

**Minutes of: PLANNING CONTROL COMMITTEE**

**Date of Meeting:** 25 April 2017

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

**Also in attendance:**

**Public Attendance:** 55 members of the public were present at the meeting.

**Apologies for Absence:** Councillor C Preston

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**P.698 DECLARATIONS OF INTEREST**

Councillor Black declared an interest in respect of planning application 60924 due to having a distant family connection with the applicant. Councillor Black took no part in the decision making in relation to the application and left the room during consideration of the application.

**P.699 MINUTES OF THE MEETING HELD ON 28 MARCH, 2017**

**Delegated decision:**

That the Minutes of the meeting held on 28 March, 2017 be approved as a correct record and signed by the Chair, subject to an amendment to Minute PCC.652 – that Councillor Skillen had seconded the alternative motion in respect of planning application 61022, not Councillor Harris as stated in the Minutes.

**P.700 PLANNING APPLICATIONS**

A report from the Development Manager was submitted in relation to the applications for planning permission. There was no Supplementary information submitted in relation to any of the planning applications considered at the meeting

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 60904 and 60924.

**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:

**60904 Former Viridor Waste Transfer Site, off Buckley Lane, Prestwich, Manchester – Prestwich – St Mary's Ward**  
Residential development of 4 no. dwellings

**60924 54 Ringley Road, Whitefield, Manchester – Whitefield & Unsworth – Pilkington Park Ward**

Demolition of existing dwelling and erection of 7 no. flats

(Note: The Chair, Councillor Black, having declared a personal interest in respect of this application, stood down from the Committee and left the room during consideration of the application. Councillor Black did not attend the Site Visit in relation to this application. Councillor Cummings was nominated by Councillor Skillen to stand in as Chair whilst the Committee considered and determined this application. This nomination was Seconded by Councillor Kerrison.)

**61218 26,30,34,38,42 Chapel Road, Prestwich, Manchester – Prestwich – St Mary's Ward**

Change of use of 5 no. existing ground floor shops to 5 no. two bedroom flats

The decision to Approve with Conditions this application was subject to an amendment to Conditions 5 and 7 which were approved at the meeting, to read as follows:-

Condition 5. Notwithstanding the car parking layout shown on plan reference 3136 S0 101 Revision 1, a scheme for chevron parking at the rear of the building shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The approved scheme shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to Policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

Condition 7. A landscaping scheme, including details of security lighting, 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.

**61267 Whitefield Housing Surgery, Albert Place, Whitefield, Manchester – Whitefield & Unsworth – Besses Ward**

Change of use from offices to nursery with conservatory at rear

**P.701 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.702 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.703 PLANNING ENFORCEMENT**

The Head of Development Management submitted a report providing statistical information on Enforcement activity between 1 January, 2017 and 31 March, 2017, for information.

**Delegated decision:**

That the report be noted.

**P.704 COUNCILLOR ALAN MATTHEWS**

The Chair, Councillor Black, on behalf of all Members of the Planning Committee paid tribute to former Councillor Alan Matthews who had retired from the Council after serving as a Ward Councillor in Whitefield & Unsworth – Besses Ward for the last 38 years, at least 25 years of which he had served on the Planning Committee, 8 years as Chair of the Committee. Councillor Black expressed sincere thanks to Councillor Matthews for his many years of public service.

**COUNCILLOR J BLACK**  
Chair

**(Note: The meeting started at 7.05 pm and ended at 7.43 pm)**