard area would be sufficiently wide to aid refuse collection.

In respect of waste collection, the Council's waste collection services will do their part on collection days, and the site has been designed to enable bins to be pulled into

and out of the yard easily.

General environmental rubbish and fly tipping cannot be attributed to the application site specifically but is a general issue undertaken by careless acts. This will be a matter that Environmental Health (Public Protection) need to consider and the concern has been passed to this section.

In respect of the number of HMOs in this area, the report discusses the proliferation and states that according to the HMO database held by the HMO Licensing team and the Planning database held by the Local Planning Authority, within 100m of the application site, there is one HMO - 8 Stephen Street South, which was granted permission as a 6 bedroom, 8 occupants HMO by application. It also advised that within approximately 200m of the application site are no. 55 Belbeck Street (no. of occupants unknown) and 240 Bolton Road (8 bedrooms).

Given the number of properties in use as a HMO is limited, the proposal would not result in the over-concentration of HMO uses in this locality.

Item:03 12 Monmouth Avenue, Bury, BL9 5DU Application No. 72554

Change of use of existing residential dwellinghouse (Class C3) to 6 bedroom (6 person) house in multiple occupation (HMO) (Sui Generis); Loft conversion with rear dormer extension/new roof/rooflights and external alterations

Extension of Time - Yes - 29 January 2026

Nothing to report.

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