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AGENDA FOR PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee

Councillors : G Staples-Jones (Chair), C Boles,
D Duncalfe, U Farooq, M Hayes, D Hill, B Ibrahim, D Quinn,
J Roith, M Rubinstein 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:	Wednesday, 1 July 2026
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 - 6*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

01 July 2026

SUPPLEMENTARY INFORMATION

Item:01 1-3 Haslam Street, Bury, BL9 6EQ Application No. 72863

Change of use from 2 no. units (Class E) to 8 bedroom (single occupancy) House in Multiple Occupation (Class Sui Generis) with alteration to front elevations and change of roof style from hip to gable

Extension of Time - Yes - 3/7/26

Policy

Update to SPD13.

SPD 13 - Houses in Multiple Occupation referred to in the report has now been adopted. This does not change the recommendation.

Consultees

Waste management - the location of the bin store would be acceptable. The size would need to be sufficient. The HMO would be entitled to the same capacity as a regular domestic 8 person household which would be 480 litres of general waste (2 x 240 litre bins) and 240 litres each of cardboard and comingled recycling (2 x 240 litre bins).

If there is any excess waste and the capacity is not sufficient then it is the responsibility of the landlord or managing agent to clear any excess waste that is generated and enter a commercial waste contract if necessary.

The HMO would be subject to Management Regulations which includes the provision and management of waste.

Revised plans

The proposed floor plan has been revised to show the bin store would accommodate 4 x 240 litre bins. As such, bin store provision would be considered acceptable.

Conditions

Condition 2 for approved plans amended to read:

This decision relates to drawings -

00 Existing and proposed site location plan rev D

04 Proposed building plan - Rev H

05 Proposed building elevation - Rev G

06 Proposed building elevation Rev G

07 Proposed streetscenes - Rev G

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

Publicity

One objection received with the following issues -

Over concentration of HMOs - Concern that the proposed development would contribute to an over concentration of Houses in Multiple Occupation (HMOs) within the area. This has the potential to alter the character and balance of the local community and may be contrary to planning policies intended to maintain a sustainable and mixed residential environment.

Safeguarding and Community Impact - Concerns regarding the proximity of the proposed HMO to two local schools and a nearby public park. The potential impact on community safety and safeguarding considerations should be carefully assessed as part of the planning process.

Parking and Highway Impact - Parking is already a significant issue within the locality due to the existing mix of residential properties and commercial premises. The application site does not provide any private off-street parking and the proposal would place additional pressure on already limited on-street parking provision, to the detriment of local residents and visitors.

Waste Storage and Collection Arrangements - Concerned about the adequacy of refuse and recycling storage facilities at the property. Given the limited space available on the site, there appears to be insufficient provision for the storage and collection of waste. This could result in adverse impacts on the appearance of the area, local amenity, public health, and the surrounding environment.

Response

- All HMO's which require a license would be subject to Management Regulations which includes ensuring that sufficient bins or suitable receptacles are provided and are adequate for the requirements of each household.
- The plans have been revised to provide 4 x 240 litre bins.
- All other issues have been covered in the main officer report

Item:02 High View, Kersal Road, Prestwich, Manchester, M25 9SN Application No. 72939

Conversion of bungalow to create 2no. flats

Extension of Time - Yes 03/07/2026

Additional representation received raising the following concerns/ objections:

The fundamental problem with this process is that no one will be willing to speak candidly in public about the reservations detailed in the written objections as there is a concern that the actual owner of this property and any repercussions.

Absolutely no action was taken with respect to summerfield bungalow planning contraventions and regardless of the planning committee decision, he will continue to rent out the three properties at high view bungalow.

These properties are advertised at way over capacity and serve as a reservoir of antisocial and at times, criminal behaviour.

Officer response: Whilst these areas of concern are understood, Members should determine the application based on the proposal before them. Planning deals with land use matters and the proposal to convert the existing house into two dwellings is acceptable in principle, as discussed under the Principle of Development section of the main report.

Amended Plans received

Amended plans and elevations have been received relating to the existing modern outbuilding, present on the land at the top of the driveway. These amendments

propose to separate the outbuilding into two (two halves), so each proposed apartment would have their own outbuilding.

Officer response: The amendments received are a positive improvement to how the existing unauthorised outbuilding would genuinely be used for purposes incidental to the enjoyment of each of the proposed dwellinghouses. Accordingly, the proposal is therefore acceptable.

Planning conditions

Condition no. 2 amend to include the following two plans:

Drawing no. 3594-A100 Rev, 4: Proposed Ground Floor
Drawing no. 3594-A102 Rev. 1: Proposed Garage Conversion

The condition would therefore be as follows:

2. This permission relates to the following plans:

Drawing no. A001-01 Rev. 2: Location Plan;
Drawing no. A100-03 Rev. 3: Proposed Ground Floor Plan;
Drawing no. A100-03 Rev. 1: Proposed Elevations;
Drawing no. A102: Proposed Garage Conversion;
Drawing no. 3594-A100 Rev, 4: Proposed Ground Floor; and,
Drawing no. 3594-A102 Rev. 1: Proposed Garage Conversion

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

**Item:03 Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY
Application No. 72968**

Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works

Extension of Time - Yes 03/07/2026

Statutory/Non-Statutory Consultations

Traffic Section - The Local Highway Authority (LHA) cannot recommend refusal to the change of use proposed on parking grounds as this is a matter for the Local Planning Authority (LPA) to determine, neither can it raise objections, as there will be different impacts from the proposed use and the LHA is not able to evidence what those impacts would be even with the presence of waiting restrictions on Pinfold Lane and Higher Lane.