

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 15 March 2016

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

**Public Attendance:** 17 members of the public were present at the meeting.

**Apologies for  
Absence:** Councillor A Matthews and Councillor R Skillen

## **P.822 DECLARATIONS OF INTEREST**

Councillor Southworth declared a prejudicial interest in relation to Planning Application 59636 as a Member of the Board of Six Town Housing.

Councillor O'Brien declared a prejudicial interest in relation to Planning Applications 59596 and 59646 as Deputy Cabinet Member for Children, Young People and Culture, this Council Department being the applicant for these planning applications.

## **P.823 MINUTES OF THE MEETINGS HELD ON 16 FEBRUARY, 2016 AND 23 FEBRUARY, 2016**

### **Delegated decision:**

That the Minutes of the meetings held on 16 February, 2016 and 23 February, 2016 be approved as correct records and signed by the Chair.

## **P.824 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: 59596, 59630, 59636, 59645, 59693, 59699, 59713 and 59722.

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

Prior to the Committee meeting, Site Visits had taken place in relation to Planning Application 59509, 59596, 59636 and 59645.

### **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:

**59488 Unit 2, Victoria Retail Park, Victoria Street, Bury - Bury West - Church Ward**

Change of use from Class B1/B8 to any use within Class A1/A3/A5/B1/B8

**59509 Land at rear of 7 - 11 Carisbrook Avenue, Whitefield, Manchester - Prestwich - Holyrood Ward**

Erection of 1 no. bungalow

The decision to **Approve with Conditions** this application is subject to an amendment to Condition 9, agreed by the Committee at the meeting, to read as follows:-

Condition 9: Prior to the commencement of the development hereby approved, a scheme for the new footway crossing onto Carisbrook Avenue indicated on approved plan reference 12000 01 Revision C shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to occupation of the dwelling hereby approved. Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The layout of New Residential Development and HT6/2 - Pedestrian/Vehicular Conflict.

**59596 Summerseat House, Summerseat Lane, Ramsbottom, Bury - North Manor Ward**

Internal and external alterations of Summerseat House and including stable block, kitchen/dining block and link detached teaching block to create a development & training centre (DTC); Demolition of detached single storey teaching block and addition of new enclosed link corridor, associated car parking works for 114 spaces and landscaping

(Note: Councillor O'Brien, having declared a prejudicial interest in respect of this application, left the room during consideration of the application).

**59630 480 Bolton Road West, Ramsbottom, Bury - North Manor Ward**

Demolition of existing dwelling and erection of 2 no. dwellings

**59636 William Kemp Heaton Centre, 1 Howarth Close, Bury - Bury East - Redvales Ward**

Demolition of existing day care centre and the erection of 60 no. extra care apartments, communal facilities and external works

(Note: The Chair, Councillor Southworth, having declared a prejudicial interest in respect of this application, left the room during consideration of the application. Councillor Briggs stood in as Chair of the Committee during consideration of this application).

**59545 Summerseat House, Summerseat Lane, Ramsbottom, Bury - North Manor Ward**

Listed Building Consent - Internal and external alterations of Summerseat House and including stable block, kitchen/dining block and link detached teaching block to create a development & training centre (DTC); Demolition of detached single storey teaching block and addition of new enclosed link corridor, associated car parking works for 114 spaces and landscaping

(Note: Councillor O'Brien, having declared a prejudicial interest in respect of this application, left the room during consideration of the application).

**59699 Moorgate Retail Park, Bury - Bury East Ward**

28 no. non-illuminated pole mounted car park management signs (retrospective)

**59713 Land at rear of 62 Peveril Close, Whitefield, Manchester - Prestwich - Holyrood Ward**

Erection of 2 no. semi-detached dwellings (resubmission)

**59714 Land at junction of Sunny Bank Road and Wastdale Avenue, Bury - Whitefield & Unsworth - Unsworth Ward**

Prior notification of proposed telecommunications development comprising of replacement 10 metre monopole with 14.7 metre phase 4 monopole and 1 no. additional equipment cabinet

**59722 18 Dales Lane, Whitefield, Manchester - Whitefield & Unsworth - Pilkington Park Ward**

Variation of condition no.2 (approved drawings) of application 51241 for addition of rear dormer (resubmission)

2. That the Committee **Defer** consideration of the following application, to be considered at the next scheduled meeting of the Planning Control Committee:-

**59693 Site of Olives Paper Mill, Tottington Road, Bury - Bury West - Elton Ward**

Application to remove planning obligation under Section 106A of the Town and Country Planning Act 1990 to provide a link across the Kirklees Brook.

**P.825 DELEGATED DECISIONS**

A report from 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.826 PLANNING APPEALS**

A report from the Head of Development Management was submitted listing all recent Planning Appeal decisions since the last meeting of the Planning Control Committee.

**Delegated decision:**

That the report be noted.

**P.827 DEVELOPMENT MANAGEMENT VALIDATION CHECKLIST CRITERIA**

A report from the Head of Development Management was submitted outlining the updated checklists that are required for the validation process of planning applications submitted. The Principal Planning Officer referred the Committee to

the Supplementary Agenda in relation to amendments to the wording of the report.

**Delegated decision:**

That the Planning Control Committee endorse and approve the updated validation checklists as detailed in the report and the Appendices.

**COUNCILLOR**  
**Chair**

**(Note: The meeting started at 7.00 pm and ended at 7.45 pm)**