

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 28 February 2017

**Present:** Councillor J Black (in the Chair)  
Councillors A Matthews, Y Wright, R Skillen, C Preston,  
E O'Brien, J Harris, R Caserta, T Cummings, S Haroon,  
Kerrison and Schofield

**Also in attendance:**

**Public Attendance:** No members of the public were present at the meeting.

**Apologies for Absence:** Councillor M D'Albert

---

**P.559 DECLARATIONS OF INTEREST**

**Delegated decision:**

That the Minutes of the meeting held on 24 January, 2017 be approved as a correct record and signed by the Chair.

**P.560 MINUTES OF THE MEETING HELD ON 24 JANUARY, 2017**

**Delegated decision:**

That the Minutes of the meeting held on 24 January, 2017 be approved as a correct record and signed by the Chair.

**P.561 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: 60673, 60812, 60870, 60997, 61022 and 61048.

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 Applications 61022, 60812 and 60673.

Councillor Cathcart spoke as a Ward Councillor in respect of Planning Application 60673.

**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:

**60673 Eton Hill Business Park, Eton Hill Road, Radcliffe, Manchester – Radcliffe East Ward**

Erection of 18 no. Small industrial units for Class B1 (Business), Class B2 (general industry) and Class B8 (storage and distribution) with associated car parking and service yard

**60767 Site adjacent to 24 Bolton Road, Bury – Bury West – Church Ward**

Replacement of externally illuminated 48-sheet advertising display with 48-sheet digital display

**60812 Land at side 46 Merton Road, Prestwich, Manchester – Prestwich – Holyrood Ward**

Demolition of existing garage and erection of new dwelling

**60870 Bast House Farm Barns, Manchester Road, Ramsbottom, Bury – Ramsbottom & Tottington Ward**

Conversion of two redundant agricultural buildings to create 6 no. dwellings

**Land at Bank Street, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward**

Demolition of existing buildings and erection of two storey office (Class B1) building and associated

**60974 Side of 10 Scotland Place, Ramsbottom, Bury – Ramsbottom & Tottington, Ramsbottom Ward**

Erection of 1 no. attached dwelling

**60997 Land to the rear of Sandy Lane, Prestwich, Manchester – Prestwich – St Mary's Ward**

Demolition of existing garages and erection of 2 no. semi detached houses

2. That the following application be **deferred** to a future meeting of the Planning Control Committee:-

**61022 45 Bury Old Road, Prestwich, Manchester – Prestwich – Sedgley Ward**

Extension and change of use to existing dwelling to form first floor self contained flat with post graduate study centre on ground floor; Formation of new vehicular access from Kings Road

(During the debate and prior to the determination of the application, Councillor Caserta proposed an alternative motion to the Officer Recommendation to approve the application, to defer the application for the Committee to consider additional information in relation to the Travel Plan and further clarification of the use of the building as a study centre. This motion was Seconded by

Councillor O'Brien and the Committee voted in favour of the motion to defer the application).

3. That the following application be **Refused**:-

**61048 57 Parr Lane, Bury – Whitefield & Unsworth – Unsworth Ward**  
Second floor extension to form three storey building

This application had been recommended by the Head of Development Management to be Approved with Conditions. The Committee debated a proposal not to accept the recommendation and to overturn the Officer recommendation of Approve with Conditions. The recommendation to refuse the application was proposed by Councillor Harris and seconded by Councillor Wright and agreed by the Committee for the following reason:-

**REASON**

1. The proposed extension would be seriously detrimental to the visual amenity of the locality by reason of its height, size, massing and design. The proposed development therefore conflicts with UDP Policy EN1/2 Townscape and Built Design and guidance with Supplementary Planning Document 16 Design and Layout of New Development in Bury.

**P.562 DELEGATED DECISIONS**

A report from the Development Manager was submitted listing all recent Planning application decisions made by Officers using delegated powers. Councillor Caserta sort clarification as to the decision relating to planning application 60790 which was provided at the meeting. Councillor Wright requested further details relating to the delegated decision in respect of planning application 60689.

**Delegated decision:**

That the report be noted.

**P.563 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.564 PLANNING OUTCOMES REPORT**

The Head of Development Management submitted a report providing a summary on the visits undertaken and analysis provided by Members on the outcomes tour undertaken on 5<sup>th</sup> August 2016.

**Delegated decision:**

That the report be noted.

**COUNCILLOR J BLACK**  
**Chair**

**(Note: The meeting started at 7.05 pm and ended at 8.27 pm)**