

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 24 October 2017

Present: Councillor (in the Chair)
Councillors S Haroon, Kerrison, C Preston, J Harris,
Schofield, Y Wright, M D'Albert, T Holt and S Nuttall

Also in attendance:

Public Attendance: 27 members of the public were present at the meeting.

Apologies for Absence: Councillor T Cummings and Councillor R Skillen

P.1 DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

P.2 MINUTES OF THE MEETING HELD ON 19 SEPTEMBER, 2017

Delegated decision

That the Minutes of the meeting held on 19 September, 2017 be approved as a correct record and signed by the Chair.

P.3 PLANNING APPLICATIONS

A report from the Development Manager was submitted in relation to the applications for planning permission. Supplementary information was also submitted in relation to planning applications: 59984; 61239; 61474; 61829; 61834.

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 61752.

Councillor Jones spoke as a Ward Representative in relation to planning application 61834.

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:

61239 853 & 857 Manchester Road, Bury – Whitefield & Unsworth – Unsworth Ward

Enlargement of service vehicle turning area and change of use of land to form parking area for use by customers

The decision to Approve with Conditions is subject to the additional of the following Condition (8), to read as follows:-

Condition 8: The development hereby approved shall not be brought into use unless or until the staff car park is surfaced, demarcated and available for use in accordance with planning permission 61834.

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.

61474 Land at Kersal Vale Road, Prestwich, Salford – Prestwich – St Mary’s Ward

Outline – residential development to provide up to 118 residential units (Class C3) including means of access

61798 15 Oakwell Drive, Bury – Whitefield & Unsworth – Unsworth Ward

Change of use of garage from residential (Class C3) to dog grooming salon (Sui Generis) with external alterations

61829 Land adjacent to 51 Humber Drive, Bury – North Manor Ward

Erection of 2 no. semi-detached dwellings with detached garages

61834 Mercedes-Benz of Whitefield, 845 Manchester Road, Bury – Whitefield & Unsworth – Unsworth Ward

Change of use of land to form a surface level staff vehicular parking area with 19 no. spaces and associated infrastructure and landscape works

(Note: Councillor Jones spoke as a Ward Representative in relation to this application).

61850 29 Knowsley Street, Bury – Bury East Ward

Change of use from community centre/radio station (Class D2) to 9 bed house of multiple occupation (HMO) (Sui Generis)

2. 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 the supplementary information submitted and subject to the conditions included:

61752 Land adjacent to Warth Road, Bury – Bury East – Redvales Ward

Variation of Condition no. 2 (approved plans) of planning permission 60424 to show kitchen windows to both sides elevations of apartment blocks – Plots 1-15 and 51-65

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

59984 77 Bury Road, Radcliffe, Manchester – Radcliffe East Ward

Outline – Demolition of existing care home and erection of 13 no. dwellings

(Note: The Committee voted in favour of the Officer Recommendation to defer the application for further information, following the response received from the Coal Authority).

P.4 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.5 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.6 REPORT FOR OUTCOMES ANALYSIS 2017

The Head of Development Management submitted a report providing a summary on the visits undertaken including the analysis provided by Members on the outcomes tour which took place in August, 2017. Members were requested to contact the relevant Officers with any site(s) they wish to be included on next year's outcomes tour.

Delegated decision

That the report be noted.

P.7 PLANNING ENFORCEMENT

The Head of Development Management submitted a report on the statistical information on Enforcement activity between 1 July, 2017 and 30 September, 2017.

Delegated decision

That the report be noted.

COUNCILLOR JANE BLACK
Chair

(Note: The meeting started at 7.02 pm and ended at 8.00 pm)