

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 27 September 2016

**Present:** Councillor (in the Chair)  
Councillors Y Wright, R Skillen, E O'Brien, J Harris,  
M D'Albert, T Cummings, S Haroon and Schofield

**Also in attendance:**

**Public Attendance:** 11 members of the public were present at the meeting.

**Apologies for Absence:** Councillor J Black, Councillor A Matthews, Councillor C Preston, Councillor R Caserta and Councillor Kerrison

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**P.298 APPOINTMENT OF CHAIR**

**Delegated decision:**

That, in the absence of Councillor Black, Councillor Cummings be appointed as Chair for the meeting. This appointment was moved by Councillor Haroon and seconded by Councillor Harris.

**P.299 DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**P.300 MINUTES OF THE MEETING HELD ON 30 AUGUST, 2016**

**Delegated decision:**

That the Minutes of the meeting held on 30 August, 2016 be approved as a correct record and signed by the Chair.

**P.301 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: 59375, 59884, 60264, 60408 and 60437.

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 58918 and 58848.

**Delegated decisions:**

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:

**60264 Site of Tottington Motor Co, Market Street, Tottington, Bury - Ramsbottom & Tottington - Tottington Ward**

Demolition of existing car sales/MOT garage and former petrol station canopy and erection of petrol filling station and Spar convenience store with ATM machine, car parking and associated works

(Note: Prior to consideration of the application, Councillor Wright proposed an alternative motion to the Officer Recommendation, to approve the application with an additional condition to limit the operating hours of the petrol pumps, that they shall not be open to customers outside the following times: 06.00hrs to 23.00hrs daily, in line with the operating hours of the shop. (This motion was seconded by Councillor Briggs and the Committee voted against the motion).

(Note: The decision to Approve with Conditions the application was subject to the addition of the following Conditions:-

Condition 21: No development shall commence unless and until a scheme has been submitted to provide details of any building and canopy lighting scheme. Details shall include the proposed method of external illumination, lux/luminance levels, light spread, including the direction, fixing and colour of the external lighting. The development shall be carried out in accordance with the approved details only.

Reason. No details were submitted with the application and the condition is imposed as a result to avoid undue distraction to traffic in the interests of road safety, and to protect the amenity of adjoining occupiers pursuant to policies EN1/4 – Street Furniture and EN1/7 – Through routes and Gateways of the Bury Unitary Development Plan.

Condition 22: A soft landscaping scheme, which shall include the 'greening' the boundary to the northerly boundary shared with 104 Market Street and the landscaping's long term maintenance shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

Condition 23: The shop hereby permitted shall not be open to customers outside the following times: 06.00hrs to 23.00hrs daily.

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan.

**60408 66 Sunny Bank Road, Bury - Whitefield & Unsworth - Unsworth Ward**

Change of use from post office (A1) to hot food takeaway (A5) with extractor flue at rear

**60409 Springside County Primary School, Springside Road, Bury - North Manor Ward**

Siting of 1 no. storage container in playground and hardstanding extension to form playground

**60437 Hollymount Farm, Hollymount Lane, Tottington, Bury - North Manor Ward**

Conversion of farm building into 4 no. residential units; Demolition of the other farm buildings and replacement of mobile home with permanent dwelling

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:

**59375 Site of former British Legion Club, Water Street, Radcliffe, Manchester - Radcliffe East Ward**

Outline - demolition of existing building and erection of 1 no. building containing 19 no. apartments with associated car parking and amenity space

**59884 Land at Mountheath Industrial Estate, George Street, Prestwich**

Outline planning application for the demolition of all existing structures and redevelopment for a mixed use development comprising up to 160 residential dwellings and 2,959 sq.m of employment floorspace (Use Classes B1/B8) including all associated infrastructure

**P.302 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.303 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.

**COUNCILLOR  
Chair**

**(Note: The meeting started at 7.00 pm and ended at 8.06 pm)**