

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 16 February 2016

**Present:** Councillor (in the Chair)  
Councillors J Black, S Briggs, D Jones, A Matthews, A Quinn,  
S Southworth, Y Wright, R Skillen, C Preston, E O'Brien,  
J Harris, R Hodgkinson and M D'Albert

**Public Attendance:** 4 members of the public were present at the meeting.

**Apologies  
for Absence:** -

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**P.711 DECLARATIONS OF INTEREST**

No declarations of interest were made in respect of any of the items on the agenda.

**P.712 MINUTES**

**Delegated decision:**

That the Minutes of the meeting held on 19 January 2016 be approved as a correct record and signed by the Chair.

**P.713 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: 59581 and 59600.

The Committee considered the submissions from applicants and representations from objectors as detailed in the applications contained in the report.

Prior to the Committee meeting, site Visits had taken place in relation to Planning Application 59428 and 59600.

**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:

**59428 1 The Rock, Bury - Bury East Ward**

Change of use of 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Floors from commercial (Class A2) use to 5 flats; Repairs and refurbishments of external elevations and windows.

(Approval was given to an additional condition regarding domestic waste collection arrangements and the storage of bins. The following condition was proposed by Councillor Black and seconded by Councillor Matthews. The Committee voted in favour of the proposal:- "No development shall commence unless or until a

scheme for the collection and storage of bins has been submitted to and approved in writing by the Local Planning Authority. Only the approved scheme shall be implemented prior to first occupation of the units hereby approved and subsequently made available for use".

Reason. "To ensure that there is suitable provision for the storage of refuse pursuant to Policies H2/1 – The Form of New Residential Development and H2/2 – The Layout of New Residential development of the Bury Unitary Development Plan".)

**59429 1 The Rock, Bury - Bury East Ward**

Listed Building Consent for change of use of 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> floors from commercial (Class A2) use to 5 flats; Repairs and refurbishments of external elevations and windows.

**59581 Burrswood House, Newton Street, Bury  
Bury East – Moorside Ward**

Proposed extension to enclose lift (revised scheme)

2. That the following application be deferred and considered at a special meeting of the Planning Control Committee that will take place at 7:00pm on 25 February 2016, Bury Town Hall:-

**59600 Site of Civic Centre, Thomas street/ New Church Street, Radcliffe -  
Radcliffe East Ward**

Demolition of existing Civic Centre and erection of 40 dwellings with associated car parking and landscaping.

(Note: The Chair informed the meeting that consideration of the above application had been deferred for the reason that objectors to the application had not been notified of this meeting in accordance with the Council's planning procedures. Objectors to the application would be formally notified of the arrangements for the special meeting.)

3. That the following application be deferred for a site visit and be considered at the next scheduled meeting of the Planning Control Committee in March 2016:-

**59509 Land to rear of 1-11 Carisbrook Avenue, Whitefield, Manchester  
Prestwich – Holyrood Ward**

Erection of 1 bungalow

(Note: Prior to consideration of the application, Councillor D'Albert proposed that this consideration be deferred, to the next scheduled meeting, subject to a site visit. This was seconded by Councillor O'Brien. The Committee voted in favour of the proposal to defer).

**P.714 DELEGATED DECISIONS**

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

**Delegated decision:**

That the report be noted.

**P.715 PLANNING APPEALS**

A report of the Head of Development Management was submitted listing a recently lodged Planning Appeal since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report be noted.

**P.716 PLANNING ENFORCEMENT**

A report of the Development Manager was submitted which provided statistical information on Enforcement activity 1 October 2015 and 31 December 2015.

**Delegated decision:**

That the report be noted.

**P.717 ARTICLE 4 DIRECTION PROPOSAL – HOLCOMBE CONSERVATION AREA**

A report of the Development Manager was submitted seeking authorisation for the making of an Article 4 Directive to give greater planning controls over development in the Holcombe Conservation Area. The effect of an Article 4 Direction is that planning permission will be required for certain types of minor development that would otherwise not have required planning permission as a result of being permitted development. No fees are payable for planning applications arising as a result of the removal of permitted development rights.

**Delegated decision:**

That approval be given to authorise the making of a non- immediate direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 to remove the permitted development rights outlined in **Appendix 1** of the report submitted in relation to the Holcombe Brook Conservation Area which is identified edged red on the plan attached at **Appendix 2** of the report submitted.

**COUNCILLOR SUSAN SOUTHWORTH**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 7.30 pm)**