

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 21 November 2017

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

Also in attendance:

Public Attendance: 5 members of the public were present at the meeting.

Apologies for Absence: Councillor S Haroon and Councillor R Skillen

P.1 DECLARATIONS OF INTEREST

Councillors Black and D'Albert declared a personal interest in Agenda Item 7. Local List of Non-Designated Heritage Assets as their properties were referred to in the report.

P.2 MINUTES OF THE MEETING HELD ON 24TH OCTOBER, 2017

Delegated decision:

That the Minutes of the meeting held on 24th October, 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:- 60998 and 61828.

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, a Site Visit had taken place in relation to Planning Application 60998.

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:

61757 Autocephalic Chapel Church, Chapel Road, Prestwich, Manchester – Prestwich – St Mary's Ward

Change of use of lower ground floor from church (D1) to dwelling (C3), re-roofing main roof and removal of chimney stack

61829 136 Stand Lane, Radcliffe, Manchester – Radcliffe West Ward

Change of use from public House (Class A4) to veterinary surgery (Class D1); Alterations to external elevations, demolition of existing cellar area and resurfacing to form access and car parking

61917 The Stables, Scholes Lane, Prestiwch, Manchester – Prestwich – Sedgley Ward

Listed building consent for the repainting of the stucco in the development courtyard

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 supplementary information submitted and subject to the conditions included:

60998 Park 66, Pilsworth Road, Bury – Whitefield & Unsworth – Unsworth Ward

Mixed use development comprising 6046 m² light industrial (Class B1(c), general industrial (Class B2) and storage/distribution (Class B8); 1340 m² foodstore (Class A1); 2843 m² other retail floorspace (Class A1); 2179 m² gymnasium (Class D2); 2 no. 413 m² Café/hot food takeaway units (Class A3/A5) with drive thru facilities; Associated parking spaces, alterations to site access and associated works

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 LOCAL LIST OF NON DESIGNATED HERITAGE ASSETS

A report from the Head of Development Manager, Dave Marno was submitted detailing the programme of assessment undertaken on the Borough's non-designated heritage assets and subsequent list of buildings recommended to form the Local List of Non-Designated Heritage Assets in Bury. Members were informed that this detailed assessment would make a significant contribution towards the historic assets that the Borough holds. The consultation of the draft local list would now enable the process to be informed by the public and any feedback would be fed into the process accordingly. The Chair, Councillor Black commended the Officers involved in the assessment and asked how the list would be publicised.

Dave Marno explained that the owners of the properties contained within the list would be written to in the first instance and a variety of media sources would be used to publicise the list including utilising the Council 'Hub' to engage with the Townships. A list of the documents used to maintain the records were listed in the report, for information.

Delegated decision:

That the report be noted.

P.7 DEVELOPMENT MANAGEMENT - SCHEME OF DELEGATION

The Head of Development Management submitted a report detailing the proposals in relation to updating the Council's Constitution both to reflect the current staffing structure and to amend the scope of the existing decision-making arrangements. The Committee were requested to accept one of the following Options :-

Options:

1. Accept the proposals in their entirety and recommend them to full Council;
2. Reject the proposals;
3. Amend the proposals before recommending them to full Council.

The Chair invited comments/questions from members of the Planning Control Committee and the following issues were raised :-

- Councillor Wright and Councillor Harris raised concerns regarding the possible public perception of a reduction of planning decisions being made by the Planning Control Committee and being delegated to Officers.
- The Chair referred to Appendix A of the report and the opportunity all Councillors had of being able to 'call-in' planning applications for consideration by the Planning Control Committee. Councillor Wright reported that she had 'called-in' planning applications for consideration by Committee in the past and the process had not been straightforward. The Chair highlighted the need that any request to the Assistant Director (Localities) to 'call-in' applications to the Committee must include clear Planning reasons for the request.
- Councillor Preston commented that all information relating to any planning application submitted in the Borough was in the public domain, any changes would need to be made clear to the public including information on their rights of representation during the planning process (which would not change under the proposed changes detailed in the report).
- Councillor Kerrison commented that she hoped that fewer Committee applications would ensure that there would be an opportunity to debate future applications that come to Committee in greater detail. This would enhance the work of the Committee and show it to be a more robust decision-making body.
- The Assistant Director (Localities) gave an assurance that no applications would be trivialised by the proposed changes to the Scheme of Officer Delegation should they be approved by Councillors. There was the need to ensure that all Members of the Council and members of the public are engaged in the planning process and of the need to raise awareness of the planning process.

Delegated decision:

That the Committee accept the proposals detailed in the report and recommend the report for consideration at a future meeting of the Council.

COUNCILLOR J BLACK
Chair

(Note: The meeting started at 7.02 pm and ended at 7.45 pm)