

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 23 June 2015

Present: Councillor S Southworth (in the Chair)
Councillors J Black, D'Albert, Harris, R Hodkinson, D Jones,
A Matthews, O'Brien, Preston and A Quinn

Also in attendance:

Public Attendance: 15 members of the public were present at the meeting.

Apologies for Absence: Councillor S Briggs, Councillor Skillen and Councillor Y Wright

P.1 DECLARATIONS OF INTEREST

Councillors Southworth and Hodkinson declared a personal interest in respect of planning application 58768 as they are both members of the Board of the East Lancs Railway. Councillor Hodkinson also declared a personal interest in respect of planning applications 58668 and 58669 as an owner of a business within the locality and as a member of Ramsbottom Business Group.

P.2 MINUTES OF THE MEETING HELD ON 2 JUNE, 2015

Delegated decision:

That the Minutes of the meeting held on 2 June, 2015 be approved as a correct record and signed by the Chair.

P.3 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in respect of application numbers: 58521, 58558, 58733 and 58768.

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 applications in accordance with the reasons put forward by the Head of Development Management in the report and supplementary information submitted and subject to the conditions included:

58558 8 Warwick Street, Prestwich, Manchester – Prestwich – St Mary's Ward

Change of use from beauty salon at ground floor and flat at first floor (Class C3) to mixed use cafe bar (Class A3) and Community Activity Facility (Class D1); Access/fire exit at rear; External roller shutters

58653 Grundy Day Care Centre, Wellington Road, Bury – Bury East – Redvales Ward

Change of use of day centre to a mixed use day care centre, hairdressers (A1) and cafe (A3) (to be open to members of the public)

58668 56-58 Bridge Street, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward

Change of Use to ground floor of property only – from A1 (Shop) to A3 (Cafe)
Some internal alterations to accommodate new licensed premises

The decision to Approve with Conditions is subject to an amendment to Condition 3 and subject to an additional Condition (5), both conditions to read as follows:

Condition 3: The use hereby permitted shall not be open to customers outside the following times: 08.00 to 20.00 hours daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/2 - Prime Shopping Areas and Frontages and S2/6 Food and Drink of the Bury Unitary Development Plan.

Condition 5: The door on the side elevation of the building fronting Silver Street, on approved plan 14/353.05 shall be used as an emergency exit for the A3 unit hereby approved and access to and from the upstairs residential accommodation only.

Reason. In the interests of pedestrian safety and residential amenity pursuant to Bury Unitary Development Plan Policies S2/6 - Food and Drink and EN7/2 - Noise Pollution.

58669 56-58 Bridge Street, Ramsbottom, Bury – Ramsbottom and Tottington – Ramsbottom Ward

Listed building consent for change of use of ground floor from shop (Class A1) to cafe (Class A3) and internal alterations arising as a result of application 58668 (resubmission)

58706 222-224 Durers Lane, Radcliffe, Manchester – Radcliffe East Ward

Variation of condition no.2 (approved plans) of planning permission 54875 for alterations to the shop front, forecourt, new pitched roof at rear and omission of rear roller shutter

58733 Clay Bank Works, Unit 4A, Fletcher Street, Bury – Bury East Ward

Single storey rear extension and creation of two new entrances to side with roller shutters

58768 Burrs Country Park, Woodhill Road, Burrs, Bury – Bury West – Elton Ward

Variation of condition 2 of planning permission 51368 to shorten the platform; relocate the maintenance access to the south end of the platform; Amend construction method of platform to cross walls, located perpendicular to track; provide timber fencing to rear of platform; realignment of fence to caravan club site; additional pitch to caravan site.

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

58521 Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton – Radcliffe North Ward

Refurbishment and conversion/change of use of vacant public house to form 2 no. Cottages and 8 no. apartments and erection of 10 no. apartments with bin/cycle stores, reconfiguration of existing car park and hard/soft landscaping accessed via Bury Old Road.

P.4 DELEGATED DECISIONS

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers. Councillor Jones thanked the team for resolving the car parking issues in respect of planning application no. 58562.

Delegated decision:

That the report be noted.

P.5 PLANNING APPEALS

A report from the Head of Development Management was submitted which presented a list of recent planning appeal lodged against the decision of the authority and of a recent Planning Appeal decision.

Delegated decision:

That the report be noted.

P.6 SECTION 106 OBLIGATIONS

The Development Manager submitted a report which detailed the contributions made by Section 106 obligations since October, 2014 and included a summary of outstanding agreements. Councillor O'Brien commented on the amount of outstanding monies owed to the Authority and that the Council should recover as much of this as possible. The Development Manager explained that figures had fallen dramatically over recent years and although there were some difficulties involved in chasing funds, the Council are as rigorous as possible in doing so. The report reflected the upturn in applications and in the way developments were now coming through. In response to a question from Councillor Black, the Development Manager confirmed that the application for extension of time in relation to Application no's 49718 and 53800 had expired. Councillor D'Albert asked if there was a charge on houses before they are sold. It was reported that Section 106 agreements were registered on the local land register and would be flagged up on a local search during the sale of a property. The obligations run with the land but on residential developments, the Council does not enforce financial obligations against owners of individual units.

Delegated decision:

That the report be noted.

COUNCILLOR S SOUTHWORTH
Chair

(Note: The meeting started at Time Not Specified and ended at Time Not Specified)