

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 16 December 2014

**Present:** Councillor A Cummings (in the Chair)  
Councillors J Black, S Briggs, S Carter, R Caserta,  
D Gunther, P Heneghan, D Jones, A Matthews, A Quinn and  
Y Wright

**Also in attendance:**

**Public Attendance:** 5 members of the public were present at the meeting.

**Apologies for Absence:**Councillor S Southworth

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**P.377 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**P.378 MINUTES OF THE MEETING HELD ON 25 NOVEMBER, 2014**

**Delegated decision:**

That the Minutes of the meeting held on 25 November, 2014 be approve as a correct record and signed by the Chair.

**P.379 PLANNING APPLICATIONS**

A report from the Development Manager was submitted in relation to two applications for planning permission. Supplementary information was also submitted in respect of application numbers: 58088 and 58153.

The Committee heard representations from applicants and/or objectors in respect of the applications submitted. This was limited to three minutes for each speaker.

**Delegated decisions:**

1. That **Approval** be given to the following application in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:

**57830 The Trafalgar, Manchester Old Road, Bury – Bury East – Redvales Ward**

Change of use from public house to no.5 flats with first floor extensions to side and rear and new access from Baron Street for parking

**57837 40 New Road, Radcliffe, Manchester – Radcliffe West Ward**

Single storey side extension

**57950 Land at side of 3 Myrtle Grove, Radcliffe – Whitefield & Unsworth – Pilkington Park Ward**

Erection of new detached house

**58088 Land at rear of 44 & 46 Moorside Road, Tottington – Ramsbottom & Tottington – Tottington Ward**

Siting of static caravan for office/rest room/canteen ancillary to proposed equine business on site (resubmission)

**58153 34 Chesham Road, Bury – Bury East – Moorside Ward**

Variation of condition no.4 following grant of planning permission 52388: Amend from: No customer shall be permitted to be on the premises outside the following times: 08:00 – 20.30 Mondays to Saturdays and 08:00 – 18:00 on Sundays and Bank Holidays.

Amend to: The permitted use shall not be open to customers, nor shall any deliveries to customers be carried out, outside the following times: 08:00 to 21.30 Monday to Thursday inclusive Sundays and Bank Holidays and 08.00 to 22.00 Friday and Saturday.

2. That the Committee be **Minded to Approve** the following application in accordance with the reasons put forward by the Development Manager in the report and supplementary information submitted and subject to the conditions included:

**56744 Land at Bury Road/York Street, Radcliffe, Manchester – Radcliffe East Ward**

Hybrid full planning application for the erection of 153 no. dwellings together with associated works including the laying out of public open space, and the undertaking of engineering operations to remediate the site, raise the levels, construct an emergency access and development platform for future commercial development; Outline planning application for erection of a Class B1/B2 and B8 development of 7435 m<sup>2</sup>

**P.380 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers.

**Delegated decision:**

To note the report.

**P.381 PLANNING APPEALS**

A report from the Development Manager was submitted which presented a list of recent planning appeal decisions. The report included a copy of the Appeal Decisions made by the Planning Inspectorate in relation to Planning Case Reference: 0011/12.

**Delegated decision:**

To note the report.

**P.382 NEW NATIONAL GUIDANCE ON SECTION 106 PLANNING OBLIGATIONS**

The Development Manager submitted a report which provided details of the new national guidance introduced on the 28 November, 2014 by Government regarding Section 106 contributions.

**Delegated decision:**

To note the report.

**P.383 CHRISTMAS & NEW YEAR 2014**

The Chair, Councillor Cummings gave his best wishes to all those involved in the Planning Control Committee for the Christmas and New Year holidays. Councillor Gunther, on behalf of members of the Committee thanked Councillor Cummings in his role as Chair of the Committee for 2014.

**COUNCILLOR A CUMMINGS**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 7.20 pm)**